Attachments
Under Separate Cover

Ordinary Meeting

Tuesday, 18 January 2022

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Scenic Rim Regional Council

Draft GROWTH MANAGEMENT STRATEGY

For Public Consultation

February 2022

SCENIC RIM

REGIONAL COUNCIL

Draft Scenic Rim Growth Management Strategy 2041 for Public Consultation - Not Council Policy

Acknowledgement of the Traditional Owners of the Land

We are proud of our diverse communities within the region. We acknowledge the traditional owners of the many lands within the Scenic Rim - the Mununjali in the Centre, the Wangerriburra to the East, the Ugurapul to the West, and all those of the Yugambeh and Jagera language groups. We pay respect to their Elders, past, present and emerging.

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Draft Scenic Rim Growth Management Strategy 2041 for Public Consultation - Not Council Policy

Mayor's Message

To be inserted.

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Executive Summary

The draft Scenic Rim Growth Management Strategy 2041 has been prepared as the first region-wide Strategy of this nature, to manage the future growth needs of the Scenic Rim. The overall aim of the draft Growth Management Strategy is to identify the indicative scale, location and timing of future residential and employment growth within the region that is established through a strong evidence base, which includes community feedback, land use analysis and projected housing and employment needs.

The Scenic Rim has experienced steady population growth over the last decade and was home to 41,000 residents in 2016. The Scenic Rim's population is expected to reach over 67,000 by 2041 and there is a need to plan for 11,000 additional dwellings and a minimum of 7,609 new jobs between 2016-2041 to support projected growth for the region. Through its planning scheme, Council is required to ensure sufficient land is available to accommodate this growth.

The draft Growth Management Strategy has been developed to inform the *ShapingSEQ* and is consistent with achieving the dwelling supply benchmarks and employment planning baselines outlined within *Shaping SEQ*. It takes a holistic approach in demonstrating how and where such dwellings and additional jobs should be facilitated throughout the region, whilst recognising that the provision of infrastructure is essential in supporting future growth. In particular, key upgrades to the Mt Lindesay Highway and the delivery of Inland Rail are vital elements that will act as a catalyst for growth occurring within the State significant Bromelton SDA and the Beaudesert township more broadly.

The draft Growth Management Strategy has determined that the current *Scenic Rim Planning Scheme 2020* has adequate zoned land to meet the dwelling supply benchmarks and employment planning baselines identified within *ShapingSEQ*. However, given slower residential development take-up than predicted since 2016, the need for areas of new and rezoned land for dwellings is identified in order to deliver a realistic and practical planning framework to achieve the dwelling supply benchmark of 11,000 dwellings between 2016 and 2041. The proposed approach seeks to increase the planned dwelling supply to approximately 15,000 dwellings to facilitate the uptake of more diverse development opportunities for housing in a range of locations and to provide market flexibility. Providing additional zoned land for residential purposes will not only offer more realistic opportunities to meet the dwelling supply benchmark, but also present greater opportunities for housing diversity and choice to meet the changing needs and lifestyles of the Scenic Rim community.

The draft Growth Management Strategy positions the Scenic Rim to accommodate future growth in housing and employment throughout the region, whilst maintaining the Scenic Rim as a place where residents can continue to enjoy relaxed living and a rural lifestyle, which sets it apart from much of South East Queensland. The region's outstanding natural and environmental features and strong agricultural base, provide important tourism, recreation and employment opportunities, with these features to be protected through the draft Growth Management Strategy.

The unique and diverse growth issues for key localities within the region have also been considered and the draft Growth Management Strategy also addresses outstanding matters that were raised through the public consultation conducted on the *Scenic Rim Planning Scheme 2020*, particularly in addressing the future growth management of Tamborine Mountain and Tamborine.

The draft Growth Management Strategy also presents a need for the ShapingSEQ to take a different approach in addressing the growth potential of its many rural towns and villages which are currently located within the Regional Landscape and Rural Production Area.

It is important that growth in the Scenic Rim is supported by the provision of the associated infrastructure, transport networks, community facilities, open space and environmental areas needed to sustainably achieve that growth. The draft Growth Management Strategy therefore proposes recommendations that seek to address further alignment with Council and Queensland Government led infrastructure planning, including the need to review the Local Government Infrastructure Plan.

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1   Overview

1.1 Why do we need a Growth Management Strategy?

The Scenic Rim has experienced steady population growth over the last decade and was home to 41,000 residents in 2016, which increased to 43,123 in 2019. The Scenic Rim's population is expected to reach over 67,000 by 2041 and there is a need to plan for 11,000 additional dwellings and a minimum of 7,609 new jobs between 2016-2041 to support projected growth.   Through its *Scenic Rim Planning Scheme 2020*, Council is required to ensure sufficient land is available to accommodate this growth.[1]

It is important that this growth is thoughtfully planned and delivered in an efficient and holistic manner, balancing opportunities and impacts and competing priorities. To achieve this, Council is preparing the *Scenic Rim Growth Management Strategy*.

The Minister's conditions of approval for the adoption of the *Scenic Rim Planning Scheme 2020* also required Council to ensure the *Scenic Rim Planning Scheme 2020* advances the outcomes of *ShapingSEQ* through the preparation of a Growth Management Strategy.

Figure 1: Scenic Rim Population and Employment 2016-2041

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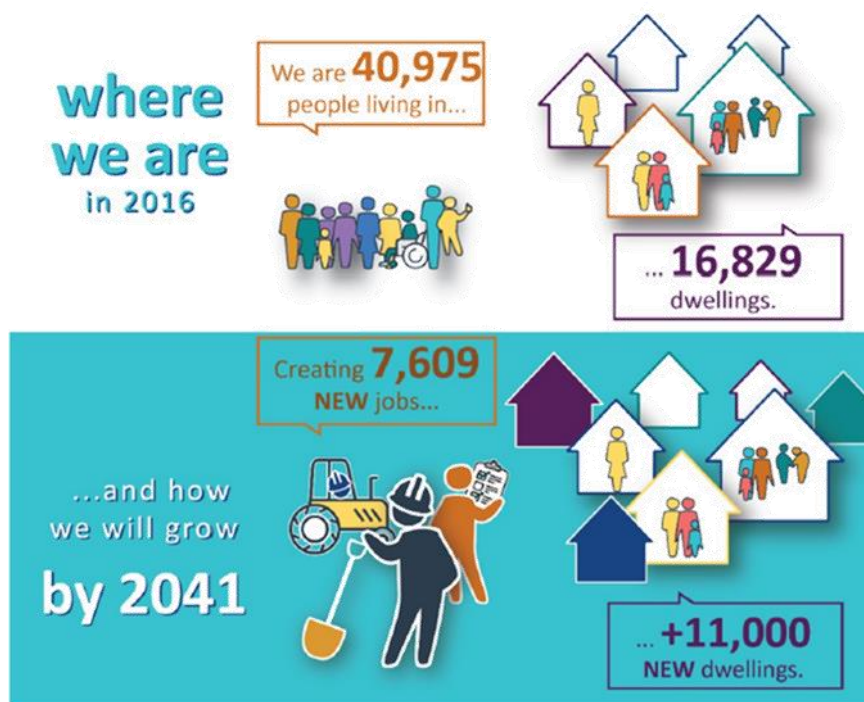
[1] The South East Queensland Regional Plan 2017 (*ShapingSEQ*), outlines that the region's population is expected to reach 62,000 by 2041.   *ShapingSEQ* identifies a need for 10,000 additional dwellings and a minimum of 7,609 new jobs between 2016-2041 to support projected growth for the Scenic Rim. *ShapingSEQ's* dwelling supply benchmark of 10,000 new dwellings has been adjusted in the Growth Management Strategy to reflect the 2018 Queensland Treasury dwelling projections (medium series).

The 2018 dwelling projections were created in association with the Queensland Government revised population projections (2018 edition) which estimate Scenic Rim's population to reach over 67,000 by 2041. Under the 2018 dwelling projections, the Scenic Rim LGA is projected to experience an increase of 11,000 dwellings between 2016 and 2041.

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1.2 What will the Growth Management Strategy do?

The Scenic Rim Growth Management Strategy (Growth Management Strategy) provides a planning framework to guide and manage the growth of the Scenic Rim region to 2041. The overall aim of the Growth Management Strategy is to identify the indicative scale, location and timing of future residential and employment growth within the region based on community feedback and needs.

The Growth Management Strategy is supported by extensive analysis and an evidence base which addresses housing needs, employment lands, growth assumptions, emerging trends, constraints and opportunities. This work has informed the preparation of the Growth Management Strategy and provides the basis upon which policy decisions have been made for the future growth of the region.

The Growth Management Strategy will:

- guide future actions, including amendments to the *Scenic Rim Planning Scheme 2020* and the Local Government Infrastructure Plan. These are subject to the plan making and amendment processes under the *Planning Act 2016*; and

- include implementation strategies that include ongoing advocacy for State-led infrastructure and the *ShapingSEQ* changes to support the growth of the region.

1.3 Timeframes of the Growth Management Strategy

The Growth Management Strategy has been developed to address the region's growth needs to 2041, which aligns with the timeframes of the current *ShapingSEQ*. It will be reviewed periodically, to ensure that the growth policies developed remain relevant and appropriate to respond to community needs.

1.4 Purpose of the Growth Management Strategy

The purpose of the Growth Management Strategy is to address the current and emerging strategic planning issues for the management of growth within the region, including updating Council's long term land use, environment, economic and infrastructure policy for the future sustainability and prosperity of the Scenic Rim region.

The Growth Management Strategy will also inform the upcoming review of the *ShapingSEQ* around dwelling supply benchmarks, employment planning baselines, and areas identified for future residential growth, as part of ongoing consultation with the Queensland Government. Other SEQ and nation-wide growth opportunities that can be informed by the Growth Management Strategy include the South East Queensland 'CityDeal' and the Olympics and Paralympic Games in 2032.

As a formal adopted policy position of Council, the Growth Management Strategy will also provide policy direction to progress implementation actions and identify areas for future review.

1.5 Growth Management Strategy Planning Principles

The Growth Management Strategy supports the delivery of a diverse range of housing types and sizes to help address affordability and changing demographics in accordance with the requirements of the Queensland Government's *State Planning Policy 2017*. This includes an ageing population, growth in single-person households and the increase in couples and single parents with older children.

The Growth Management Strategy also supports the provision of a range of employment and job opportunities within the region, which are appropriately located and respond to the region's existing and emerging employment sectors. Key to increasing employment within the region, is the establishment of the Bromelton State Development Area (SDA). However, the Growth Management Strategy supports the delivery of over 7,600 new jobs, exclusive of the employment opportunities to potentially be provided by the SDA.

To support the development of the Growth Management Strategy, a series of planning principles have been developed, as outlined in Table 1 Growth Management Strategy Planning Principles.

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Table 1 - Growth Management Strategy Planning Principles

No.	Principle
Settlement Pattern	
1	**Principle #1** Development achieves an orderly, integrated and efficient settlement pattern and is sequenced in a logical way which ensures the necessary supply of appropriately zoned, planned and serviced land for centres and industrial growth.
	Principle #2 Development within identified growth areas complements planning and development outcomes in existing population areas.
	Principle #3 Development within urban areas provides for high quality designed housing diversity and choice, and a range of allotment sizes and densities relevant to a rural based environment on the periphery of larger metropolitan areas.
	Principle #4 Development supports the projected housing needs of the community through the provision of a variety of housing types to ensure that a range of housing options are available for residents to continue living in their local communities through all stages of life.
	Principle #5 Development in new neighbourhoods is master planned and provides a point of difference in terms of urban form and character, which distinguishes it from other growth areas in SEQ to promote a strong sense of place and unique lifestyle.
	Principle #6 Development co-locates new residential areas with a high quality road network which provides access to employment opportunities.
	Principle #7 Development is managed to ensure the long term sustainability for the region and protects key areas from urban encroachment, preserving the region's unique natural and rural production assets.
	Principle #8 Development in the Scenic Rim's diverse rural towns and villages enhances their unique sense of place and ensures the ongoing sustainability of these localities.
Economic and employment	
2	**Principle #9** Development provides for long term, sustainable and diverse employment choices across a wide variety of sectors, leveraging the region's existing and future infrastructure and industries, particularly within the Bromelton SDA and the Beaudesert Enterprise Precinct.
	Principle #10 Development supports evolving and emerging employment sectors and industries and supports the retention and expansion of existing businesses, as well as external investment into the region to capitalise on the region's advantages.
	Principle #11 Development provides for the protection, enhancement and expansion, where appropriate, of the region's existing and future economically significant areas, including the Principal Rural Activity Centre of Beaudesert and the Major Rural Activity Centre of Boonah, supported by a network of other centres and key agricultural/rural production and industrial areas.
	Principle #12 Further investment and business activity, including tourism, is supported through measures that enhance streetscape, built form and character of the region's diverse local centres to achieve a stronger sense of place and improve liveability of local communities, thereby providing both an economic and social dividend to the local communities.
Community Facilities and Services	
3	**Principle #13** Development delivers strong community foundations and supports improved health and wellbeing outcomes by providing essential facilities and services to meet the needs of the local community, including the growing older population, children and people with disabilities.
Environment and Open Space	
4	**Principle #14** Development facilitates the achievement of ecological sustainability and provides for the protection, maintenance and/or enhancement of environmental values and features, including unique World Heritage areas, contributing to a local and regional network of linkages, corridors and other environmentally significant areas.

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No.	Principle
	Principle #15 Development provides a range of functional open space and recreation opportunities to service the needs of residents, including provision of and/or contribution towards a range of local, district and regional parks.
Climate Change	
5	**Principle #16** Land use planning policy ensures new development responds to the ongoing effects of climate change, including the effects of bushfire, drought, increased rainfall intensity and flooding.
Aboriginal Cultural Heritage	
6	**Principle #17** Development does not have adverse impacts on any place that has cultural heritage significance to the Traditional Owners of the land. **Note:** All future development affecting identified places of indigenous cultural heritage significance is required to be carried out in accordance with the latest version of the *Aboriginal Cultural Heritage Act 2003* duty of care provisions.
Infrastructure	

7	**Principle #18**
	Development infrastructure and service networks are provided in a coordinated, environmentally responsible and cost-effective sequence, including the adequate provision of:
	    a) Water supply
	    b) Wastewater
	    c) Transport networks
	    d) Stormwater infrastructure
	    e) Open space and recreation facilities
	    f) Community facilities

Sequencing	
8	**Principle #19** Development sequencing responds to the logical and most efficient and cost-effective servicing of infrastructure, utilising latent network capacity where possible.
	Principle #20 Long term land use policy supports and enables region shaping and regionally significant infrastructure projects, which is critical in achieving the strategic vision for growth in the region.
	Principal #21 Development is prioritised in locations which have direct access to and/or will directly benefit from the provision of infrastructure (including planned trunk infrastructure) through appropriate land use initiatives.
Planning Framework	
9	**Principle #22** The planning framework facilitates the dwelling supply benchmarks and employment planning baselines for Scenic Rim set by the *ShapingSEQ*, providing a clear intent and strategy for the future development of land which must be able to be serviced and provides a long term direction for growth beyond the current planning horizon.
	Principle #23 Development aligns with the overall economic strategy for the region and improved employment self-containment for the region.
	Principle #24 Development is managed to ensure a feasible hierarchy of centres is maintained and enhanced in accordance with the Strategic Framework and the *ShapingSEQ*.
	Principle #25 Development contributes to an overall growth management strategy for the Scenic Rim region, which maintains the natural and scenic character that uniquely defines the region.
	Principle #26 Development is delivered in a manner that ensures the long-term financial sustainability of Scenic Rim Regional Council.
	Principle #27 Development is delivered through clear, robust, transparent planning and statutory processes.
	Principle #28 Development delivered in accordance with the Growth Management Strategy is supported and facilitated through the subsequent development assessment processes and future *Scenic Rim Planning Scheme 2020* amendments including a review of the Local Government Infrastructure Plan.

1.6 Key Growth Management Strategy Policy Directions

The Growth Management Strategy addresses key policy directions for the management of future growth within the region. This includes:

1. The primacy of Bromelton as a regionally significant industrial employment area, that will catalyse growth opportunities for Scenic Rim;

2. Planning for employment growth to offer greater opportunities for people to both live and work within the region, which meets the projected needs;

3. Providing greater housing choice, supply and diversity to meet the dwelling supply benchmarks provided within the *ShapingSEQ*, including meeting the needs of small households, catering for ageing in place and the provision of more small dwellings;

4. Protection and promotion of the region's key economic sectors, including agribusiness and tourism;

5. The role of each study area in contributing to the region's overall dwelling supply benchmarks;

6. Identifying additional opportunities to support movement of fauna in the region through biodiversity linkages that further protect and enhance the region's natural assets and biodiversity;

7. Promoting opportunities for continued sustainability and vibrancy of the Scenic Rim's rural townships and villages;

8. Consolidating Beaudesert's role as the Principal Rural Activity Centre for the Scenic Rim and its suitability in accommodating the majority of population and employment growth, which continues to be the primary focus of business activity and the highest concentration of higher density residential development within the region, supported by the Bromelton State Development Area;

9. Ensuring that development continues to result in a point of difference in neighbourhood character and residential built form, in a way which uniquely defines the relaxed living and rural lifestyle choices offered by the Scenic Rim within the SEQ region; and

10. Provision of greater accessibility and connectivity to the region, including improved transport accessibility, road and rail accessibility and digital connectivity.

1.7 How the Growth Management Strategy was prepared

1.7.1 Growth Management Strategy methodology and key elements

The Growth Management Strategy has been supported by the preparation of:

- A **Project Management Plan** - which provides a comprehensive framework to effectively manage the preparation and delivery of the Growth Management Strategy, to address a contemporary policy position for management of growth within the Scenic Rim region;

- **Baseline Investigations** – which establish the important context and detailed technical background information informing the preparation of the Growth Management Strategy. The baseline investigations included:
    - an analysis of the key drivers of change;
    - determination of planning constraints;
    - identification of key planning matters, including legislative requirements such as the *ShapingSEQ*;
    - identification of existing and future infrastructure networks;
    - environment and heritage matters; and
    - an assessment of capacity for growth in the region's rural towns and villages.

- **Residential and employment land supply calculations** – to verify the theoretical land supply and capacity available within the region to accommodate future residential and employment growth and to help determine whether more land is required to accommodate such projected growth;

- A **Housing needs assessment** – which assesses and considers the housing needs for the Scenic Rim, by providing an evidence base to inform policy decisions around future dwelling growth and location, types of dwellings etc.;

- An **Employment lands analysis** – which assesses and considers whether the Scenic Rim has sufficient existing zoned land available to accommodate the *ShapingSEQ* employment benchmark of 7,609 new jobs between 2016 and 2041; and

- A **Consultation Report** - which provides details of the consultation activities that informed the draft Growth Management Strategy, including the outcomes of the community consultation undertaken in early 2021.

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These supporting reports and investigations have assisted in informing the preparation of the Growth Management Strategy by providing a strong evidence base for the recommendations.

1.7.2   Community Views

Targeted stakeholder engagement has been invaluable in the development of the draft Growth Management Strategy, which will continue through wider consultation of this draft as part of the refinement process to arrive at a final Growth Management Strategy. The outcomes of the extensive public consultation that informed the draft *Scenic Rim Planning Scheme 2020* has also informed the draft Growth Management Strategy.

Initial community consultation on the draft Growth Management Strategy was conducted from 17 March to 19 April 2021 and sought feedback on the community's preferred growth scenario for the region. A total of 348 responses were received. There was strong support for acreage housing and general support for detached housing on lots less than 1,500m^2 and residential care facilities. The community response indicated a strong aversion to detached housing on smaller lots (i.e. less than 500m^2) and multiple dwellings. Accordingly, there was also diminishing support for detached housing on lots less than 700m^2, duplexes and secondary dwellings.

It is important that Scenic Rim provides a range of housing and employment choices to meet the diverse needs of its community, however it is also acknowledged that this should occur in appropriate locations throughout the region. The community opinions on these matters have been taken into consideration in preparing the Growth Management Strategy and further feedback will be sought on the draft Growth Management Strategy when it is released for formal public notification in early 2022.

The outcomes of the initial consultation conducted are outlined in the Stakeholder Engagement Report (Phase 1 and 2), which is provided as supporting information for this consultation draft Growth Management Strategy.

1.7.3   State Government and other agency involvement

Council has continued to liaise with relevant agencies throughout the preparation of the Growth Management Strategy. This has included consultation with the Department of State Development, Infrastructure, Local Government and Planning, Department of Transport and Main

Roads, Urban Utilities, Seqwater, Department of Housing, Communities and Digital Economy and Department of Agriculture and Fisheries.

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2   Scenic Rim Context

2.1 Regional context

The Scenic Rim region is located in South East Queensland and is approximately 50km south of the Brisbane Central Business District (CBD), 20km west of the Gold Coast CBD and 18km south of the Ipswich CBD. Covering 4,251.6km² in area, the region extends from Peak Crossing and Gleneagle in the north, to the New South Wales border in the south, and from Tamborine Mountain in the east, to Cunningham's Gap in the west.

The region consists of a diverse range of landscapes including rich agricultural and grazing lands, waterways and waterbodies, World Heritage listed National Parks and urban and rural living environments. The landscape is framed by the Main and Macpherson Ranges and comprises large tracts of remnant vegetation and has significant biodiversity values. It provides important recreational and tourist areas to residents, the broader South East Queensland community and its visitors. The region incorporates the catchments for four major South East Queensland river systems, being the Bremer, Logan, Albert and Coomera Rivers.

The region provides vital rural production, biodiversity, air quality, water catchments and landscape amenity to the rapidly growing greater region of South East Queensland. The maintenance of these qualities therefore, is a fundamental objective of planning for the future of the region. The region has three primary settlements at Beaudesert, Boonah and Tamborine Mountain, and many unique rural townships and villages.

The Brisbane to Sydney railway corridor and two interstate highways pass through the region. The Bromelton State Development Area (SDA), located along the Sydney-Brisbane rail corridor, will provide for a regionally significant industrial area. Key strategic infrastructure to support development and growth both within Bromelton and the region more broadly is under construction, including the Mount Lindesay Highway upgrade and the NBN roll out. Inland Rail is progressing through the planning and investigation process.

The *ShapingSEQ* identifies the following growth management considerations for the Scenic Rim region:

Table 2 – *ShapingSEQ* 2017 – Relevant Matters for Scenic Rim

ShapingSEQ Matter	Relevant Provisions/Projections/Baselines
Population (projection)	• 41,000 – 2016 • 67,506 – 2041 • Additional 26,506 population
Dwellings (benchmark)	• 0 consolidation • 11,000 expansion
Employment areas (baselines)	• 14,171 – 2016 • 21,780 – 2041 • Additional 7609 jobs – by sector.
Expansion Areas	• Beaudesert
Principal Rural Activity Centre	• Beaudesert
Major Rural Activity Centre	• Boonah
Regional Economic Cluster (REC)	• Bromelton SDA
Key Regional Infrastructure	• Southern Freight Rail Corridor (part of the Melbourne to Brisbane Inland Rail project), connecting the western rail line near Rosewood to the interstate railway near Bromelton. • Bromelton North-South Arterial Road, as part of the Mount Lindesay Highway upgrade. • Melbourne to Brisbane Inland Rail.

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ShapingSEQ Matter	Relevant Provisions/Projections/Baselines
Key Regional Infrastructure Links	• Mt Lindesay Highway • Cunningham Highway • Beaudesert-Nerang Road • Brisbane-Sydney Rail
Potential Future Growth Areas (PFGA)*	• Mundoolun (part) • Beaudesert East *In accordance with the *ShapingSEQ*, these areas are not required to accommodate the dwelling supply benchmarks or employment planning baselines of the *ShapingSEQ*. The intent is to protect their future potential, not to promote or support their investigation for urban purposes during the life of the *ShapingSEQ*, unless the Queensland Government's SEQ Growth Monitoring Program indicates there is an inadequate land supply and the benchmarks or baselines may not be accommodated in the Urban Footprint.

2.3 Strategic Vision

The strategic vision of the Growth Management Strategy aligns with the Strategic Vision of the *Scenic Rim Planning Scheme 2020*, whereby in 2041, the Scenic Rim remains a network of unique and vibrant towns and rural villages embedded in a scenic, productive and sustainable landscape. The region has grown by approximately 26,506 to reach a population of over 67,000. Most of the growth has occurred as a result of planned urban expansions of Beaudesert and to a lesser extent Boonah, Canungra, Kalbar and Kooralbyn. Limited growth has also occurred at Tamborine and Tamborine Mountain through further consolidation of the existing low-density acreage development pattern to provide for unique lifestyle opportunities and contributing towards housing choice and diversity which meets the needs of the region's residents whilst conserving the landscape and natural values of the area. Peak Crossing, Harrisville, Aratula, Mount Alford and Rathdowney have also experienced growth within their existing township boundaries and are flourishing as rural townships, each with a distinctive and unique character.

The region is widely recognised and appreciated as a natural and rural based destination for the population of South East Queensland and beyond. Residents enjoy a high quality lifestyle in self-reliant communities that provide a choice of quality local food, products, services and recreation opportunities. The community supports sustainable farms, businesses and industries that are compatible with the environment and lifestyle, while providing rewarding employment and opportunities for growth. Residents prosper from the productive farmland, stunning natural environments including national parks and world heritage areas and character filled towns and villages, which attract tourists and visitors to the region.

Natural resources such as productive agricultural land, biodiversity areas, water supply and extractive resources are protected and used sustainably.

The Traditional Owners ensure their cultural knowledge and connections to the land inform the planning for communities and the sustainable management of natural assets and natural economic resources.

The region is an inclusive, caring and creative environment with healthy and active residents and provides a safe and nurturing environment for children and families. Development in the region has:

1) retained the lifestyles afforded by the diverse urban, rural, acreage, townships and mountain communities;

2) maintained rural production as the foundation of the region's economy, whilst having protected the region's natural assets and rural amenity;

3) protected and enhanced the natural beauty, environment, natural resources and rural landscapes;

4) retained and strengthened the heritage character and community pride experienced in towns and villages through carefully managed development;

5) provided a range of additional housing options with a high level of accessibility to the town and village centres, services, recreation and open space; and

6) facilitated local employment, better services and infrastructure and promoted self-containment and economic development opportunities across the region.

The region's towns and villages are supported by a range of open space, sport and recreation, cultural and other facilities that contribute to a healthy and active lifestyle and engaged residents. Development has ensured that our communities each celebrate an individual character, identity, history and culture, yet maintain an inherent connection to form a strong regional identity and sense of belonging as part of the Scenic Rim region.

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2.3 The study areas

While addressing the Scenic Rim region as a whole, particular focus is given to the areas in the region which comprise the overwhelming majority of the area's population, employment and dwelling growth. Eleven study areas have been identified which form the basis of the Growth Management Strategy. The study areas have been identified for a number of reasons, including:

- Identified in the *ShapingSEQ* as being within the Urban Footprint or Rural Living Area or within a Regional Economic Cluster;

- Identified as an Investigation Area in accordance with the *Scenic Rim Planning Scheme 2020* Strategic Framework (Strategic Framework Map SFM-01) – this only applies to selected study areas; and

- Identified within the Local Government Infrastructure Plan 2018 (LGIP) as a Priority Infrastructure Area (PIA) – this only applies to selected study areas.

The study areas which are the primary focus of the GMS are identified in Figure 2 (note that Beaudesert and Gleneagle are considered to be part of one greater study area for investigation).

Rural towns and villages which are not captured within the eleven study areas or by the criteria identified above, are designated within the Regional Landscape and Rural Production Area (RLRPA) of the *ShapingSEQ*. The Growth Management Strategy considers the role of these rural localities in the growth of the Scenic Rim region.

The *Scenic Rim Planning Scheme 2020* establishes the current context and vision for the region in terms of population growth, character and settlement patterns, employment, infrastructure provision, community facilities, natural features and environmental management. The existing network of towns and villages is well established and the Growth Management Strategy supports this, as the Planning Scheme contains key policies which remain current in setting the future growth direction for the region. These policies are also aligned to the sub-regional narrative contained within the *ShapingSEQ*.

The Growth Management Strategy articulates or further refines some policy positions for growth management within particular locations or related to particular issues, as a means of advancing the contemporary vision of the Planning Scheme for the future pattern of growth for the Scenic Rim. These new policies for the management of growth may warrant future Planning Scheme amendments to ensure alignment, in addition to a range of other strategies and actions.

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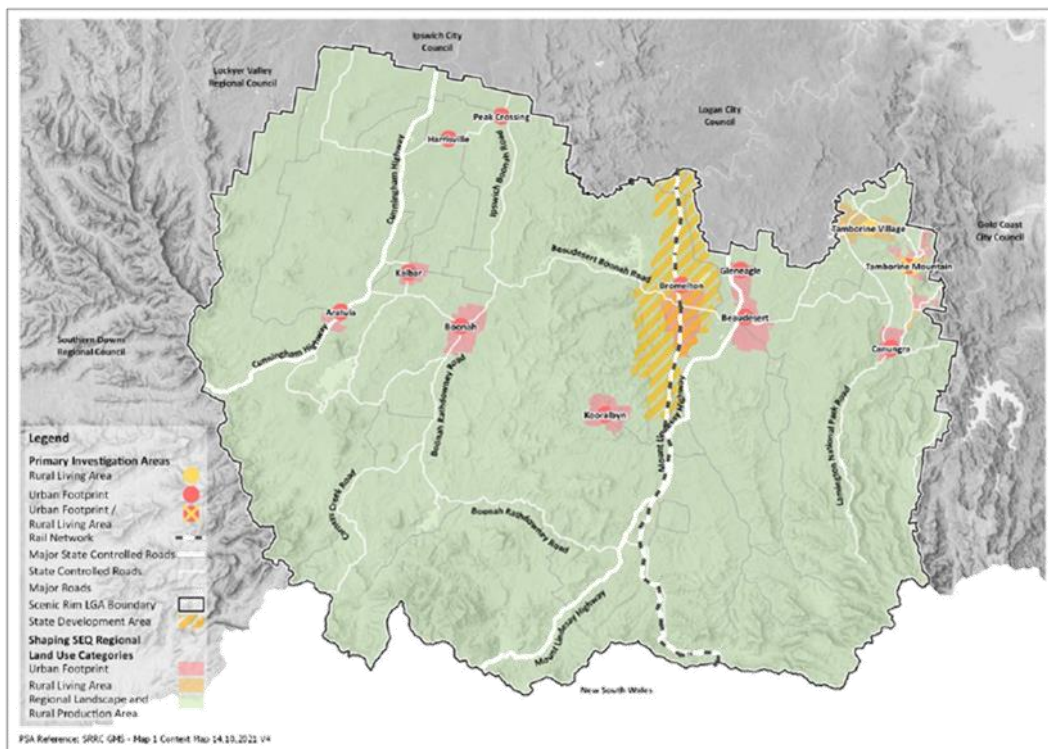
Figure 2: GMS Study Areas

2.3.1   Scenic Rim Planning Scheme 2020

Table 3 below provides a summary of the key growth management aspects for the Scenic Rim, based on the current *Scenic Rim Planning Scheme 2020.*

Table 3 - Summary of Scenic Rim Growth Management Matters

Planning Scheme Matter	Relevant Provisions
Population	• Over 67,000 – 2041 • Additional 26,506 population
Urban Areas	• Beaudesert • Boonah • Canungra • Kalbar • Kooralbyn
Townships	• Aratula • Peak Crossing • Harrisville • Mount Alford • Rathdowney • Roadvale • Tamborine
Mountain Community	• North Tamborine • Mount Tamborine • Eagle Heights
Centres	• Major Centres – Beaudesert • District Centres – Tamborine Mountain (North Tamborine), Boonah

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Planning Scheme Matter	Relevant Provisions
	• Local Centres – Kooralbyn, Kalbar, Canungra • Neighbourhood Centre - Beaudesert East and Tamborine (Mount Tamborine and Eagle Heights) • Township – Aratula, Peak Crossing, Harrisville, Mount Alford, Rathdowney, Roadvale, Tamborine, Beechmont • Future Neighbourhood Centre – Beaudesert South

Employment areas	• Significant role that agriculture and rural production agriculture plays in employment for the region
	• Potential for the Bromelton State Development Area (SDA) to be an industrial area that has regional, state and national significance, providing for:
	   o large-lot industrial uses requiring direct access to the national standard-gauge rail network
	   o freight and logistics operations (major intermodal freight terminal)
	   o medium- and large-scale manufacturing and warehousing activities with road and/or rail requirements
	   o industry support services, freight and logistics/transport servicing depots
	   o high-impact and difficult-to-locate industries that require separation from non-industrial uses due to the potential for off-site impacts (in the Special Industry Precinct).

Planned Urban Expansion Areas	• Primarily Beaudesert
	• To a lesser extent:
	   o Boonah
	   o Canungra
	   o Kalbar
	   o Kooralbyn
	• Rural townships:
	   o Peak Crossing
	   o Harrisville
	   o Aratula

Investigation Areas	• Beaudesert • Tamborine
State Development Area	• Bromelton SDA
Key Resource Areas	• Bromelton • Mundoolun Connections Sands • Cryna • Erin View • Kangaroo Mountain • Markwell Creek • Yore Road • Mount Walker
Industry (other than Bromelton)	• Aratula • Boonah • Beaudesert
Rail Infrastructure	• Existing Brisbane-Sydney Rail Line (part of Melbourne to Brisbane Inland Rail) • Future rail (connecting the western rail line near Rosewood to the interstate railway near Bromelton) • Rail Investigation Network
Key Road Infrastructure	• Cunningham Highway • Mount Lindesay Highway • Beaudesert-Nerang Road • Beaudesert-Boonah Road • Boonah-Fassifern Road • Warrill View-Peak Crossing Road • Boonah-Rathdowney Road • Ipswich-Boonah Road • Tamborine Mountain Road • Beaudesert-Beenleigh Road • Waterford-Tamborine Road

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3   Drivers of Change

The Growth Management Strategy has been developed as a realistic and deliverable plan that is based around the Scenic Rim's unique features as a region comprising a range of rural towns and villages against a backdrop of outstanding natural and word heritage values, which provide diverse housing, employment and recreational opportunities. This sets Scenic Rim apart from the more "traditional" densely populated urban areas, providing distinctly different growth management outcomes for the region, as compared with the rest of South East Queensland.

The Scenic Rim includes a number of key drivers of change which warrant the preparation of an updated growth management framework, including:

- Premier location and unrivalled access to expanding consumer markets in neighbouring Logan, Ipswich and the Gold Coast;
- The continued growth of the Bromelton SDA as a major employment area;
- The quality of the Scenic Rim's natural environment and towns and villages for people to live, work and visit is one of the region's greatest assets and is a significant drawcard for both investment and liveability;
- A range of economic drivers across a mix of industries including industrial, tourism, agriculture, leisure and recreation, food and drink, health services, waste and resource recovery and horticulture. Examples of key projects which may further contribute to significant employment generation include the Water for Warrill project, the development of the Beaudesert Enterprise Precinct and the proposed Scenic Rim Agricultural Industrial Precinct at Kalbar;
- The SEQ City Deal has the potential to provide significant support for the region from a combination of local, Queensland and Australian government sources. The Scenic Rim needs to ensure that major infrastructure, innovation and social improvement projects such as improvements to the Mount Lindesay Highway, Bromelton North-South Arterial Road, and the East-West Bypass are considered as part of the City Deal;
- Vibrant and Active Towns and Villages - this local government initiative is a long-term program to revitalise and renew the communities of Scenic Rim. The objective of the program is to deliver civic improvements

and catalyst projects to enhance the liveability of local communities, providing both an economic and social dividend to the region's communities. This strategy aligns strongly with this initiative and further supports the investment program to deliver an impetus for future economic development and prosperity through investment in community infrastructure;

- The Beaudesert Eastern Ring Road/East-West bypass is critical infrastructure that will facilitate growth and improved traffic and transport amenity in Beaudesert;
- Key strategic infrastructure to support development and growth, including the planned Inland Rail (which will connect to the existing Sydney to Brisbane interstate rail line at Kagaru and provide convenient access for freight to major distribution centres at both Bromelton and Acacia Ridge), the Mount Lindesay Highway upgrade and the NBN roll out;
- Improved road and freight rail links and proximity to Brisbane Airport, Gold Coast Airport and the Port of Brisbane combine to make the Scenic Rim an attractive and competitive business location;
- Diverse and distinct investment locations, including a key focus on agribusiness and rural tourism; and
- Significant opportunities for the development of the tourism economy capitalising on Scenic Rim's quality of life, accessibility and outstanding world heritage areas, and other natural areas and attributes.

Figure 3 outlines the key drivers of change for the Scenic Rim.

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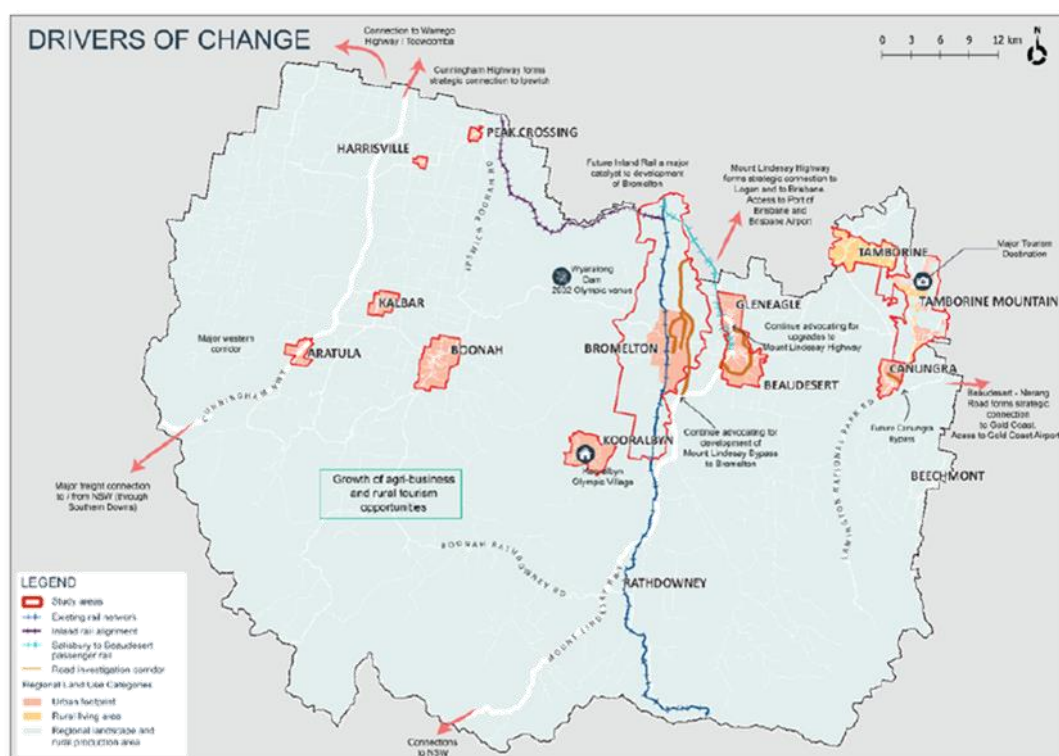
Figure 3: Key Drivers of Change

3.1 The impacts of Covid-19 on the development of the Growth Management Strategy

Population, employment, demand for housing and travel behaviour have all been significantly affected by the Covid-19 pandemic and preparing a Growth Management Strategy during a period of heightened uncertainty presents unique challenges.

It will take time to understand the longer term implications of the Covid-19 pandemic alongside existing trends. As our understanding increases and new datasets and modelling become available, there may be a need to review the planning assumptions that underpin this Growth Management Strategy to better plan for the changing needs of our community.

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4   Housing

4.1 Housing benchmarks

The Scenic Rim has a dwelling supply benchmark of an additional 11,000 dwellings from 2016 to 2041. Between 1 July 2016 and 30 June 2020, 1,000 residential building approvals were achieved (from 16,829 dwellings in 2016 to 17,829 dwellings in June 2020), which were primarily for detached housing.   Based on the current rate of development, a further 10,000 additional dwellings are required to meet the dwelling supply benchmark by 2041. However, these will need to be delivered in a more accelerated timeframe than the first 1,000 dwellings, if the Scenic Rim is to achieve its dwelling supply benchmark.

A housing needs assessment (HNA) was prepared in support of the Growth Management Strategy and a housing land supply assessment has been undertaken to determine whether the regulatory planning framework currently meets the residential growth needs of the Scenic Rim. Together, these components address whether and how the dwelling supply benchmark is capable of being achieved.

4.2 Housing Needs Assessment

In undertaking the HNA for the Scenic Rim, a key challenge in planning for the supply of housing is anticipating the demand for certain housing types and lot sizes in order to cater for changes in household preferences over time.

The HNA aims to understand both the number of houses that might be required but also the type and size of housing that is needed for the region. The HNA found that overall, the total number of households in the Scenic Rim is anticipated to increase from 16,642 in 2020 to 25,392 households by 2041 - in other words, an annual growth rate of 2.0% per year.

There has also been a shift in household composition between the previous two censuses of 2011 and 2016 with the most significant factors being:

- Most of the study areas demonstrated a decrease in the incidence of *family households*;

- All study areas (except for Harrisville) demonstrated an increasing incidence of *other households*;

- Most study areas demonstrated a decreasing incidence of six or more-person households; and

- The incidence of three person households increased across most study areas between 2011 and 2016.

These factors have led to an analysis of existing housing types in the Scenic Rim and the future needs of the growing population in terms of housing type options.

While there is an array of housing types available, some locations within the Scenic Rim do not provide for all of these housing types.   For example, medium or high-rise multi-unit development would commonly be seen and required in more metropolitan LGAs. With respect to the Scenic Rim, the main consideration is the delivery of houses on appropriately sized lots, with some potential for dual occupancies and low rise multiple dwellings, particularly within the low to medium density residential, centres and township zones.

A key component of the HNA was the review of the supply and demand for retirement village independent living units (ILUs) and residential aged care places within the Scenic Rim LGA. The HNA confirms that the Scenic Rim LGA had an estimated residential population of 8,995 persons aged 65 years and over in 2019 and this is anticipated to increase by 10,053 persons to 19,048 persons in 2041. The 65 years and over cohort is typically used to inform retirement village ILUs demand modelling. Similarly, Scenic Rim had an estimated residential population of 6,245 persons aged 70 years and over in 2019 and this is anticipated to increase by 8,306 persons to 14,551 in 2041. The 70 years and over cohort is typically used to inform residential aged care places demand modelling.

Based on these projections, the HNA concludes that there is an immediate pressing need for additional residential aged care places in the Tamborine-Canungra SA2 and a medium term need in the Beaudesert SA2 and Boonah SA2. With respect to retirement village ILUs, there is an oversupply in Boonah SA2, however, these is a need to address ILU shortfalls in Beaudesert SA2 and Tamborine-Canungra SA2. The initiatives and strategies to address these matters are presented in Section 9 of the Growth Management Strategy.

4.2.1   Implications for housing

The average age of residents within the Scenic Rim increased from 40.0 years at the 2011 Census to 41.8 years in the 2016 Census. As the population continues to age, this may lead to a need for smaller housing types to accommodate empty nesters or retirees who are looking to downsize.

There is also an imbalance across the Scenic Rim between the number of small households (1 to 2

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people) and small dwellings (studio to two bedrooms). This imbalance suggests that there is an undersupply of small dwellings in the region relative to the number of small households. This imbalance is not significant, however, the issue increased in significance between the last two Censuses and as such, requires consideration for the future planning of housing within the Scenic Rim.

4.2.2   Minimum lot size and housing needs

The Growth Management Strategy seeks to maintain the current *Scenic Rim Planning Scheme's 2020* policy position concerning the minimum and average lot sizes achievable within the region, because:

- a reduction in lot size from the current minimum average of 700m^2 to 400m^2-600m^2 is not necessarily correlated with a smaller household size (e.g. three bedroom houses are the common outcome for lots ranging from 400-800m^2); and

- the current minimum lot sizes are intended to facilitate housing and neighbourhoods that deliver a point of difference in terms of urban form and character, and rural lifestyle opportunities, distinguishing them from other growth areas in SEQ.

Rather than focussing on a lot size reduction, smaller households will be facilitated through the proposed strategy to introduce a new medium density zone or precinct that provides for medium density housing such as townhouses, apartments or terrace houses at an average density of one dwelling per 300m^2.   This zone or precinct is currently proposed for Beaudesert only, on land that has a high level of amenity in regard to access to transport networks, community facilities and services.

The current *Scenic Rim Planning Scheme 2020* also encourages development of secondary dwellings and dual occupancies, which provide an important and affordable smaller housing option for families and households at different stages of the housing lifecycle.

The strategy to review the master planning requirements in the Planning Scheme as a way of ensuring greenfield development provides for housing diversity and the need for smaller households, will also contribute to ensuring development caters for the projected housing needs for the Scenic Rim.

4.3 Housing land supply assessment

4.3.1   Planned housing supply

To identify how many new dwellings can be accommodated within the Scenic Rim, a suitable methodology has been developed that provides a developable land area and uses the lot densities within the current *Scenic Rim Planning Scheme 2020* to establish the potential number of lots for each parcel of developable land within the study areas[2].   The methodology used in calculating the housing land supply, is outlined in the Housing Land Supply and Constraints Methodology Report provided as supporting information.

The minimum average lot densities are shown in the following table:

Table 4 - Minimum Average Lot Densities

Zone and precinct (if applicable)	Average lot size (m^2)	Study Area examples
Low-medium Density residential	700	Beaudesert, Canungra, Kooralbyn
Low Density Residential	700	Aratula, Beaudesert, Boonah, Canungra, Kalbar, Kooralbyn
Rural Residential	4000	Aratula, Beaudesert, Boonah, Canungra, Kooralbyn
Rural Residential Zone - Rural Residential A Precinct	10,000	Aratula, Beaudesert, Canungra, Kooralbyn
Township Zone - Township Residential Precinct	1,000 where reticulated sewer is provided 4,000 where reticulated sewer is not provided	Harrisville, Peak Crossing

The planned yield achieved through the application of the *Scenic Rim Planning Scheme 2020* zoning and the constraints mapped layer within the Study Areas amounts to 11,427 new dwellings, which is in excess of the required 11,000 new dwellings.

The analysis of theoretical residential land supply and capacity for each study area that informs the Growth Management Strategy, reveals that there is generally sufficient theoretical capacity available to

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[2] The period of calculation and projection is between July 2016 and June 2041. While the *Scenic Rim Planning Scheme 2020* horizon is 2020 to 2040, the current planning scheme zones

are used for residential density calculations and are varied where development that has been approved and commenced since July 2016 provides the actual dwelling yield.

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meet the prescribed dwelling supply benchmark, based on the existing *Scenic Rim Planning Scheme 2020* provisions. However, for various reasons, the capacity is not being taken up and/or acted upon by the development industry. These reasons include fragmentation of developable land, meaning smaller, less practically developable lot sizes, unmotivated owners, and the overlaying of other factors.

Development applications and approved new dwelling numbers also show that since 2016, the Scenic Rim is not tracking in line with the dwelling supply benchmark number of 11,000 new dwellings by 2041. Some of these factors combined, appear to project a realistic availability of well below the 11,000 dwelling supply benchmark. Therefore, there is a need to provide for greater than just the additional 11,000 dwelling supply benchmark, to ensure that the additional dwellings required for the region can be facilitated within the period to 2041.

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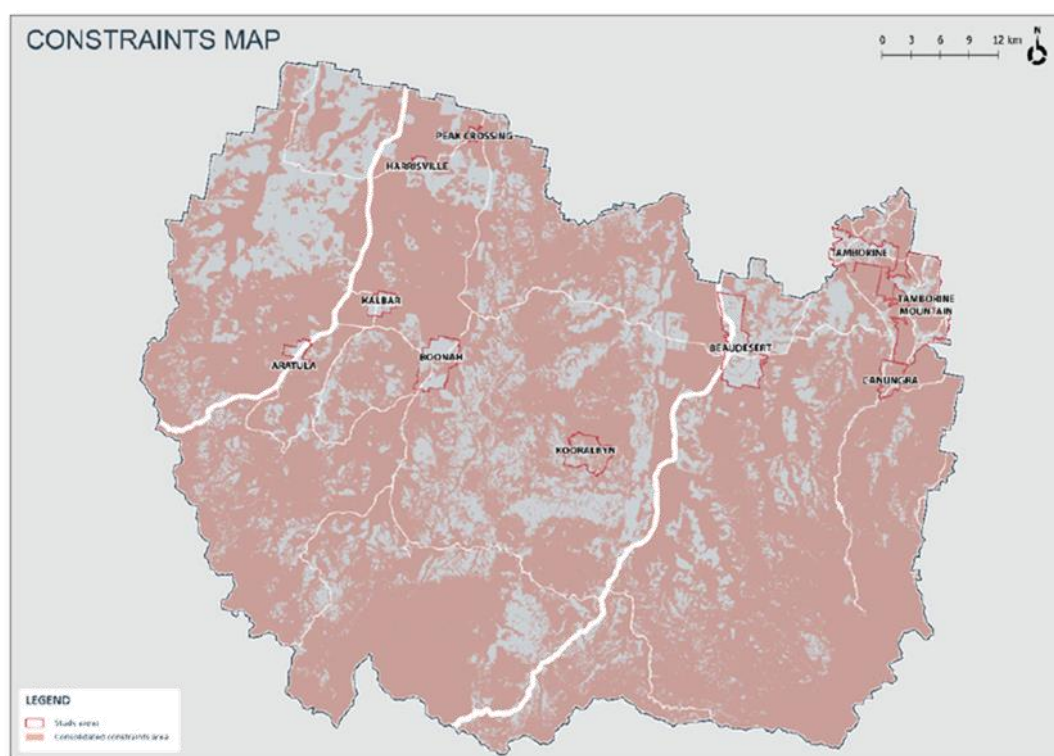
Figure 4: Consolidated Constraints Map

4.3.2   Additional housing land supply

Council is aiming to provide additional capacity to account for the fact that not every developable parcel of land will be developed during the benchmark time period of 2016 to 2041 and that a pipeline of supply is required where land is brought into the appropriate zones and the Priority Infrastructure Area (PIA) over time to meet the region's housing needs. In this respect, the Scenic Rim is prudently planning to provide for around 15,000 dwellings of land supply in order to achieve its dwelling supply benchmark of 11,000 dwellings to 2041. Where the *Scenic Rim Planning Scheme 2020* does not currently facilitate the additional dwellings, consideration has been given as to where the additional dwelling growth may be located.

One way to achieve additional dwelling development options is by rezoning land to a more dense minimum lot average. For example, within this Growth Management Strategy for Beaudesert, large parcels of Rural zoned land are identified as being suitable for future Low-medium Density Residential zoned land, which will potentially yield significantly more dwellings. All newly proposed additions to the Planned land supply are located within the Urban Footprint.

A new Medium Density Residential zone or precinct designation is also proposed in Beaudesert where land currently zoned Rural is considered appropriate for an increased dwelling density, given its central location and the land being within one ownership. The proposed new Medium Density Residential zone or precinct is also proposed for a large, centrally located lot that is currently zoned Low-medium Density Residential. The table below identifies the proposed average density to apply to this land.

Table 5 - Justification for additional land supply:

Zone and precinct (if applicable)	Average density	Study Area examples
For a newly proposed zone or precinct		
Medium Density Residential	1 dwelling per 300m^2	Beaudesert

A further growth potential for residential growth beyond the Planned land supply described in section 4.3.2, is at Tamborine (Village) and Tamborine Mountain, where the *Scenic Rim Planning Scheme 2020* currently does not enable residential subdivision. In these areas, a minimum

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1 hectare lot size is proposed in certain circumstances.

Offering limited growth opportunities in the less constrained and more highly serviced locations of the study areas will provide an important contribution towards the overall dwelling supply for the Scenic Rim region, while also aligning with the intent for the Rural Living Area and Urban Footprint under the *ShapingSEQ*. This growth contribution will also consolidate existing areas for rural residential development in the region and makes use of existing infrastructure, rather than expanding further into important rural or environmentally sensitive land.

Specific growth management policies which reflect these and other growth needs are articulated within the growth management strategies for the individual study areas in Section 9.

4.3.3 Housing growth inside study areas

The aim of the housing land supply methodology is to identify how many new lots can be created within each of the study areas, using the area (m^2) minimum lot size determined for the relevant zones within the *Scenic Rim Planning Scheme 2020*. This is described as the 'planned yield'. The methodology utilised in calculating the housing land supply, is outlined in the Housing Land Supply and Constraints Methodology Report provided as supporting information.

A summary of the calculations is provided in Table 6.

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Table 6 – Summary Housing Land Supply Calculations

Study Area Dwelling No. (as at 2016, CDM Smith 2021)	Developable Area (ha) Planned lots	Developable Area (ha) Proposed lots	No. of Planned residential lots (incl approved lots)	No. of lots inside PIA	No. of Approved new lots	No. of Proposed Additional lots (rezoning)	Potential growth of Dwellings	Percentage growth of Key Study Areas	Total Dwellings
Aratula 231 dwellings	89 ha		548	No PIA	59	N/A	548	3.7%	779
Beaudesert 3,372 dwellings	523 ha	110 ha	6,389	3,120	962	2,668	9,057	62.4%	12,429
Boonah 1,394 dwellings	204 ha		2,220	744	97	N/A	2,220	15.3%	3,614
Canungra 627 dwellings	52 ha		858	858	350	N/A	858	6.0%	1,485
Harrisville 168 Dwellings	52 ha		110	No PIA	37	N/A	110	0.8%	278
Kalbar 437 Dwellings	112 ha	2.5 ha	1,042	150	147	36	1,078	7.4%	1,515
Kooralbyn 646 dwellings	63 ha		182	159	5	N/A	182	1.3%	828
Peak Crossing 187 dwellings	24 ha		78	No PIA	3	N/A	78	0.5%	265
Tamborine 764 dwellings	0 ha		0	No PIA	0	258	258	1.8%	1,022
Tamborine Mountain 2,955 dwellings	0 ha		0	No PIA	8	132	132	0.9%	3,087
Total Study Areas 10,781 dwellings (2016)	Total Study Area Planned lots 11,427			Total Study Area Planned Additional lots 3,094			Total Study Area growth 14,521 dwellings		
Balance Scenic Rim LGA 3,964 dwellings (2016)									
Total Scenic Rim LGA 15,654 dwellings (2016)							Total Dwellings 30,175		

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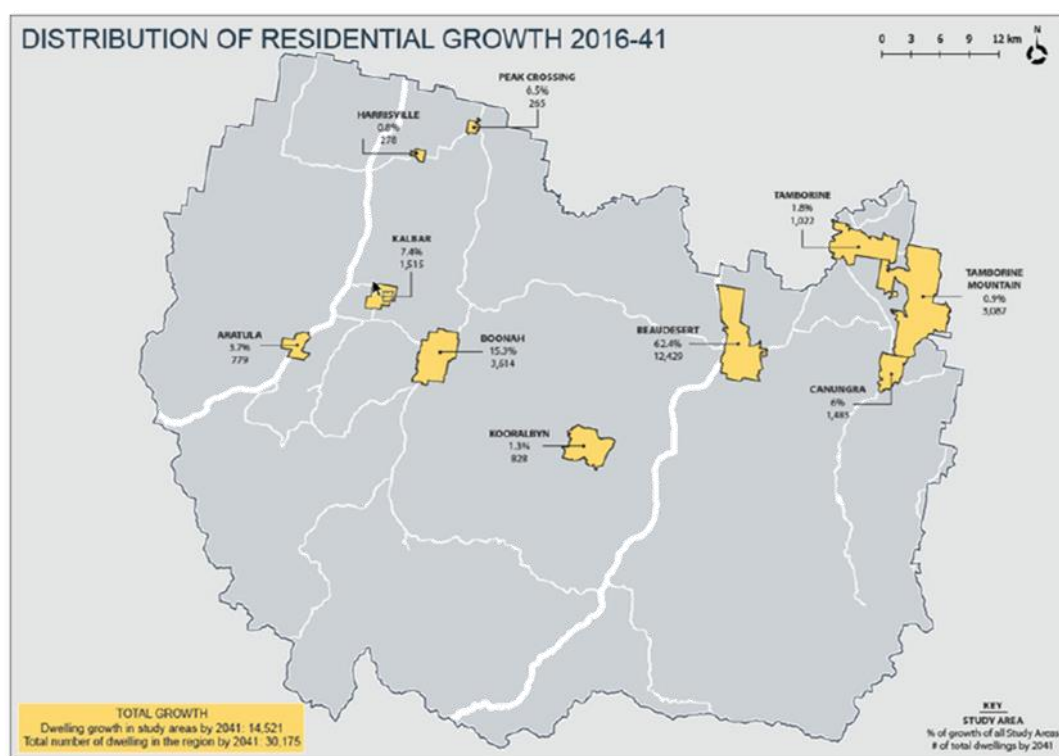
Figure 5 - Distribution of Planned and Potential Residential Growth

Note: Several study areas identified on Figure 5 include *proposed* growth additions which could collectively provide 3,094 more residential lots than are currently available through zoning opportunities within the *Scenic Rim Planning Scheme 2020*. The provision of the *proposed* potential new lots (which will require a Planning Scheme Amendment) is **unlikely** to lead to the development of all 14,521 lots for housing. Instead, the *proposed* additions would make suitable land available to support the achievement of the dwelling supply benchmark of 11,000 additional dwellings between 2016 and 2041.

4.3.4   Vacant residential lots inside the study areas

It should be noted that residential growth can occur on existing vacant residential zoned lots that are smaller than the minimum lot size included within the growth calculations of the study areas. The unknown take-up of these vacant lots for residential development up to 2041, along with the inability for the lot to be subdivided due to their small area, means that vacant lots within Residential zones have not been included in the calculations for growth within the study areas of the Growth Management Strategy.

4.3.5   Dwellings in the Regional Landscape and Rural Production Area

Outside of the study areas, the balance of the dwellings are located primarily on Rural, Rural Residential and Township zoned land that is included within the Regional Landscape and Rural Production Area of the *ShapingSEQ*. In 2016, the 'rural balance land' accounted for 3,964 existing dwellings.

Within the rural balance land, vacant lots that can support residential development will continue to be developed through the life of the Growth Management Strategy and *Scenic Rim Planning Scheme 2020*. On average, around 50 new dwellings were constructed in the Rural and Rural Residential Zones in the Regional Landscape and Rural Production Area each year since 2010. It is anticipated that the development of vacant rural lots where dwellings are 'accepted development' within the *Scenic Rim Planning Scheme 2020*, will be increasingly popular for inward migrants from interstate and Queensland's urban areas.

This growth has not been accounted for within the housing land supply methodology because residential land within urban designated zones is the focus. Any dwelling growth in the rural balance area will therefore be in addition to the 14,521

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dwellings proposed to be delivered within the study areas.

4.4 Capacity to Accommodate Additional Housing

Community feedback confirmed a strong desire to retain larger lot sizes within Scenic Rim which provides a unique point of difference within the SEQ region. This needs to be balanced against providing for housing supply, choice and diversity which meets the needs of households in the future, whilst also achieving an efficient pattern of housing that can be serviced and is easily accessible to essential community services and facilities.

It is still possible to cater for a range of larger lot sizes within the Scenic Rim region and also provide opportunities for the provision of small dwellings within the appropriate locations, to cater for small households. Small dwellings (i.e. townhouses, duplexes, secondary dwellings, dwelling units etc.) are potentially achievable in various zones and localities across the region as indicated in Table 7, subject to meeting the relevant *Scenic Rim Planning Scheme 2020* requirements.

Table 7 – Areas where Small Dwellings are supported (subject to meeting *Scenic rim Planning Scheme 2020* Requirements)

Locality/Study Area	Relevant Zone	Dual Occupancy	Dwelling Unit	Multiple Dwelling
Aratula	Low density residential	✓		✓
	Township	✓	✓	
Beaudesert	Low density residential	✓		✓
	Low medium density residential	✓		✓
	Major centre		✓	✓
	Mixed use		✓	✓
	Neighbourhood centre		✓	
Boonah	Low density residential	✓		✓
	District centre		✓	
	Mixed use		✓	✓
Bromelton	N/A			
Canungra	Local centre		✓	
	Low density residential	✓		✓
	Low medium density residential	✓		✓
	Mixed use		✓	✓
Harrisville	Township	✓	✓	
Kalbar	Local centre		✓	

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Locality/Study Area	Relevant Zone	Dual Occupancy	Dwelling Unit	Multiple Dwelling
	Low density residential	✓		✓
	Mixed use		✓	✓
Kooralbyn	Local centre		✓	
	Low density residential	✓		✓
	Low medium density residential	✓		✓
	Mixed use		✓	✓
Peak Crossing	Township	✓	✓	
Tamborine	Township	✓	✓	
Tamborine Mountain	District centre		✓	
	Low density residential	✓		✓
	Mixed use		✓	✓
	Neighbourhood centre		✓	

Even though the region currently has the capacity to accommodate a variety of housing types within the existing residential zones, development trends do not show a demand of land for smaller dwellings in recent times. The Growth Management Strategy recommends a new Medium Density Residential zone to be located in the Beaudesert study area, in part to address the projected need for smaller households. Furthermore, a proposed amendment to the master plan requirements within the *Scenic Rim Planning Scheme 2020* will focus on good design and integration of a mix of smaller, mid-sized and larger dwellings within new residential communities.

4.5 Residential development approvals

Residential development approvals in the Scenic Rim have not been tracking in accordance with the growth projected in the 2018 QGSO growth series (medium range) or the dwelling supply benchmarks that are based on the same growth projections. The Housing Needs Assessment found that dwelling approvals reached a peak in 2017-2018 (284 approvals) and were significantly lower in subsequent years (186 approvals in 2018-19 and 153 approvals in 2019-20). Of these, all approvals were for detached dwellings.

If the rate of growth experienced since 2016 is to continue, the dwelling supply benchmark of 11,000 new dwellings will not be attained within the Scenic Rim until 2049, based on the trend of an average growth of 335 new lots being created per year. The

reasons behind the slower growth trajectory are unclear, but are likely to include any of the following number of reasons:

- Slower population growth, including less inward migration and natural growth, than predicted;

- Land within the PIA not attracting developer interest/and outside the PIA being more cost efficient for developers;

- Unmotivated land holders;

- Fragmentation of developable parcels;

- Zoning and subdivision options not meeting market demand (i.e. demand for rural lifestyle living on rural residential land); and

- Transport and/or employment options not accessible enough for people to move to a regional local government area from urban centres (this trend is likely to change and reflected in data since 2020, during and post-pandemic).

4.5.1 Dual Occupancy Approvals

Within the whole of the Scenic Rim, the level of uptake for smaller dwellings has been minimal and is focussed in the Low-medium Density Residential zone of Beaudesert.

Table 8 below summarises the dual occupancy approvals between 1 January 2016 and 11 May 2021 in the Scenic Rim LGA. The table indicates that dual occupancy approvals make a relatively modest contribution to residential growth across the Scenic Rim region. Between 2016 and 11 May

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2021, there has only been a total of 121 dual occupancy approvals. With respect to the study areas, the majority of the dual occupancy approvals (69) occur within Beaudesert and just 52 approvals across Boonah, Canungra, Peak Crossing, Kalbar, Kooralbyn, Tamborine Mountain and Tamborine within a five-year period.

Table 8 - Scenic Rim LGA Dual Occupancy Approvals 2016 - 2021

Study Area	Dual Occupancy approvals since 1 January 2016
Beaudesert	69
Boonah	1
Canungra	7
Peak Crossing	2
Kalbar	1
Kooralbyn	2
Tamborine	12
Tamborine Mountain	27
Total Study Area	**121**
Total Scenic Rim LGA	**172**

4.6 Growth management housing and diversity solutions

The Growth Management Strategy proposes the following policy measures to further stimulate and encourage residential growth within the region as a means to facilitate the achievement of additional dwellings:

- Investigating the potential to rezone land and/or expand the PIA in the study areas of Beaudesert, Kalbar and Boonah, as a means of facilitating the potential for an increased number of dwellings;

- Providing for Tamborine Mountain and Tamborine to develop for limited rural residential growth opportunities, recognising the servicing limitations due to being outside the PIA;

- Review the Urban Footprint application in Kooralbyn and Canungra over highly constrained land;

- Advocating for the inclusion of Rathdowney within the Urban Footprint (or another appropriate mechanism within the *ShapingSEQ*), to facilitate its potential to provide for some further residential development;

- Considering a range of incentives and other measures to encourage the development of smaller housing and retirement living which meets the projected needs of households in the region;

- Progressing *Scenic Rim Planning Scheme 2020* amendments to facilitate the desired outcomes for greater housing diversity and choice and for particular housing types.

Section 9 outlines specific policy measures for the individual study areas, based on the goal of planning for approximately 15,000 additional dwellings within the region, to meet the region's dwelling supply benchmark

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5   Employment

Ensuring that people have access to employment opportunities and good quality and well-located places to work is important to sustaining and growing the economy of the region. A key influence on growing and sustaining the economy of an area is the amount, quality and location of places to establish new businesses or expand. The Growth Management Strategy identifies suitable land to accommodate the projected business and employment growth and ensure sufficient land is available for a range of business types.

In accordance with the *Scenic Rim Regional Prosperity Strategy 2020-2025* [3], approximately 40% of working residents leave the Scenic Rim LGA every day to access jobs. The majority of these residents are travelling to the Gold Coast,

Brisbane, Ipswich and Logan. The proposed policy measures and strategies to further stimulate employment growth within the region and to help reverse the trend of residents working outside the region are outlined in Section 5.8 and the individual study area growth strategies which deal with local employment growth opportunities are included within Section 9.

An employment lands assessment (ELA) has been undertaken in support of the Growth Management Strategy to establish whether Scenic Rim currently has sufficient employment zoned land to meet future growth expectations to 2041 (i.e. the *ShapingSEQ* employment planning baseline of 7,609 additional jobs from 2016-2041). Table 9 below details the Queensland Treasury's employment projections for Scenic Rim.

Table 9 - Queensland Treasury Employment Projections – Scenic Rim LGA – 2016-2041 (Source: Queensland Treasury Employment Projections, 2018)

	2011	2016	2021	2026	2031	2036	2041
Agriculture, Forestry and Fishing	1,742	1,550	1,480	1,446	1,418	1,397	1,385
Mining	94	85	99	132	179	236	297
Manufacturing	860	893	940	990	1,058	1,131	1,210
Electricity, Gas, Water and Waste Services	160	149	191	320	533	716	842
Construction	1,365	1,216	1,608	1,818	1,965	2,078	2,173
Wholesale Trade	370	334	347	358	370	383	396
Retail Trade	1,435	1,496	1,523	1,555	1,600	1,629	1,655
Accommodation and Food Services	1,336	1,570	1,630	1,737	1,851	1,972	2,097
Transport, Postal and Warehousing	480	442	466	498	535	568	604
Information Media and Telecommunications	148	140	141	147	155	162	170
Financial and Insurance Services	145	194	186	175	172	183	200
Rental, Hiring and Real Estate Services	201	173	208	247	290	333	383
Professional, Scientific and Technical Services	543	577	669	776	894	1,015	1,163
Administrative and Support Services	324	294	326	384	451	520	601
Public Administration and Safety	1,025	1,075	1,146	1,249	1,360	1,477	1,598
Education and Training	1,276	1,379	1,534	1,739	1,972	2,206	2,446
Health Care and Social Assistance	1,515	1,764	2,007	2,311	2,666	3,014	3,367
Arts and Recreation Services	252	253	266	285	306	330	356
Other Services	553	591	634	679	734	785	838
Total persons employed	13,824	14,171	15,402	16,844	18,510	20,136	21,780

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[3] *Scenic Rim Regional Prosperity Strategy 2020-2025*, February 2020, Scenic Rim Regional Council

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5.1 Projected employment by locality

In achieving the above employment projections, the ELA further analysed the projected employment by sector, across a number of catchments. Scenic Rim is projected to provide the following employment numbers, based on the catchments analysed as part of the ELA:

Table 10 - Projected Employment to Land Use by Catchment, Scenic Rim Regional Council (Source: Bull and Bear, 2021)

	2016	2021	2026	2031	2036	2041
Boonah / Kalbar catchment						
Commercial Office	342	373	411	458	509	568
Retail	516	515	518	527	538	552
Industry	377	419	455	486	507	530
Community Facilities	582	635	707	795	888	985
Natural Resources	240	242	250	256	259	260
Mobile	217	251	281	312	338	362
Total	2,274	2,435	2,622	2,834	3,038	3,258
Beaudesert catchment						
Commercial Office	765	878	1,012	1,144	1,279	1,425
Retail	923	1,014	1,108	1,170	1,225	1,277
Industry	647	730	818	936	1,044	1,133
Community Facilities	1,305	1,512	1,749	2,006	2,259	2,511
Natural Resources	66	66	73	87	106	126
Mobile	419	526	636	761	872	963
Total	4,125	4,725	5,397	6,106	6,785	7,435
Tamborine Mountain / Tamborine Village catchment						
Commercial Office	541	599	669	749	833	934
Retail	674	708	750	794	833	869
Industry	506	574	629	694	755	813
Community Facilities	722	788	880	987	1,095	1,209
Natural Resources	142	131	127	127	131	137
Mobile	243	279	304	335	364	392
Tourism	97	100	107	114	121	129
Total	2,925	3,180	3,466	3,800	4,132	4,482
Canungra catchment						
Commercial Office	465	518	587	657	727	797
Retail	284	299	319	340	359	377
Industry	108	126	139	151	161	172
Community Facilities	337	367	408	452	497	542
Natural Resources	66	65	66	69	73	78
Mobile	62	72	77	82	87	92
Tourism	60	61	62	65	68	72
Total	1,382	1,447	1,596	1,752	1,905	2,058

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	2016	2021	2026	2031	2036	2041
Balance of Boonah SA2						
Commercial Office	112	115	121	129	140	155
Retail	196	174	156	146	142	144
Industry	363	400	427	463	500	534
Community Facilities	249	268	293	322	351	382
Natural Resources	530	530	546	564	583	602
Mobile	163	187	198	209	220	232
Total	1,613	1,674	1,741	1,833	1,934	2,049
Balance of Beaudesert SA2						
Commercial Office	171	172	181	204	230	261
Retail	171	133	104	113	122	130
Industry	509	589	668	751	825	889
Community Facilities	297	289	307	338	370	404
Natural Resources	535	489	458	434	419	412
Mobile	152	186	219	253	280	300
Tourism	20	22	24	26	29	30
Total	1,856	1,880	1,962	2,119	2,273	2,427
Scenic Rim Regional Council						
Commercial Office	2,395	2,655	2,980	3,342	3,718	4,141
Retail	2,765	2,842	2,956	3,091	3,219	3,348
Industry	2,511	2,838	3,136	3,481	3,792	4,072
Community Facilities	3,492	3,859	4,344	4,901	5,460	6,034
Natural Resources	1,578	1,523	1,521	1,537	1,570	1,615
Mobile	1,256	1,501	1,716	1,952	2,159	2,340
Tourism	178	183	194	205	218	231
Total	14,175	15,340	16,784	18,444	20,067	21,709

Figure 6 demonstrates the distribution of additional employment across the region for employment zoned lands[4].

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[4] Employment zoned lands relates to land in the following zones: Major Centre; District Centre; Neighbourhood Centre; Local Centre; Mixed Use; Industry; Special Purpose (i.e. Bromelton SDA); Major Tourism; Minor Tourism; Community Facilities; and Township.

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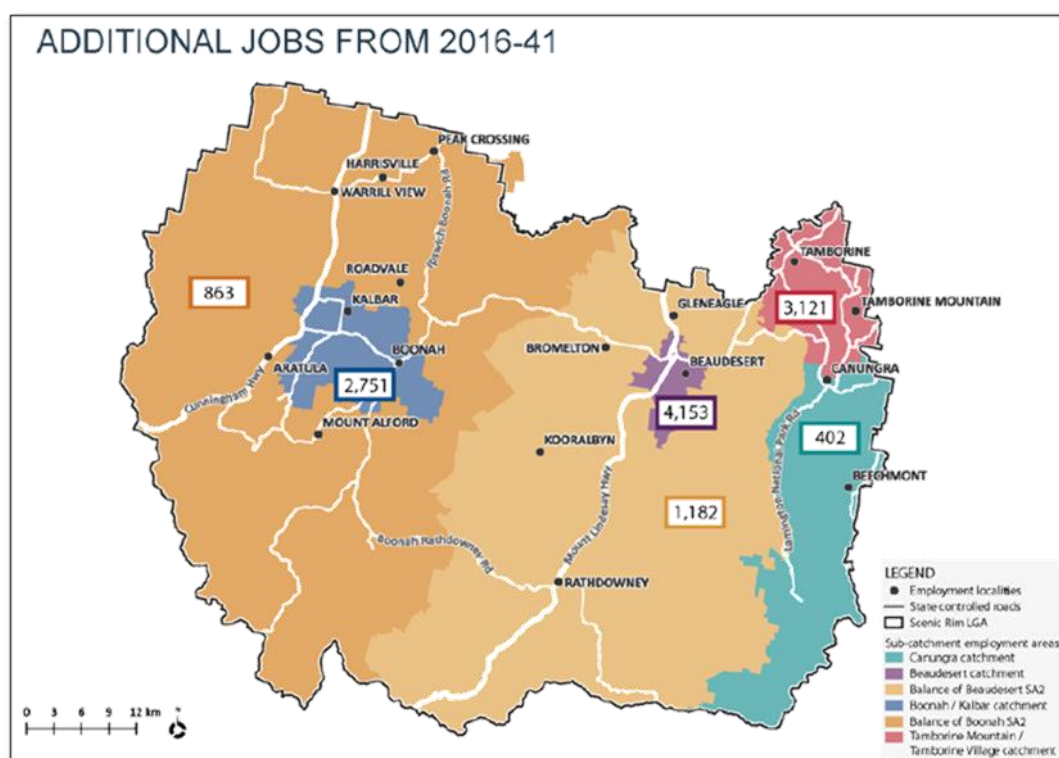
Figure 6: Additional Employment in the Scenic Rim within Employment Zoned Lands

5.2 Bromelton SDA

The major catalyst for the development and consequential take-up of the Bromelton SDA is the Kagaru to Acacia Ridge and Bromelton section of Inland Rail. The project will support the efficient movement of freight between the Acacia Ridge intermodal freight terminal to the intermodal facility at Bromelton. This has the potential to be a major employment generator for the Scenic Rim and will provide jobs over and above the employment planning baselines established by the *ShapingSEQ*.

Image 1 SCT Bromelton Intermodal Estate

In the next twenty years to 2041, estimates suggest that 178 hectares of land could be taken-up within the Bromelton SDA, with the completion of Inland Rail acting as a catalyst for development and with upgrades to the Mount Lindesay Highway freight route also acting as a catalyst for development. This level of industrial land take-up would support employment for an estimated 5,050 persons, which includes an allowance for employment growth within the SCT Intermodal Terminal to support increased activity within the Bromelton SDA.

Total employment within the Bromelton SDA at five year intervals between 2021 and 2041 is shown in Table 11.Table 11

Should the Bromelton SDA establish as projected to 2041, this will also have significant implications for the provision of housing within the region to cater for the increased workforce. It is anticipated that the majority of the dwelling growth to cater for Bromelton workers would be accommodated within the Beaudesert study area.

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Table 11 - Projected Employment by Industry, Bromelton SDA, 2021-2041 (Source: Bull and Bear, 2021)

	2021	2026	2031	2036	2041
Agriculture, Forestry and Fishing	0	0	0	0	0
Mining	0	0	0	0	0
Manufacturing	0	0	163	762	1,649
Electricity, Gas, Water and Waste Services	0	0	0	0	0
Construction	0	0	0	0	0
Wholesale Trade	0	0	150	441	993
Retail Trade	0	0	0	0	140
Accommodation and Food Services	0	0	0	0	0
Transport, Postal and Warehousing	125	125	463	1,012	1,861
Information Media and Telecommunications	0	0	0	0	0
Financial and Insurance Services	0	0	0	0	120
Rental, Hiring and Real Estate Services	0	0	0	0	0
Professional, Scientific and Technical Services	0	0	0	0	120
Administrative and Support Services	0	0	0	0	0
Public Administration and Safety	0	0	0	0	0
Education and Training	0	0	0	0	0
Health Care and Social Assistance	0	0	0	0	20
Arts and Recreation Services	0	0	0	0	0
Other Services	0	0	0	45	147
Total	125	125	776	2,260	5,050

5.3 Vacant employment land

Within Scenic Rim there is approximately 3,741.7 hectares of currently zoned employment land, over two thirds of which is vacant or underutilised Special Purpose zoned land in the Bromelton SDA. Other significant volumes of vacant land within Scenic Rim are within the Community Facilities, Mixed Use and Industrial zones. Overall, approximately 17.5% of all zoned land in the Scenic Rim has been taken up for employment purposes, with a large percentage of zoned land still available to accommodate employment.

5.4 Rural production

Agriculture is a significant contributor to employment within Scenic Rim, particularly within the rural areas of Boonah and Beaudesert. Hay and silage production and vegetable production are the highest contributors, with Scenic Rim also recording a significant increase in livestock production between 2010-2011 and 2015-2016. The production of meat chickens, dairy cattle, carrots, onions and lucerne for hay were all significant contributors to Queensland's total production volumes in 2015-2016. The Growth Management Strategy supports the continued promotion of the region's strong agricultural and rural production industries as a critical employment generator for the Scenic Rim.

5.5 Capacity for employment

Table 12 indicates the summary of employment zoned land within Scenic Rim as of August 2021.

The ELA identified that sufficient employment land is currently zoned within the *Scenic Rim Planning Scheme 2020* to accommodate the employment planning baseline within the *ShapingSEQ* of 7,609 additional jobs between 2016 and 2041, with the zoning of vacant and underutilised employment land and the location of employment land appropriate to meet future demand across Scenic Rim Regional Council.

The ELA has also identified that approximately 12,471 additional jobs can be accommodated within existing employment zoned land within Scenic Rim Regional Council, with Bromelton SDA potentially accommodating a further ~25,000 jobs at build out.

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Given Scenic Rim has sufficient zoned land allocated to cater for the employment projections, Scenic Rim Regional Council will continue to pursue a range of alternative non-planning strategies to encourage additional employment to be provided within the region.

Table 12 – Summary of Employment Land by Zone (hectares) – Scenic Rim LGA, August 2021 (Source: Scenic Rim Regional Council, 2021)

Zone	Total Zoned Land	Taken Up	Vacant Land	Underutilised	Constrained
Community Facilities	403.9	195.0	19.8	29.0	160.1
Township	112.3	59.2	6.8	25.4	20.9
Major Centre	22.6	13.6	0.7	8.3	0.0
District Centre	16.0	12.1	0.3	3.0	0.7
Neighbourhood Centre	4.4	3.8	0.1	0.6	0.0
Local Centre	16.1	5.7	1.8	1.3	7.3
Mixed Use	90.8	30.4	28.2	18.1	14.1
Industry	123.7	24.6	27.5	50.1	21.6
Special Purpose	2,788.7	195.8	1,495.3	1,097.6	0.0
Major Tourism	118.5	98.1	0.0	13.7	6.7
Minor Tourism	44.5	14.6	0.8	25.2	3.9
Total	3,741.7	652.8	1,581.2	1,272.2	235.4

5.6 Regional Prosperity Strategy

The Growth Management Strategy supports the aims and priorities of the *Scenic Rim Regional Prosperity Strategy 2020-2025*[5] for employment. The overarching priority of the Regional Prosperity Strategy is to create valuable jobs for local residents. This strategic priority will be delivered through a number of key objectives and priority action areas.

The strategic priorities of the Regional Prosperity Strategy are summarised as follows:

1. Business and industry development - Implement local business visitation program and support for local businesses;
2. Marketing and promotion - Market the region as a place of business and a place to visit and live;
3. Investment facilitation - Facilitate new investment proactively and deliver efficient outcomes through planning and strategy;
4. Education and workforce development - Develop local skills for the local jobs of the future; and
5. Advocacy for infrastructure - Advocate for improved transport, telecommunications and digital networks.

5.7 Emerging employment opportunities

Emerging employment opportunities identified within the Regional Prosperity Strategy include:

- **Large scale industry** - Bromelton SDA has been designed for large-scale, high-impact and difficult-to locate industry. This opportunity includes bio futures (i.e. biofuels and bioenergy projects), renewable energy projects and large-scale food processing operations.

- **Transport and logistics** - With the imminent arrival of Inland Rail by 2027, proximity to Brisbane and the Port of Brisbane and the Bromelton SDA has the potential to become the new logistics hub for SEQ over the next 20 years (as Acacia Ridge reaches maximum capacity and residential development continues to put pressure on its operation)

- **Tourism** - Tourism is a key growth opportunity and this is planned to continue with additional investment into attractions, commissionable product, accommodation and other supporting infrastructure.

- **Agribusiness** - The agribusiness opportunity combines opportunities across a number of agricultural sectors (i.e. growing of produce, raising of livestock) as

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[5] Scenic Rim Regional Prosperity Strategy 2020-2025, February 2020, Scenic Rim Regional Council

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well as food and beverage processing. The opportunity includes boutique-style, high-value products as well as large scale opportunities. Agribusiness represents a significant export industry for the region (i.e. exports outside of the region as well as international exports) which has capacity to grow. The Water for Warrill Irrigation Project, which is focussed on unlocking water supply opportunities for the Warrill and Fassifern Valleys could act as a major catalyst for additional Agribusiness opportunities in the western Scenic Rim, providing additional employment opportunities.

- **Creative industries and business development services** - The region's natural features and diversity already cater to numerous creative businesses and with increased digital connectivity across the region this sector is likely to continue to grow. Additionally, the region currently imports a range of professional services. With suitable infrastructure (both physical premises and internet connectivity), these small businesses are also planned to grow. This opportunity would also include start-ups and entrepreneurs. Fostering an environment conducive to entrepreneurship (particularly focused around the younger demographic) can not only create new businesses for the Scenic Rim but provide a mechanism for many of the region's youth to remain in the region (instead of having to leave to pursue educational or employment opportunities).

- **Health and wellbeing** - This opportunity responds to changing population demographics (including the forecasted ageing of the population) and the amenity of the region, which combined make the area attractive for a range of aged care and retirement living options. Additionally, the natural brand of the region also caters for alternative health and wellness offerings. While these businesses exist, there is a growing market for these wellbeing services and the Scenic Rim's proximity to Brisbane and the Gold Coast provides a large future consumer market.

The Growth Management Strategy encourages growth within these sectors to provide access to greater local employment opportunities within the region. It does not preclude growth taking place in other sectors nor Council supporting other growth opportunities as they emerge. Any employment growth should occur and be facilitated in areas that are appropriately designated within the *Scenic Rim Planning Scheme 2020*.

5.8 Growth management employment solutions

The Growth Management Strategy proposes the following policy measures to further stimulate and encourage employment growth within the region, achieve additional jobs and to increase employment share within specific targeted industries:

- Council to investigate revitalisation of identified Centres which are currently experiencing high vacancy rates, by improving street appeal and encouraging redevelopment to reinvigorate these centres. This includes facilitating improved design outcomes and revitalisation of these centres' public domains;

- Consider reduced infrastructure charges or other incentives to encourage take-up of identified employment lands within the region;

- Council to actively encourage and facilitate the development of increased and expanded health facilities and social service offerings in Scenic Rim;

- Council to actively encourage and facilitate the development of additional aged care facilities to support an ageing population;

- Provide and promote the lifestyle opportunities, services and facilities available for workers within Scenic Rim by ensuring that employment precincts such as the Beaudesert CBD and other town centres are considered appealing;

- Support the continued promotion of the region's strong agricultural and rural production industries as a critical employment generator for the Scenic Rim;

- Council to actively facilitate partnerships between education and industry as a means to increase the skill level of the workforce in Scenic Rim therefore diversifying the existing employment portfolio/opportunities in the region. This combination of education and employment seeks to minimise the skill deficit which results from an ageing population, whilst retaining young people and encouraging young families (particularly young professionals) to Scenic Rim in order to capitalise on these opportunities and the lifestyle afforded by the rural region; and

- In promoting the development of Bromelton as a major employment area which has the potential to deliver significant jobs for Scenic Rim, advocate for the completion of the relevant section of Inland Rail and for the necessary upgrades

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to the Mount Lindesay Highway freight route which are both important catalysts for the development of Bromelton, in providing essential linkages to the Acacia Ridge freight terminal, Port of Brisbane and Brisbane Airport.

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6   Infrastructure

The provision of infrastructure for the Scenic Rim is fundamental to supporting the quantum of proposed growth and in identifying the locations where further development is more efficiently serviced. It is acknowledged that the sequencing of urban growth including housing and employment growth within the Scenic Rim will be dependent on the phasing, design and delivery of key infrastructure over the period to 2041.

The Growth Management Strategy presents an integrated land use and infrastructure policy as it is based on Council's 2018 Local Government Infrastructure Plan utilising planned infrastructure capacity and appropriate serviceable land, consistent with the *Scenic Rim Planning Scheme 2020*. The Local Government Infrastructure Plan sets out the trunk infrastructure that Council intends to provide within the priority infrastructure areas identified for the region. Trunk infrastructure is infrastructure that services the greater community and can include stormwater infrastructure, roads, shared pathways, parks and land for community infrastructure. Trunk infrastructure is provided by Council and does not include infrastructure that is planned for and provided by the State government. Water and wastewater infrastructure for the region is planned and delivered by Urban Utilities which is outlined in Urban Utilities' Water Netserv Plan.

The Growth Management Strategy supports region shaping infrastructure projects through appropriate land use initiatives which direct residential and employment growth to locations which have direct access to and/or will directly benefit from the provision of such infrastructure (e.g. key regional road and rail infrastructure).

As such, the Growth Management Strategy delivers on the Planning Principles of:

- Development serving infrastructure;
- Sequencing; and
- Supporting region shaping and State infrastructure.

The Growth Management Strategy demonstrates that the Scenic Rim can achieve the ShapingSEQ Benchmarks, provide additional capacity for accelerated growth and support region shaping infrastructure, while responsibly aligning land use and infrastructure planning over a 20 year period.

6.1 Aligning planning horizons to 2041

The Growth Management Strategy plays a strategic role in providing direction to future investigations and analysis and ultimately to amendments to the Local Government Infrastructure Plan and *Scenic Rim Planning Scheme 2020*. The planning base years and horizons differ for these three plans, with the Growth Management Strategy commencing after the Local Government Infrastructure Plan and *Scenic Rim Planning Scheme 2020*, having 2014 or 2016 as base years and planning over a longer horizon to 2041.
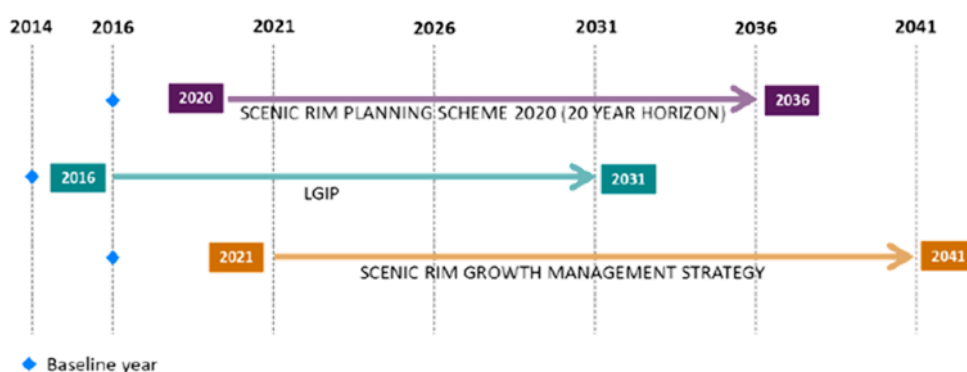
Figure 7 Planning Horizons

For a 10 year period there is alignment in the growth assumptions. The direction of growth at locations such as Beaudesert is consistent with LGIP policy. Where the planning horizon extends beyond the Local Government Infrastructure Plan and *Scenic Rim Planning Scheme 2020*, the Growth Management Strategy provides policy direction to inform subsequent Local Government Infrastructure Plans (by 2025) and *Scenic Rim Planning Scheme 2020* amendments (commencing 2022).

6.1.1 Aligning growth assumptions - Growth Management Strategy and Local Government Infrastructure Plan

The Growth Management Strategy has aligned with the Local Government Infrastructure Plan to sequence growth in accordance with the Local Government Infrastructure Plan Assumptions. The Local Government Infrastructure Plan outlines the type, timing and location of planned trunk infrastructure for the region to 2031 and establishes a sustainable program of local, higher order infrastructure necessary to support population and employment growth in the region, including transport, stormwater, parks and land for community facilities. The following tables provide the alignment in planning across base assumptions of people, jobs and dwellings.

Population

The Local Government Infrastructure Plan has utilised the Queensland Government Statisticians Office 2011 – 2031 (2015) edition projections.

Table 13 - LGIP Assumptions - Population

Period	Low Series	Medium Series	High Series
2011	37,437	37,437	37,437
2016	40,865	41,014	41,161
2021	44,616	45,813	47,033
2026	48,743	51,205	53,751
2031	53,590	57,662	61,916
2036	57,838	63,396	69,239

The Growth Management Strategy utilising a base year of 2016 is planning for a population of 62,000 people at 2041 to align the with the dwelling supply benchmarks of the *ShapingSEQ*.

Jobs

The provision of land and services to support employment is likewise a key consideration. The employment projections utilised for the Local Government Infrastructure Plan are detailed below in Table 14.

Table 14 - Local Government Infrastructure Plan Assumptions - Employment

	2016	2021	2026	2031	2036	2041
Total Employed Persons	14,171	15,402	16,844	18,510	20,136	21,780

The Growth Management Strategy has adopted an employment projection of 21,709 total jobs in 2041.

Dwellings

The alignment of projections and supply of new dwellings is a core measure of the Growth Management Strategy and the supporting *Scenic Rim Planning Scheme 2020* and the Local Government Infrastructure Plan. Table 6 in Section 4 identifies the additional dwellings for the Growth Management Strategy (proposed in addition to those currently zoned for residential growth within the *Scenic Rim Planning Scheme 2020*) .

Overall, the Growth Management Strategy is planning to provide land for an additional 14,521 dwellings to 2041 (this includes currently zoned land plus proposed zoning of additional land). The additional capacity to be planned for, has been identified to provide direction to future planning in terms of both land use and infrastructure networks.

6.1.2 Spatial allocation of growth

The Growth Management Strategy has sought to allocate growth that will access existing and planned infrastructure networks and support the ongoing increase in infrastructure capacity. Of the additional 3,094 dwellings identified, this growth is spatially allocated in terms of:

- 2,668 dwellings for Beaudesert;

- 390 dwellings for Tamborine Village and Mountain; and

- 36 dwellings for Kalbar.

Spatial Allocation of Infrastructure

The Growth Management Strategy process has been utilised as a means of confirming that the appropriate infrastructure, services and community facilities required to support particular growth fronts is available or planned to be available.

Table 15 provides a summary of the key services infrastructure provision across the Growth Management Strategy study areas. It demonstrates the relatively high level of service for Beaudesert, Boonah and Kalbar. Further, while

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Tamborine and Tamborine Mountain have limited infrastructure networks, alternative solutions are suitable and the quantum of additional growth is minor.

Note: Currently there is no additional growth beyond the currently zoned residential land planned for Aratula, Harrisville, Peak Crossing, Canungra, Kooralbyn, Boonah or Bromelton.

Any future growth contemplated will need to ensure that appropriate infrastructure is available and can be provided to service planned growth. This will be achieved through future Local Government Infrastructure Plan investigations and amendments.

Table 15 – Summary of Infrastructure Provision

Study Area	Stormwater	Water Supply	Sewer	Electricity	Telecoms/ NBN
Beaudesert (including Gleneagle)	✓✓✓	✓✓✓	✓✓✓	✓✓	✓✓✓
Tamborine (Village)	✓	xx	x	✓✓	✓✓
Tamborine Mountain	✓	xx	x	✓✓	✓✓
Canungra	✓✓	✓✓	✓✓	✓✓	✓✓
Kooralbyn	✓	✓✓	✓✓	✓✓	✓✓
Boonah	✓✓✓	✓✓✓	✓✓✓	✓✓	✓✓✓
Kalbar	✓✓✓	✓✓✓	✓✓✓	✓✓	✓✓✓
Peak Crossing	✓	✓	x	✓✓	✓✓✓
Harrisville	✓	✓	x	✓✓	✓✓✓
Aratula	✓	✓	✓	✓✓	✓✓✓
Bromelton	✓	✓✓	✓✓	✓✓	✓✓✓

6.2 Transport infrastructure

The Scenic Rim's transport network is a key determinant of the spatial distribution and scale of population growth, residential development and jobs across the region. For example, effective transport infrastructure is required to catalyse growth in jobs in the Bromelton SDA. The overarching aim of an integrated and efficient transport system is to support accessibility for people and goods via a range of transport modes such as walking, cycling, bus, road and rail. For a dispersed rural region like the Scenic Rim, an effective and reliable transport network is critical to the region's economic activity, commuter and leisure trips, safety and access to import and export markets regionally, interstate and overseas.

The primary desired standard of service for the road network that is identified in the Scenic Rim Local Government Infrastructure Plan is to integrate local government roads and state-controlled roads in accordance with the road network identified in the *Scenic Rim Planning Scheme 2020* policy on infrastructure in the planning scheme. Secondly, to plan and design local government roads to facilitate the efficient

movement of pedestrians, cyclists, public transport and vehicles in accordance with planning scheme policy on infrastructure in the *Scenic Rim Planning Scheme 2020*. Public transport is also identified, recognising the role of the one service to Brisbane and stating the frequency of bus stop intervals within the desired standard of service as well as the role of s school and community transport for inter-town movement.

6.2.1 Aligning planning and transport

Major investment has been and is continuing to be made by Council and the Queensland Government in the region's local and State transport networks. The planning and delivery of this transport infrastructure continues to positively impact on Scenic Rim's growth opportunities. The integration of land-use planning and transport is a fundamental consideration as to where the planned growth and development is located, and preferred growth localities will be closely coordinated and aligned with transport network planning and maintenance to maximise their efficiency.

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6.2.1.1 Capacity of local roads to meet increased growth

Where growth in addition to the planned growth is proposed, e.g. at Tamborine Mountain, Tamborine, Kalbar and Beaudesert, consideration will be given to the impacts of the growth on the amenity of current residents. However, small opportunities for residential growth on Tamborine Mountain should be possible, with the current roads and transport network not acting as a hinderance to the delivery of that proposed growth.

Further investment and enhancement of Scenic Rim's transport infrastructure is critical to regional growth and will deliver wider social and economic benefits through improving supply chain efficiency, unlocking regional productivity and enhancing access to services and employment opportunities across and beyond the region.

The Department of Transport and Main Roads (TMR) has undertaken maintenance and safety upgrades such as improvements to the Beaudesert-Beenleigh road corridor and Binna Burra Road following damage from the 2019 Southern Queensland bushfires. In addition to these short term upgrades, there are a number of transport infrastructure projects either under construction or recently completed which aim to provide more efficient road and freight rail networks, providing key drivers for economic development of the Scenic Rim region and specifically Beaudesert. These include:

- Beaudesert Town Centre Bypass: The Beaudesert town centre bypass off the Mount Lindesay Highway opened to traffic in September 2017. The bypass reduces the flow of heavy vehicles travelling through the town centre and provides a dedicated route to service the increasing freight demands in the Beaudesert and Bromelton areas. The project significantly improves the movement of freight while at the same time improving the amenity of Beaudesert town, including local trips within town and increasing safety for vulnerable road users such as people walking or cycling.

- The Council-led Beaudesert Eastern Ring Road, which will support growth and improved traffic amenity in Beaudesert.

- Mount Lindesay Highway - Jimboomba to Beaudesert safety and efficiency improvements: TMR are upgrading Jimboomba to Beaudesert intersections by building dedicated turning lanes, installing traffic signals and street lighting, removing hazards and installing safety barriers.

- Beaudesert - Nerang Road (Rogers Flat Section): Upgrade of this crossing has recently been completed to reduce the frequency of road closures due to flooding.

- Melbourne to Brisbane Inland Rail: The national freight rail project Inland Rail is currently under construction, with the first freight train expected to run in 2025 with a transit time of 24 hours or less between Melbourne and Brisbane via regional Victoria, New South Wales and Queensland. The Kagaru to Acacia Ridge and Bromelton project is one of 13 Inland Rail projects that completes the 1,700 kilometre national freight network. The delivery of Inland Rail will be a major catalyst for development of Bromelton and is critical to its success.

- Cross River Rail: This will unlock the bottleneck by delivering a second river crossing, allowing more trains to run more often and integrating with new roads and new bus services to enable a turn-up-and-go public transport system across the whole of South East Queensland. Cross River Rail will deliver increased capacity on the rail network and allow for increased services along the Beenleigh and Gold Coast lines. Whilst not directly relevant to the Scenic Rim region, Cross River Rail could unlock opportunities to extend passenger rail from Salisbury to Beaudesert, providing a further public transport option for the residents of Scenic Rim.

It is noted that both the Inland Rail and Cross River Rail projects have been identified in the *ShapingSEQ* as region-shaping priority infrastructure.

6.2.2 Region shaping initiatives

A number of important, yet currently unfunded transport projects of relevance to the Scenic Rim include the Canungra Bypass, Mount Lindesay Highway and Bromelton connections, Boonah - Rathdowney Road upgrades, Cook Road Bypass (Tamborine Mountain), Boonah - Beaudesert Road Coulson Crossing Upgrade and the potential public transport service (bus) development program servicing the Tamborine Mountain and Boonah communities (taking place over a two-year trial period). The realisation of these projects will help unlock prosperity and growth within the Scenic Rim.

The Growth Management Strategy advocates for the delivery and funding of each of the above projects, with the most critical piece of transport infrastructure being the upgrade of the Mount

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Lindesay Highway freight route (including the Mount Lindesay Bypass to Bromelton), to enhance the economic growth opportunities for Scenic Rim. The Mount Lindesay Highway is the vital corridor that provides important linkages between the major employment areas of Bromelton, through Logan to Brisbane, including access to the Port of Brisbane and the Brisbane Airport.

In addition, the *ShapingSEQ* has identified seventeen region-shaping priority infrastructure projects that have the potential to deliver major direct economic benefits to the region. Of relevance to the Scenic Rim, these projects include:

- Salisbury to Beaudesert Rail Line: The long-mooted passenger rail connection from Salisbury to Beaudesert via Greater Flagstone is recognised as a key project to support employment opportunities and commuter movements through this corridor. The Australian Government has committed $10 million towards progressing the business case as part of the Inland Rail Bi-lateral Agreement with the Queensland Government. A preserved and protected corridor will ensure that the land is not adversely impacted from future redevelopment. Importantly, the project would also facilitate greater worker accessibility to the Bromelton SDA.

- Southern Freight Rail Corridor: Delivering the Southern Freight Rail Corridor (part of the Melbourne to Brisbane Inland Rail project), connecting the western rail line near Rosewood to the interstate railway near Bromelton, which will improve the freight network's efficiency and relieve pressure on the passenger rail network between Rosewood/Ipswich and the Metro sub-region.

- Bromelton North-South Arterial Road: Delivery of the Bromelton North-South Arterial Road as part of the Mount Lindesay Highway upgrade will significantly improve freight efficiency through the Bromelton SDA.

The Growth Management Strategy seeks to ensure that the strategic transport infrastructure required to support proposed growth within the region is advocated for. The Key Drivers of Change Map (Figure 3) in Section 3 of this report identifies the key transport connections and other upgrade works that will facilitate growth of the region.

6.4 Water and wastewater infrastructure

Urban Utilities undertakes trunk planning for the water supply and sewerage networks under a Netserv Plan in consultation with Council. This document is prepared utilising the planning assumptions that form part of the LGIP and is the key strategic document guiding the delivery and operation of water and sewer infrastructure and services. The Netserv Plan is administered by Urban Utilities.

The Growth Management Strategy seeks solutions to enable and ensure that development:

- aligns with planned infrastructure availability;

- has convenient access to existing services and infrastructure to support liveable neighbourhoods; and

- generally reflects a logical development pattern for expansion into greenfield areas.

6.5.1   Local Government Infrastructure Plan review

A review of the Local Government Infrastructure Plan is a key recommendation of the draft Growth Management Strategy to ensure the planned growth is supported by trunk infrastructure in a coordinated, efficient and financially sustainable manner.

A review of the Local Government Infrastructure Plan would include a review of the Priority Infrastructure Areas, their current extent and efficacy and identifying the locations where further development can be more efficiently serviced, including the identification of any new areas that would benefit from being included within a Priority Infrastructure Area, for example, in Aratula.

6.5.2   Transport Strategy

To ensure that the Scenic Rim is a place where people can experience relaxed living and a rural lifestyle, while providing for projected housing and employment needs, it is recommended that Council develop a Transport Strategy for the Scenic Rim region which will provide direction to 2041 to improve consistency across transport planning, prioritisation, delivery and implementation within Council. The Strategy will also provide a strong foundation to proactively advocate with other key stakeholders to achieve a transport system that is multi-modal, integrated, responsive and aligns with the proposed land use growth for the unique and

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diverse localities that make up the Scenic Rim region.

The development of a Transport Strategy will involve transport modelling to test the adequacy of the existing and planned transport infrastructure to achieve the growth outcomes planned in the Growth Management Strategy.

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7   Community

Growth in the Scenic Rim needs to be supported by community and social infrastructure which is necessary to support the health and wellbeing of the community.

The Growth Management Strategy will inform other Council strategies and community infrastructure projects in relation to the prioritisation of growth, community needs and urban form. In particular, the Growth Management Strategy presents the opportunity to inform the revision of the Local Government Infrastructure Plan in regard to parks network requirements for new development areas and the capacity of existing networks.

The key outcomes of any planning for community infrastructure should ensure:

- The development of well-designed and located and integrated community and recreational space that meet the needs of the Scenic Rim community for the next 20 years;

- The development of a network of parks and open spaces that meet sporting and recreational needs while also protecting important biodiversity values which contribute to a green space network, providing critical linkages and connections that contribute to healthy lifestyle, community character and identity;

- Social infrastructure and community services facilities are provided to meet the needs of the community and all users, being highly accessible, integrated and co-located, where appropriate. Such facilities and services are provided by a range of providers, including the public and private sector and non-profit organisations;

- Ensuring integrated community facilities that are also adaptive (e.g. can have multiple functions). For example, locating community centres, libraries, sports/park facilities either on one block of land or which are all adjacent and integrated with each other.

7.1 Community and Culture Strategy

Council is currently developing a draft Community and Culture Strategy that will help ensure the region is inclusive, welcoming, resilient and more connected into the future.

The new strategy will integrate the existing Health and Wellbeing Plan, Regional Libraries Strategic Plan and Arts and Cultural Policy to provide a new direction for our community programs, spaces and services, building on feedback on other Council strategies including the Growth Management Strategy.

7.2 Beaudesert Town Centre Revitalisation

The revitalisation of Beaudesert's town centre has commenced, which seeks to make infrastructure and streetscape improvements to the heart of the town, while maintaining the unique character of the area and creating welcoming public spaces.

This revitalisation aims to deliver a built environment which resonates with residents, provides a relaxed rural atmosphere, and also yields a social and economic dividend for the Beaudesert community. Key project benefits include:

- Landscaping and traffic calming at Brisbane Street with a new pedestrian entrance to the centre;

- Expansion and upgrade of car parks and connection of Selwyn Street to Helen Street will provide greater access to the business centre and community facilities;

- A new communal space for community gatherings and public events with amphitheatre terraced seating, events deck and stage, playspace, public artwork, landscaping and facilities;

- A proposed new Beaudesert Community Hub and Library with the latest facilities, activities and resources for use by the whole community including local businesses.

7.3 Spring Creek Master Plan

In 2017, Council secured Sport and Recreation Planning funding from the State Government to master plan the Spring Creek Precinct. The Precinct includes Jubilee Park, Lions Park and adjoining land to the south (approximately 18 hectares).

The aim of the Master Plan is to identify strategies and priorities for the development of a well-designed and integrated recreational space that meets the needs of the Scenic Rim community for the next 10 - 20 years.

This planning was not only about current community needs and expectations, but rather a

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much longer-term view to envisage what might be needed as the region continues to grow.

Reflecting initial community feedback, the master plan has been developed, incorporating best practice design elements. It will serve as a blueprint for the future development of Spring Creek and provides a vision for a long term action plan to create a recreational precinct.

The Spring Creek Master Plan focuses on active recreation rather than structured sports, which reflects the initial community feedback. The proposed Sports Infrastructure Review, which will be undertaken by Council in the near future, will address sporting needs across the entire Scenic Rim region.

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8 Environment

The Scenic Rim landscape is framed by Main Range, Tamborine Mountain, the Lamington Plateau and the Macpherson Ranges and comprises large tracts of remnant vegetation and significant biodiversity values. The quality and diversity of the region's World Heritage and landscape areas are significant attractions for tourists and provide residents with a range of recreational activities. The region is also host to a number of threatened and protected species.

The regionally significant Flinders-Karawatha Biodiversity Corridor intersects the region and is a major feature of the regional biodiversity network. The Flinders- Karawatha Corridor is also highlighted in the *ShapingSEQ* as a Landscape Area and natural asset. The corridor links Karawatha, Greenbank, White Mountain, Flinders Peak, Spring Mountain/Mount Perry and Wyaralong Dam/Kooralbyn to Mount Barney. The *ShapingSEQ* also identifies a Scenic Rim Corridor that links the Glen Rock State Forest, south and east to the Gold Coast. Scenic amenity, landscape and biodiversity values are preserved while access and enjoyment by residents and visitors is facilitated and natural features such as vegetated corridors, ridgelines, watercourses and ecological values are retained. Residents and visitors value the combination of diverse and culturally significant landscapes that shape the region's economy, culture, liveability and lifestyle.

The region has a rich and diverse history that is evident in the physical fabric of the towns, villages and rural landscapes. A strong connection to the land is fundamental to the region's prosperity and places of cultural heritage significance provide a clear and important physical connection to the history of our region and are recognised and protected.

The Growth Management Strategy recognises the importance of the region's world-renowned environmental and heritage assets and preservation of these critical areas and values will be balanced with the maintenance of the cultural,

economic, physical and social wellbeing of people and communities. Growth policies established within this Growth Management Strategy continue to facilitate the protection and preservation of the important environmental and heritage features which are an integral part of the region.

One of the key strategies for the study areas is to investigate opportunities to provide linkages to and between existing or proposed biodiversity corridors.

The impacts of natural hazards including bushfire, flooding, landslide and steep slope are addressed through constraints mapping and through the development assessment process. Future development that arises from the Growth Management Strategy will avoid or appropriately mitigate the risks associated with natural hazard events.

8.1 Growth Management environment solutions

The Growth Management Strategy delivers the following environment polices:

- Protect the important environmental and heritage features which are an integral part of the region;

- Link biodiversity through a variety of mechanisms including the protection, maintenance and enhancement of natural waterways, geological features and vegetation corridors; and

- Avoid development on land affected by natural hazards and mitigate the risks associated with natural hazard events.

The Growth Management Strategy demonstrates that the Scenic Rim can achieve the *ShapingSEQ* residential and employment land growth benchmarks, while responsibly delivering environmental planning and management outcomes.

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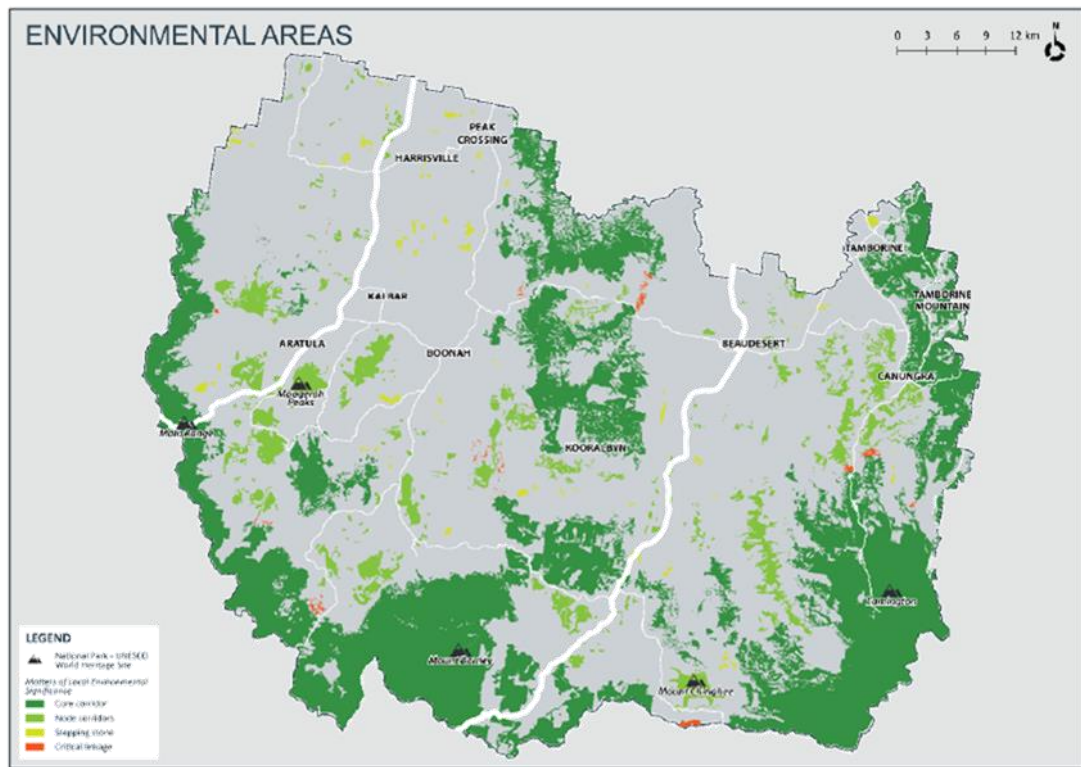
Figure 8: Environmental Areas Map

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9   Growth Management Directions

Sections 1-8 of the Growth Management Strategy provides an overview and analysis of key aspects of growth which inform the broader growth management policy position for Scenic Rim. The strategic direction and vision for growth within Scenic Rim is currently well articulated within the *Scenic Rim Planning Scheme 2020*, which is also consistent with the sub-regional narrative contained within the *ShapingSEQ*.

One of the key considerations of the Growth Management Strategy is to determine where the dwellings and jobs needed to support the region's growing population should be located. The Growth Management Strategy broadly advances the intent for residential and employment growth of the Scenic Rim through reinforcing and recognising the network of established towns and villages and maintenance of the current centres hierarchy.

This Growth Management Strategy identifies specific growth strategies for study areas within the region, being:

- Aratula
- Beaudesert
- Boonah
- Bromelton
- Canungra
- Harrisville
- Kalbar
- Kooralbyn
- Peak Crossing
- Tamborine
- Tamborine Mountain

The study areas have been selected due to being identified in the *ShapingSEQ* as areas that provide for urban growth (for both housing and/or employment). A further group of rural towns and villages that sit outside those identified in the *ShapingSEQ* for urban growth have also been considered and growth management recommendations for some of these localities are described in section 9.14 of this section.

Specific studies undertaken in support of the Growth Management Strategy – particularly for housing and employment, provide further direction for the nature of growth that is envisaged across the region and specifically in meeting the dwelling supply benchmarks and employment planning baselines for Scenic Rim to 2041.

An analysis of the constraints and opportunities for providing additional land for residential and employment development was undertaken through the Baseline investigations during the development of the Growth Management Strategy.

This section outlines specific implementation actions to advance the growth management strategy for each study area using both the Growth Management Strategy Planning Principles outlined in Section 1, as well as the outcomes of the supporting studies and analysis.

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9.1 *ShapingSEQ* - South East Queensland Regional Plan 2017

The study areas are included in one or more of the following regional land use categories of the *ShapingSEQ - South East Queensland Regional Plan 2017:*

1. Urban Footprint

2. Rural Living Area

3. Regional Landscape and Rural Production Area

The designation of land within these regional land use categories under the *ShapingSEQ* influences the extent and type of growth that can potentially be accommodated within each of the study areas (refer Box 1). Where a change to the regional land use category of certain land within the study areas to facilitate future development may be warranted, then this has been identified for those study areas. The intention is to utilise the Growth Management Strategy to inform Council's submission on the next *ShapingSEQ*.

Box 1 – ShapingSEQ Regional Land Use Categories

> **Rural Living Areas**
>
> Under the regional plan, the intent for Rural Living Areas is to 'consolidate rural residential development in suitable locations providing for housing and lifestyle choice, while limiting the impact of its inefficient use of land on other values, functions and opportunities in SEQ'. The SEQ regulatory provisions apply to land in the RLA, limiting certain types of urban development, but generally allowing rural residential development in appropriate circumstances.
>
> **Note:** Rural residential development is large lot development, generally without reticulated sewerage, and typically in a rural, semi-rural or conservation setting.
>
> **Urban Footprint**
>
> The Urban Footprint identifies land within which South East Queensland's urban development needs to 2041 can be accommodated in a way consistent with the goals, elements and strategies of ShapingSEQ. The area incorporates the full range of urban uses including housing, industry, business, infrastructure, community facilities and other integral components of well-planned urban environments, such as local areas for sport and recreation and urban open space. The priority for developing land in the Urban Footprint is to accommodate urban growth. However, the Urban Footprint is not an urban zone and does not imply that all land can be developed for urban purposes.
>
> Land in the Urban Footprint may be unsuitable for urban purposes for other reasons including constraints such as land slope and scenic amenity, and the need to protect significant vegetation, which may include environmental significance and parts of the regional biodiversity network. The Regional Plan relies on local government planning schemes to determine the most suitable zone for each land parcel within the Urban Footprint.
>
> **Regional Landscape and Rural Production Area**
>
> The Regional Landscape and Rural Production Area (RLRPA) is a large and important part of SEQ and the intent of the RLRPA is to:
>
> - protect the values of this land from encroachment by urban and rural residential development;
>
> - protect natural assets and regional landscapes; and
>
> - ensure the sustainable use and management of this land to support development and economic growth of rural communities and industries.

9.2 Region-wide strategy

The Growth Management Strategy provides direction on how growth in the Scenic Rim region is planned and prioritised, up to 2041.

Growth is prioritised in Beaudesert because it is the Principal Rural Activity Centre for the region and acts as the CBD for Scenic Rim, containing the majority of planned dwelling and employment growth, as well as being serviced by current and planned infrastructure. This is supported by the Major Rural Activity Centre of Boonah and a range

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of other significant townships each containing their own unique character and attributes including Kalbar, Aratula, Peak Crossing and Harrisville and the major township/tourist destination of Tamborine Mountain, Tamborine (Village), Canungra and Kooralbyn. Each of these areas will contribute towards future growth for the region.

The major employment area of the Bromelton SDA also has the potential to be a significant industrial employment generator for the region, and is of State significance. However, key upgrades to the Mount Lindesay Highway freight route and the delivery of the Kagaru to Acacia Ridge and Bromelton section of Inland Rail are fundamental pieces of infrastructure which will be required to catalyse the development of Bromelton.

Although there are some region-wide growth issues, each study area has unique planning and/or infrastructure challenges and local growth strategies are therefore provided within this section for each location, to advance the Planning Principles established within the Growth Management Strategy.

Overall, the strategies for growth presented for the key locations represent a fit-for-purpose and evidence-based approach to growth planning, having regard to the Scenic Rim's unique position in the South East Queensland Region as a primarily rural region on the urban periphery.

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9.3 Aratula

9.3.1   Context

Located at the foot of Cunningham's Gap on the Cunningham Highway, the village of Aratula has an important role for tourism and road transport, with its strategic location linking the western side of the Scenic Rim with Ipswich to the north and Warwick to the south. Aratula is a popular rest stop for travellers of both freight and tourism.

The town is focussed on the main commercial strip along the Cunningham Highway and businesses include service stations, a general store and bakery. Aratula also has a primary school and a community sports centre.

9.3.2   Housing

Existing housing in Aratula is characterised by single dwellings on larger lots. Older housing dating from the pre-WWII period is centred around Elizabeth and Phillip Street and more recent acreage developments are focussed around Adam Drive and to the south around Charlwood Road.

The housing needs assessment identified that Aratula is a relatively affordable locality in regard to housing cost (proportion of household income spent on housing costs lower than the broader Scenic Rim LGA). However, a high small households to small dwelling ratio suggests an undersupply of small dwellings in Aratula, which may result in the need to ensure that new development includes dwellings for smaller households.

Housing land supply

Dwellings as at 2016	Current planned* additional residential lots	Additional proposed residential lots#	Total dwellings by 2041
231	548	0	779
% share of planned and proposed growth across all study areas#	3.7%		

*Land currently zoned for additional residential lots in the *Scenic Rim Planning Scheme 2020*

additional proposed lots in GMS study area strategies (where relevant)

% includes growth planned plus proposed lots (where relevant) among all GMS study areas

9.3.3   Employment land and jobs

Aratula is contained within the Balance Boonah catchment as part of the Boonah SA2. The catchment as a whole is anticipated to increase from 1,613 workers in 2016 to 2,049 workers in 2041.

Consistent with historic uses, employment in the agriculture, forestry and fishing industry is expected to account for the highest volume of workers in the Boonah balance area, however this industry is expected to demonstrate little to no growth between 2016 and 2041. The most significant employment growth is expected to be in the mining and other services industries.

The employment lands assessment has also determined that while Aratula currently does not have any vacant land zoned for employment purposes within the Township zone, there are some underutilised sites which could be redeveloped for employment purposes as required. There is a small amount of vacant Industry zoned land. On balance, the Growth Management Strategy has not identified any significant issues to be addressed regarding employment land.

The Boonah Balance catchment could potentially achieve a total employment yield of an additional 863 jobs to 2041, based on the development of vacant and underutilised employment zoned lands. This jobs capacity, which is based on the available employment land, is greater than that required for the projected employment growth.

Employment land supply in the Boonah Balance catchment

Jobs as at 2016	Projected total jobs to 2041	Projected employment growth	Total capacity of additional jobs 2016-2041 for employment zoned lands*
1,613	2,049	436	863

*employment zoned lands relates to land in the following zones:
- Major Centre;
- District Centre;
- Neighbourhood Centre;
- Local Centre;
- Mixed Use;
- Industry;
- Special Purpose (i.e. Bromelton SDA);
- Major Tourism;
- Minor Tourism;
- Community Facilities; and
- Township.

The projected total jobs to 2041 figure above represents the total number of jobs for the catchment, which may also occur on land that is not specifically zoned as employment lands – for example, in rural or rural residential areas, or mobile workers.

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9.3.4   Local Growth Issues

Based on the dwelling and employment land supply analysis underpinning this Growth Management Strategy, Aratula has existing capacity under the *Scenic Rim Planning Scheme 2020* to support further dwelling and employment growth up to 2041 and beyond.

However, the following local growth issues have been identified and addressed in the proposed growth strategies to ensure the continued growth of Aratula supports further development of the town as a thriving local centre while protecting and enhancing existing qualities, including existing neighbourhood character and local ecosystems:

- The land in the Low Density Residential Zone in Aratula has capacity to provide for relatively significant growth in the locality, however this potential growth is currently not supported or prioritised through planned trunk infrastructure networks in the Local Government Infrastructure Plan.

- Aratula has traditionally been a popular rest-stop for travellers on the Cunningham Highway and acts as a gateway to the Scenic Rim for tourists driving from the Southern Downs Region and New South Wales. The current streetscape environment along the Cunningham Highway has the potential for further enhancement for pedestrian activity and improved carparking and amenities (e.g. upgraded toilet block and picnic area). Such measures would assist in creating a welcoming entry statement for the Scenic Rim and generate local economic benefits by encouraging tourists to spend more time in Aratula and visit local shops.

- There is existing vacant industrial land and underutilised commercial land zoned in Aratula that could support further local business and employment opportunities. Streetscape enhancements, combined with additional dwelling growth could assist in activating the potential of this land.

- The housing needs assessment has identified that there will be an increased demand for dwellings to accommodate smaller households in Aratula by 2041.

- Within Aratula, there is limited potential to protect biodiversity linkages that support movement of fauna in the region. The existing waterways, vegetation and gullies that traverse Aratula have the potential to further support biodiversity linkages that could be protected in the *Scenic Rim Planning Scheme 2020* and implemented in future development and Council-led initiatives.

- The proposed strategies to address these growth issues are identified in Table 16 and illustrated on the Aratula study area map.

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Table 16 - Aratula Growth Strategies and Implementation

Growth Strategy	GMS Planning Principle	Implementation	Indicative Timing
1 Residential growth in Aratula is prioritised on existing land which is well-located and zoned for residential purposes and supported by suitable planned trunk infrastructure networks.	Development is prioritised in locations which have direct access to and/or will directly benefit from the provision of infrastructure (including planned trunk infrastructure) through appropriate land use initiatives.	In a review of the Local Government Infrastructure Plan, consider identifying land in Aratula in a Priority Infrastructure Area to encourage growth in coordination with planned infrastructure.	In alignment with the review of the Local Government Infrastructure Plan required by June 2025.
2 Streetscape improvements enhance pedestrian amenity and conveniences for tourists and travellers to create a strong sense of place for Aratula as a gateway to the Scenic Rim Region and support further opportunities for local businesses.	Further investment and business activity, including tourism, is supported through measures that enhance streetscape, built form and character of the region's diverse local centres to achieve a stronger sense of place and improve liveability of local communities, thereby providing both an economic and social dividend to the local communities.	Investigate opportunities to implement streetscape improvements and improved amenities to encourage a more activated village centre and stronger sense of place in recognition of Aratula's role as a gateway to the Scenic Rim.	Ongoing and in alignment with the priorities of Council's Vibrant and Active Towns and Villages Program.
3 Development in Aratula provides for a range of housing types to meet the projected needs of the population.	Development supports the projected housing needs of the local population through the provision of a variety of housing types to ensure that a range of housing options are available for residents to continue living in their local communities through all stages of life.	Review the master planning requirements of the *Scenic Rim Planning Scheme 2020* to ensure that new development in Aratula continues to cater for the projected housing needs of the community.	Commence *Scenic Rim Planning Scheme 2020* amendment in 2022 - third quarter.
4 Important biodiversity corridors in Aratula are protected and enhanced to support local biodiversity and linkages between existing areas of ecological significance in the region.	Development provides for the protection, maintenance and/or enhancement of environmental values and features, including unique World Heritage areas, contributing to a local and regional network of linkages, corridors and other environmentally significant areas.	Through a region-wide investigation of important biodiversity corridors, identify and protect biodiversity corridors and linkages in Aratula for implementation through the Environmental Significance Overlay in the *Scenic Rim Planning Scheme 2020*.	Commence investigations to inform policy options in 2022 - third quarter.

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ARATULA STUDY AREA

Investigate opportunities to
implement streetscape improvements
and create activated village
centre – recognition of gateway role
to the Scenic Rim

Through a review of the LGIP,
consider inclusion of land to
accommodate growth in a PIA

Investigate opportunities to
identify local biodiversity
connectivity and
future ecological corridors

LEGEND
→ Opportunities for local
conservation corridors
Constraints
Proposed PIA
Current SRRC Land Use Zoning
Rural
Low Density Residential
Rural Residential
Township
Community Facilities
Industry
Recreation & Open Space

0   150   300 m

N

SEQ REGIONAL PLAN
LAND USE CATEGORIES

Urban Footprint
Regional Landscape
and Rural Production Area

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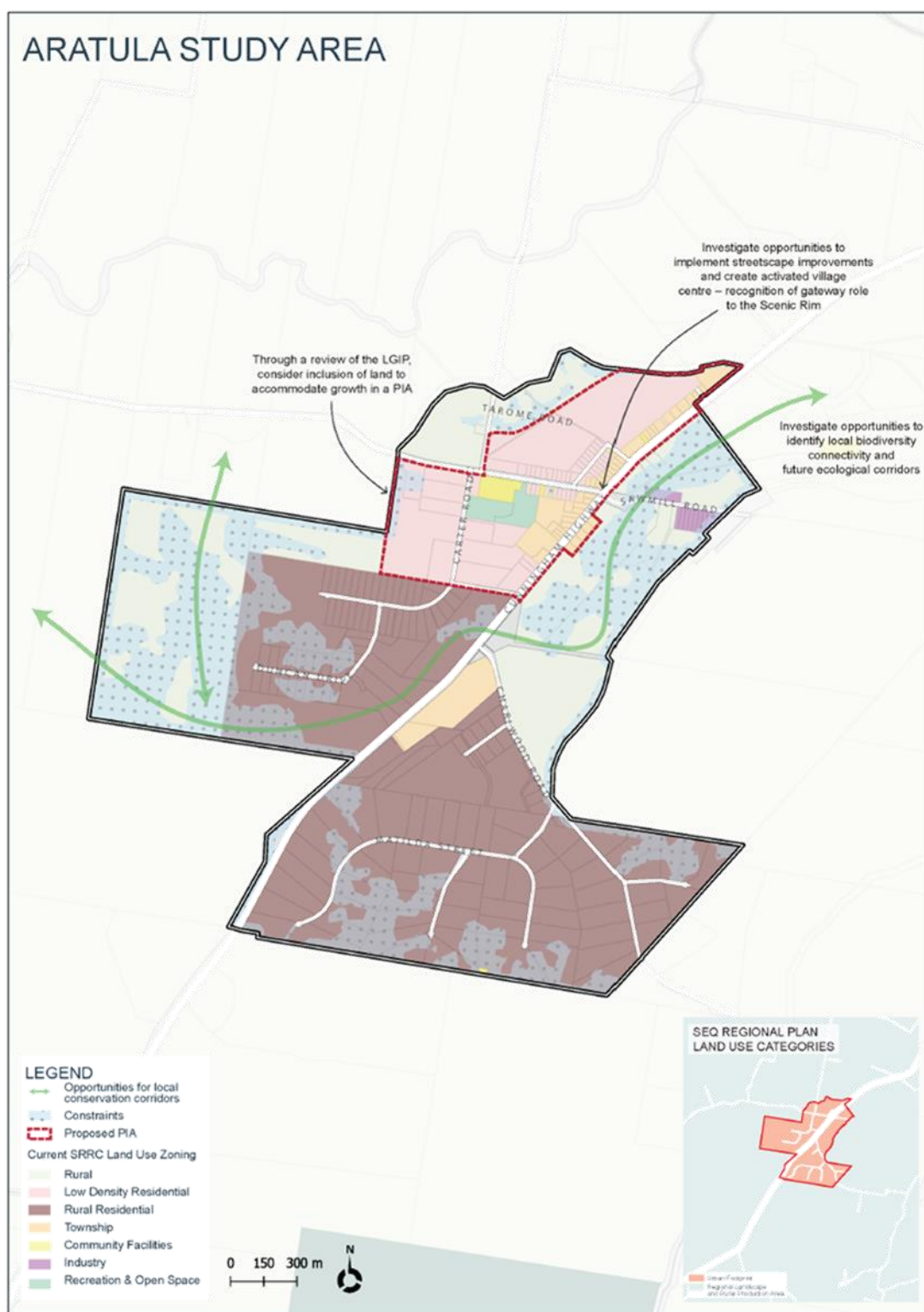
9.4 Beaudesert and Gleneagle

9.4.1 Context

Beaudesert is the Principal Rural Activity Centre of the region and the primary focus for accommodating significant residential and employment growth in the region over the next twenty years and beyond. The town is currently home to over 7,000 people who value the relaxed rural lifestyle, strong community ties, the country town character, access to national parks and recreation and the scenic landscape setting.

Beaudesert is located in a rural landscape with the Birnam Range rising to the east and the Logan River floodplain bordering the town to the west. Waters Creek, Fishers Gully and Spring Creek are the main waterways traversing the town. The land surrounding Beaudesert is used for various rural purposes including dairy farming, cropping, beef cattle and equine activities.

Beaudesert is a relatively well serviced rural activity centre, retaining many traditional Australian country town characteristics. Focal points of the town include the Brisbane Street war memorial, Jubilee Park, showgrounds, public swimming pool, cultural centre, historical museum and golf course. The town also supports a number of regional services including the Council administration centre, public hospital, court house, library and information centres, residential care facilities, emergency services and primary and high schools. There are also many sporting clubs and community organisations.

As with many rural service centres, employment in Beaudesert occurs in many different sectors, with manufacturing, retail, healthcare, public administration and construction all being represented. Beaudesert is serviced by four supermarkets, however for specialist shopping, most residents travel to larger urban centres outside the region, including Logan and the Gold Coast. A limited weekday bus service connects Beaudesert with Brisbane.

9.4.2 Housing

Beaudesert has experienced modest population growth in recent years, predominantly accommodated within new housing estates to the east and north of the town centre.

The existing housing stock largely comprises detached houses and there is a comparatively small proportion of medium density housing forms (i.e. units and townhouses) dispersed throughout the town. There are new residential developments currently under development on the outskirts of the town centre including the Oaklands Estate to the east, Spring Creek to the south and The Outlook to the north.

Other housing options available in the township include two retirement villages, a caravan park and rural residential allotments on the periphery. Within the Beaudesert/Gleneagle study area, projected significant changes to household composition to 2041 include:

- Increases in the incidence of lone person households;

- Increasing incidence of couple families with no children, with this being the most significant family composition as of 2041;

- The number of three person households is expected to double from 2,235 households in 2016 to 4,499 households in 2041; and

- There may be a shortfall in independent living units and residential aged care units in Beaudesert.

Consideration should be given to housing for ageing populations and, as there is a higher proportion of household income spent on housing costs compared to the rest of the Scenic Rim, housing affordability could be a potential issue in the future for Beaudesert. A similar imbalance between small households and small dwellings compared to the broader region, also suggests the need to provide a moderate number of more small dwellings.

Housing land supply

Dwellings as at 2016	Current planned* additional residential lots	Additional proposed residential lots#	Total dwellings by 2041
3,372	6,389	2,668	12,429
% share of planned and proposed growth across all study areas	62.4%		

*Land currently zoned for additional residential lots in the *Scenic Rim Planning Scheme 2020.*

additional proposed lots in GMS study area strategies (where relevant)

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%Includes growth planned + proposed lots (where relevant) among all GMS study areas

9.4.3   Employment land and jobs

Employment in the Beaudesert catchment is anticipated to accommodate the majority of new jobs for the region, increasing from 4,125 workers in 2016 to reach 7,435 workers in 2041. Health care and social assistance will remain the largest employer, however, the education and training industry and construction industry are also expected to grow significantly.

High growth in employment in mining and electricity, gas, water and waste services is also expected between 2016 and 2041.

The catchment comprises a number of vacant and underutilised employment zoned sites and could potentially achieve a total employment yield of 4,153 additional jobs to 2041 on employment zoned lands. This jobs capacity, which is based on the available employment land, is greater than that required for the projected employment growth.

The current Council-led Beaudesert Enterprise Precinct expansion project supports further local jobs and business opportunities by making 11 hectares of industrial land available for small to medium-sized industries and makes a significant contribution to land supply for jobs in Beaudesert.

Employment land supply in the Beaudesert catchment

Jobs as at 2016	Projected total jobs to 2041	Projected employment growth	Total capacity of additional jobs 2016-2041 for employment zoned lands*
4,125	7,435	3,310	4,153

*employment zoned lands relates to land in the following zones:
- Major Centre;
- District Centre;
- Neighbourhood Centre;
- Local Centre;
- Mixed Use;
- Industry;
- Special Purpose (i.e. Bromelton SDA);
- Major Tourism;
- Minor Tourism;
- Community Facilities; and
- Township.

The projected total jobs to 2041 figure above represents the total number of jobs for the catchment, which may occur on land that is not specifically zoned as employment lands – for example, in rural or rural residential areas, or mobile workers.

9.4.4   Major transport networks

Transport within Beaudesert is primarily based on the private motor vehicle, with some limited public transport services to surrounding areas. The Mount Lindesay Highway is the primary access connecting Beaudesert and its surrounding communities to the north (Brisbane and Gateway Motorway) and the south (New South Wales, Summerland Way). Other major arterial connections are provided along Beaudesert-Boonah Rd to the west and Beaudesert-Nerang road to the east towards the Gold Coast.

A large number of heavy freight vehicles currently use the Mount Lindesay Highway to transfer between Brisbane and NSW and the route provides the key access to the Bromelton State Development Area. However, upgrades are urgently needed to improve the efficiency and capacity of the highway to support its role as a major freight route. A bypass that connects the highway directly to Bromelton from the north of Beaudesert is also needed to catalyse future growth at the Bromelton State Development Area.

The Salisbury to Beaudesert Rail Corridor forms part of the Queensland Government's long-term vision for the South East Queensland passenger rail network. The corridor has been identified in various Queensland Government planning publications, including the *ShapingSEQ* which identifies the corridor to support the expansion of passenger rail to Flagstone and Beaudesert.

The provision of improved public transport passenger services and critical upgrades to key road and rail infrastructure (including the Mount Lindesay Highway and Inland Rail) are needed in order to catalyse growth opportunities within Scenic Rim and help the region achieve its employment and dwelling supply benchmarks.

9.4.5   Local Growth Issues

9.4.5.1   Land Supply

As the Principal Rural Activity Centre in the region, Beaudesert is expected to take the majority share of the region's population growth to 2041. The *ShapingSEQ* identifies Beaudesert as a major expansion area, which means development to accommodate growth is primarily expected to occur on land outside the existing urban area boundary.

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This was previously known as 'greenfield development'.

There are currently 523 hectares of developable land in Beaudesert that is zoned and available for residential purposes, however, additional land within the Urban Footprint and prioritised trunk infrastructure will be required to support the projected growth for Beaudesert by 2041 in a way that achieves the desired neighbourhood character and housing options and the *ShapingSEQ* dwelling supply benchmarks.

The Beaudesert study area map identifies land that is suitable to provide for additional housing growth (recommended for inclusion in the Low-medium density or Medium Density Zone), having regard to:

- the capacity to connect to existing and planned infrastructure networks (including reticulated water and sewer);
- its relatively unconstrained physical characteristics; and
- its location that supports the logical sequencing of urban expansion.

This additional area would provide the availability of more options to encourage growth in Beaudesert, significantly contributing towards overall dwelling supply requirements under *ShapingSEQ* and support the projected housing needs of the growing population.

9.4.5.2   Built form, neighbourhood character and housing diversity

A key issue identified by the community in the consultation survey for the Growth Management Strategy related to concerns about increased density of housing and small residential lots that have the potential to change the character of the region's centres, towns and villages. The current minimum average lot size of 700m^2 in the Low-medium Density Residential Zone under the *Scenic Rim Planning Scheme 2020* is relatively large and will continue to provide for a point of difference in terms of urban form and character, which distinguishes it from other growth areas in SEQ, creating typical planned neighbourhoods which promote a sense of place.

Notwithstanding, the Housing Needs Analysis identified that the projected population for Beaudesert will need more housing that caters for smaller households, such as smaller dwellings,

multiple dwellings and dual occupancies. There will also be a greater demand for retirement and residential care facilities in Beaudesert as the population ages, so it is important that the *Scenic Rim Planning Scheme 2020* facilitates development for these housing types and considers the need for more accessible housing for the ageing population and people with disabilities in well-serviced locations.

9.4.5.3   Infrastructure to support development and orderly sequencing of development

Additional growth in Beaudesert will need to be supported by planned trunk infrastructure, which is prioritised and sequenced through the Local Government Infrastructure Plan. The additional land that is proposed to be made available for residential growth in Beaudesert will need to be considered in terms of its development sequencing up to 2041. Subject to a review of the current Local Government Infrastructure Plan, there may be a need to expand the existing Priority Infrastructure Area in Beaudesert to encourage growth and ensure there is sufficient supply of serviced land to meet the *Shaping*SEQ dwelling supply benchmark.

The preferred sequencing of development in Beaudesert up to 2041 has been identified in the sequencing map provided in this section. The proposed sequencing seeks to ensure that new development:

- aligns with planned infrastructure availability;
- has convenient access to existing services and infrastructure to support liveable neighbourhoods; and
- generally reflects a logical development pattern for expansion into greenfield areas.

9.4.4.4   Creating active streetscapes and a strong sense of place for the Principal Rural Activity Centre

Presently, the town centre of Beaudesert would benefit from improved urban form and streetscape qualities that provide a strong sense of place and reinforce the role of Beaudesert as the Principal Rural Activity Centre and cultural centre of the region. The Council-led revitalisation of Beaudesert's town centre is currently underway to make infrastructure and streetscape improvements to the heart of the town, while maintaining the unique

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character of the area and creating welcoming public spaces.

This revitalisation aims to deliver a built environment which resonates with residents, provides a relaxed rural atmosphere, and also yields a social and economic dividend for the Beaudesert community.

The proposed new Beaudesert Community Hub is the central focus of the revitalisation project and the new Library will offer facilities, activities and resources for use by the whole community including local businesses.

The current revitalisation project for Beaudesert, as well as new developer-led complementary development in the Town Centre will support Beaudesert as the cultural centre of the region with plenty of activities to enjoy both day and night.

9.4.5.5   Protection of biodiversity corridors and linkages

Within the existing and future areas of Beaudesert planned for urban purposes, there is limited potential to protect biodiversity linkages that support movement of fauna in the region. The existing waterways, vegetation and gullies that traverse Beaudesert have the potential to further support biodiversity linkages that could be protected in the *Scenic Rim Planning Scheme 2020* and, implemented in future development and Council-led initiatives.

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Table 15 Beaudesert Growth Strategies and Implementation

Growth Strategy	GMS Planning Principle	Implementation	Indicative Timeframe
1 New housing and neighbourhoods provide a point of difference in terms of urban form and character, which distinguishes it from other growth areas in SEQ, creating typical planned neighbourhoods which promote a sense of place. In considering additional land to accommodate projected population growth in Beaudesert, ensure that new development in greenfield areas: • accommodates higher densities (in a Medium Density Residential Zone) in well-located neighbourhoods close to the town centre, parks and future public transport routes; and • is master-planned to ensure well-planned neighbourhoods, efficient use of infrastructure and provision of a range of housing types to meet projected housing needs.	Development within urban areas provides for housing diversity and choice, providing a range of allotment sizes and densities relevant to a rural based environment, which facilitates high quality design outcomes.	As part of a future *Scenic Rim Planning Scheme 2020* amendment, review land in the Urban Footprint in Beaudesert and consider rezoning for residential purposes in the *Scenic Rim Planning Scheme 2020* based on the Growth Management Strategy Map for Beaudesert.	Commence *Scenic Rim Planning Scheme 2020* amendment in 2022 - third quarter.
2 New development in Beaudesert ensures that a range of dwelling types are provided to meet the identified need for more dwellings for	Development supports the projected housing needs of the local population through the provision of a variety of housing types to ensure that a range of housing	1. Review the master planning requirements in the *Scenic Rim Planning Scheme 2020* to ensure that new residential master planned areas provide a range of housing types to meet the projected	1. Commence Planning Scheme amendment in 2022 - third quarter

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Growth Strategy	GMS Planning Principle	Implementation	Indicative Timeframe
smaller households and more Retirement facilities and Residential care facilities.	options are available for residents to continue living in their local communities through all stages of life.	housing needs of the population. In particular, consider the need to provide for smaller households and the need to provide accessible housing for the ageing population and people with disabilities. 2. Review the *Scenic Rim Planning Scheme 2020* to consider incentives to encourage development of residential care facilities and retirement facilities, within appropriate locations within the Beaudesert/Gleneagle Study Area. Options for investigation include lowering the level of assessment in residential or mixed use zones or reducing infrastructure charges.	2. Review the Adopted Infrastructure Charges policy in conjunction with the *Scenic Rim Planning Scheme 2020* amendment in 2022 - commencing in third quarter.
3 Residential growth in Beaudesert is prioritised on existing land which is well located and zoned for residential purposes and supported by suitable planned trunk infrastructure networks.	Development is prioritised in locations which have direct access to and/or will directly benefit from the provision of infrastructure (including planned trunk infrastructure) through appropriate land use initiatives.	In a review of the Local Government Infrastructure Plan, consider identifying additional land in Beaudesert/Gleneagle for inclusion in the Priority Infrastructure Area to encourage growth in coordination with planned infrastructure.	In alignment with the review of the Local Government Infrastructure Plan required by June 2025.
4 Streetscape and enhancements to the built form and community facilities in Beaudesert provide a strong sense of place and active centre both night and day and reinforce its role as the Principal Rural Activity Centre and cultural centre for the Scenic Rim.	Further investment and business activity, including tourism, is supported through measures that enhance streetscape, built form and character of the region's diverse local centres to achieve a stronger sense of place and improve liveability of local communities, thereby providing both an economic and social	1. Continue the Council-led revitalisation project for the Beaudesert Town Centre to make infrastructure and streetscape improvements to deliver a built environment which resonates with residents, provides a relaxed rural atmosphere, and also yields a social and economic dividend for the Beaudesert community. 2. Through the implementation of the *Scenic Rim Planning Scheme 2020*	Ongoing and in alignment with the priorities of Council's Vibrant and Active Towns and Villages Program.

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Growth Strategy	GMS Planning Principle	Implementation	Indicative Timeframe
	dividend to the local communities.	(development assessment), ensure that the scale of new development in the centre accurately reflects the economic role Beaudesert serves within the region and that the built form promotes rejuvenation through high quality architecture and landscape design, building robustness and flexibility.	
5 Improvements to the Mount Lindesay Highway increase safety and efficiency of the north-south arterial route, as well as increased capacity in its role as a major freight route for the Bromelton State Development Area, thereby supporting its role as a key economic driver for growth in Beaudesert.	Long term land use policy supports and enables region shaping and regionally significant infrastructure projects, which is critical in achieving the strategic vision for growth in the region.	1. Prepare a Transport Strategy (including transport modelling), which will provide direction for the transport system through to 2041, which can be used to proactively advocate with other key stakeholders. 2. Continue to advocate for critical State-provided infrastructure upgrades, through platforms including the: • SEQ Regional Planning Committee; • SEQ City Deal; • review of the SEQ Regional Transport Plan; • Federal infrastructure funding initiatives. 3. Continue to develop a comprehensive evidence base to support ongoing, pro-active encouragement for government agencies to develop strategic enabling infrastructure.	Commence 2022 Ongoing and in consultation with the Queensland Government Ongoing and in consultation with the Queensland Government
6 Important biodiversity corridors in Beaudesert are protected and enhanced to support local biodiversity and linkages between existing areas of ecological significance in the region.	Development provides for the protection, maintenance and/or enhancement of environmental values and features, including unique World Heritage areas, contributing to a local and regional network of linkages, corridors and other	Through a region-wide investigation of important biodiversity corridors, identify and protect biodiversity corridors and linkages in Beaudesert for implementation through the Environmental Significance Overlay in the *Scenic Rim Planning Scheme 2020*.	Commence investigations to inform policy options in 2022 - third quarter.

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Growth Strategy	GMS Planning Principle	Implementation	Indicative Timeframe
	environmentally significant areas.		

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BEAUDESERT SEQUENCING

DWELLING SUPPLY

Current existing dwellings 3,372

Current planned dwellings 6,646

Current planned dwellings inside the PIA 3,120

Total planned dwellings in proposed extension to the PIA 5,490

Proposed additional dwellings (subject to future rezoning and outside PIA) 2,512

LEGEND

☐ Priority Infrastructure Area

Sequencing order

■ 1

■ 2

■ 3

☐ Not needed within 2041 planning horizon

0   0.5   1 km

N

64
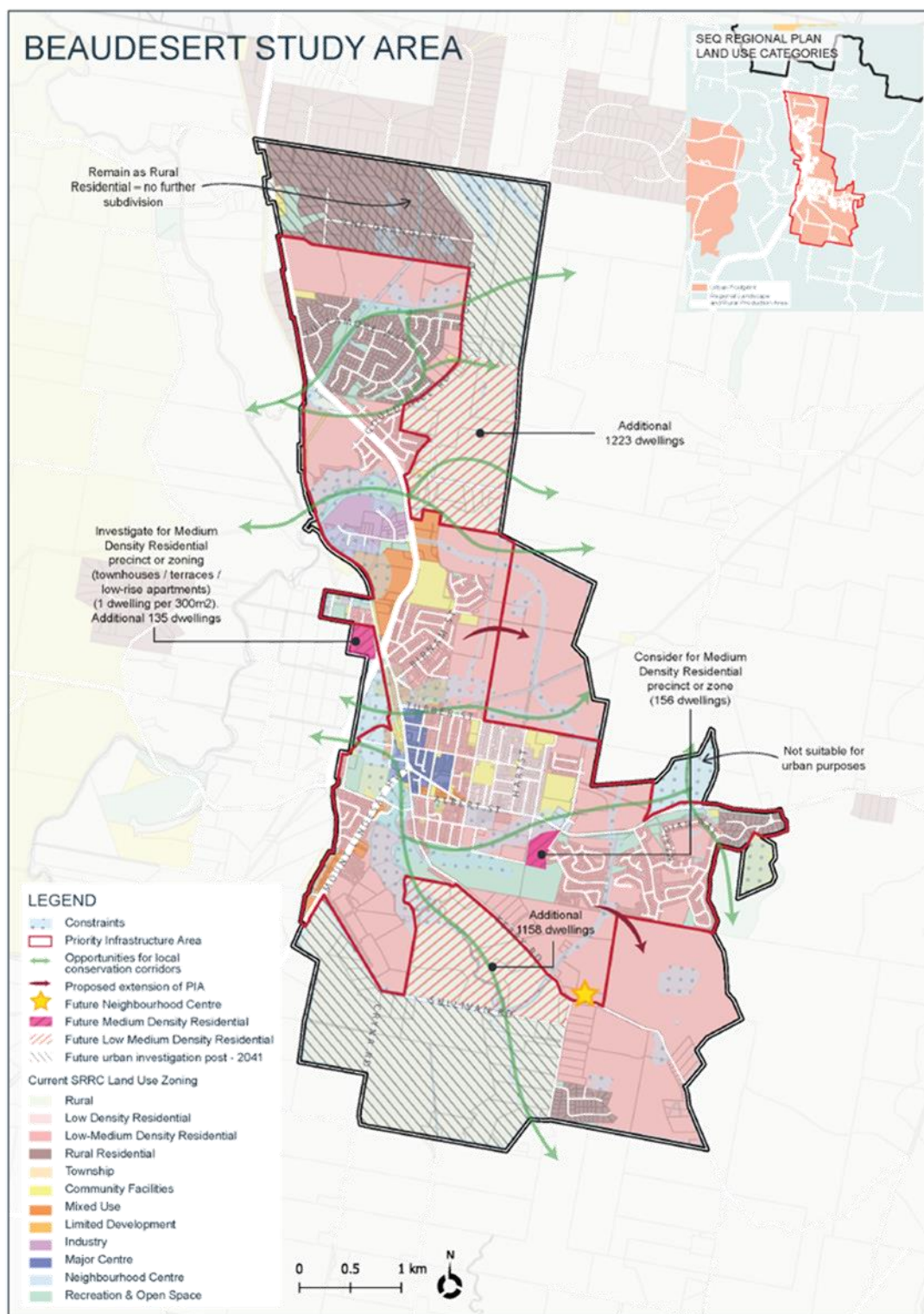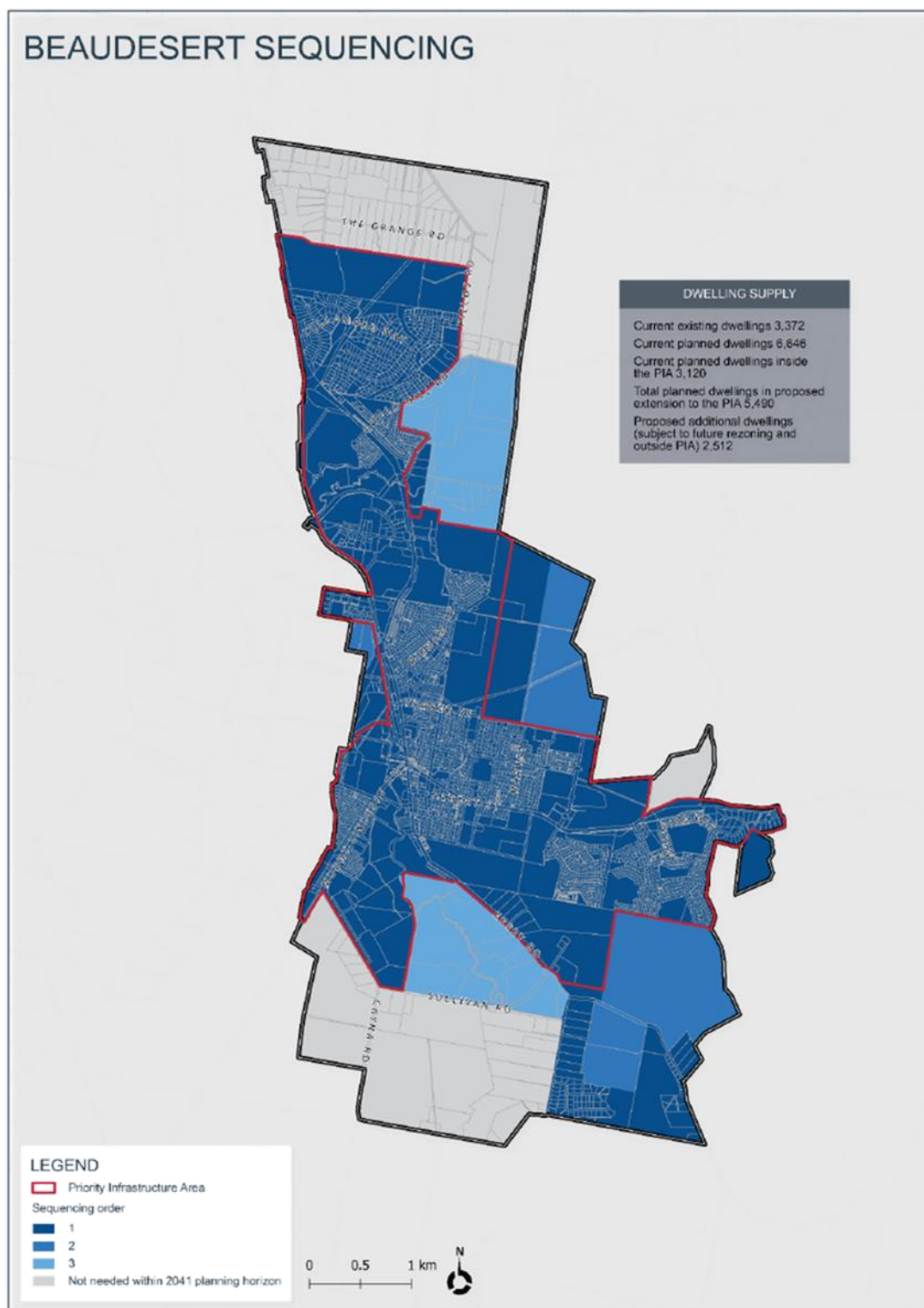
9.5 Boonah

9.5.1 Context

Boonah is a thriving rural town and a hub for recreation, tourism, health, education and sustainable living. The town generates a high level of regional activity and is constantly enlivened through events, activities and community celebrations. It has a high level of amenity reflective of the value and significance of rural activities to the local economy, character and lifestyle of the area.

Boonah's traditional 'High Street' character provides an important sense of place for residents and visitors and as a District Centre (and Major Rural Activity Centre as identified within the *ShapingSEQ*), the town provides affordable, attractive and diverse housing with convenient access to the centre, recreation and other services.

Boonah is serviced by water and sewer and has good connectivity to employment centres as well as the surrounding rural economic base.

Industrial activities operate in the large underutilised industrial area to the south of the town centre, with a smaller industrial area accessed from Mount French Road.

9.5.2 Housing

Beyond the traditional built form and subdivision pattern of Boonah's town centre core, development that has occurred over the last three decades is generally characterised by larger residential lots (800m2 or greater) in the vicinity of Bruckner Hill Road and west of Hoya Road, as well as acreage lots (4000m2 or greater) in the newer estates around Stacey Drive and Robson Road to the north.

The population of the Boonah Study Area is 3,691 persons and 1,394 dwellings identified in the 2016 Census.

Due to an ageing population, Boonah will need to account and plan for the accommodation of an older demographic before most other areas within the region.

A marginally lower proportion of household income spent on housing costs compared to the Scenic Rim LGA, suggests that housing affordability is not a major concern in this area.

Whilst there is a slight imbalance in the number of small households versus small dwellings compared to the rest of the region, the undersupply of small dwellings is not a major concern in Boonah.

Housing land supply

Dwellings as at 2016	Current planned* additional residential lots	Additional proposed residential lots#	Total dwellings by 2041
1394	2,220	0	3,614
% share of planned and proposed growth across all study areas#	15.3%		

*Land currently zoned for additional residential lots in the *Scenic Rim Planning Scheme 2020*
Additional proposed lots in GMS study area strategies (where relevant)
%Includes growth planned plus proposed lots (where relevant) among all GMS study areas

9.5.3 Employment land and jobs

The Boonah/Kalbar catchment represents one of Scenic Rim's major employment areas. Employment within the Boonah/Kalbar catchment is anticipated to increase from 2,274 workers in 2016 to 3,258 in 2041.

Within the Boonah / Kalbar catchment, growth is expected to be most significant in administrative and support services employment, relative to other industries, followed by employment growth in the electricity, gas, water and waste services. Employment in the health care and social assistance industry is also anticipated to demonstrate significant growth, making it the largest employing industry in the catchment (and Boonah SA2 as a whole).

The employment lands assessment indicates that there is sufficient vacant industry zoned land to accommodate growth within the Boonah / Kalbar catchment. It is anticipated that industrial take-up will most likely be directed towards vacant land parcels within the existing industrial precinct off Boonah Rathdowney Road.

To accommodate anticipated growth in commercial office and retail floor space demand, both vacant land and underutilised sites within District Centre zoned land in the Boonah / Kalbar catchment are likely to be required, as the remaining vacant sites may be insufficient to meet need, particularly if community facilities uses locate within centres zones.

The catchment could potentially achieve a total employment yield of 2,751 additional jobs to 2041, based on the vacant and underutilised employment zoned sites. This jobs capacity, which is based on the available employment land, is greater than that required for the projected employment growth.

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Employment Land Supply

Jobs as at 2016	Projected total jobs to 2041	Projected employment growth	Total capacity of additional jobs for employment zoned lands 2016-2041*
2,274	3,258	984	2,751

*employment zoned lands relates to land in the following zones:
- Major Centre;
- District Centre;
- Neighbourhood Centre;
- Local Centre;
- Mixed Use;
- Industry;
- Special Purpose (i.e. Bromelton SDA);
- Major Tourism;
- Minor Tourism;
- Community Facilities; and
- Township.

The projected total jobs to 2041 figure above represents the total number of jobs for the catchment, which may occur on land that is not specifically zoned as employment lands – for example, in rural or rural residential areas, or mobile workers.

9.5.4   Growth issues, strategies and implementation

Growth in Boonah has been slower than projected over the last decade for a variety of reasons, however, with new housing that offers country town living on larger lots and a relaxed lifestyle, Boonah continues to be a popular choice for residents choosing to settle in the Scenic Rim.

The following local growth issues have been identified. These ensure the continued growth of the Major Rural Activity Centre of Boonah supports further development of the thriving rural centre while protecting and enhancing existing qualities, including existing neighbourhood character and local ecosystems:

- Growth in Boonah will need to be supported by planned trunk infrastructure, which is prioritised and sequenced through the Local Government Infrastructure Plan. There may be a need to expand the existing Priority Infrastructure Area in Boonah to encourage growth and ensure there is sufficient supply of serviced land to meet the *ShapingSEQ* dwelling supply benchmark.
- The Boonah industrial estate to the south of the town centre provides a large area for potential local employment or business opportunities, however, the land is currently underutilised and opportunities to revitalise this area to promote

business investment and employment options may need to be explored.

- Within the existing and future areas of Boonah planned for urban purposes, there is potential to protect biodiversity linkages that support movement of fauna in the region. The existing waterways, vegetation and gullies that traverse Boonah have the potential to further support biodiversity linkages that could be protected through the *Scenic Rim Planning Scheme 2020* and implemented in future development and Council-led initiatives.

The Boonah study area map also outlines the growth management strategy for Boonah.

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Table 17 - Boonah Growth Strategies and Implementation

Growth Strategy	GMS Planning Principle	Implementation	Indicative Timing
1 Residential growth in Boonah is prioritised on existing land which is well located and zoned for residential purposes and supported by suitable planned trunk infrastructure networks.	Development is prioritised in locations which have direct access to and/or will directly benefit from the provision of infrastructure (including planned trunk infrastructure) through appropriate land use initiatives.	In a review of the Local Government Infrastructure Plan, consider identifying additional land in Boonah for inclusion in the Priority Infrastructure Area to encourage growth in coordination with planned infrastructure.	In alignment with the review of the Local Government Infrastructure Plan required by June 2025.
2 Development in Boonah provides for a range of housing types to meet the projected needs of the population.	Development supports the projected housing needs of the local population through the provision of a variety of housing types to ensure that a range of housing options are available for residents to continue living in their local communities through all stages of life.	Review the master planning requirements of the *Scenic Rim Planning Scheme 2020* to ensure that new development in Boonah continues to cater for the projected housing needs of the community, including smaller households.	Commence *Scenic Rim Planning Scheme 2020* amendment in 2022 - third quarter.
3 The Boonah industrial estate is activated through strategies that assist in realising the potential of the land to provide for further local employment and business opportunities.	Further investment and business activity, including tourism, is supported through measures that enhance streetscape, built form and character of the region's diverse local centres to achieve a stronger sense of place and improve liveability of local communities, thereby providing both an economic and social dividend to the local communities.	Consider Council-led strategies that support further activation and investment in the Boonah industrial estate, including: 1. Opportunities to implement streetscape/landscaping improvements, such as an attractive entry statement to encourage a more defined sense of place. 2. A reduction in infrastructure charges to incentivise new industrial development on vacant and underutilised land.	Ongoing and in alignment with the priorities of Council's Vibrant and Active Towns and Villages Program and Economic Development initiatives.

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Growth Strategy	GMS Planning Principle	Implementation	Indicative Timing
4 Important biodiversity corridors in Boonah are protected and enhanced to support local biodiversity and linkages between existing areas of ecological significance in the region.	Development provides for the protection, maintenance and/or enhancement of environmental values and features, including unique World Heritage areas, contributing to a local and regional network of linkages, corridors and other environmentally significant areas.	Through a region-wide investigation of important biodiversity corridors, identify and protect biodiversity corridors and linkages in Boonah for implementation through the Environmental Significance Overlay in the *Scenic Rim Planning Scheme 2020*.	Commence investigations to inform policy options in 2022 - third quarter.

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BOONAH STUDY AREA

SEQ REGIONAL PLAN
LAND USE CATEGORIES

Urban Footprint
Regional Landscape
and Rural Production Area

Through a review of the LGIP,
consider the extension of
the PIA to encourage development
on land that is easily serviced

SALT
GULLY

Investigate opportunities to
identify local biodiversity
connectivity and future
ecological corridors

TEVIOT
BROOK

Consider future options
to activate industrial estate

LEGEND

- Opportunities for local conservation corridors
- Constraints
- Priority Infrastructure Area
- Proposed extension of PIA

Current Planning Scheme Zoning
- Rural
- Low Density Residential
- Rural Residential
- Community Facilities
- Industry
- Mixed Use
- District Centre
- Recreation & Open Space

N

0   250   500 m

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9.6 Bromelton

9.6.1 Context

Located 6km west of Beaudesert, the Bromelton State Development Area (SDA) comprises 15,610ha of land planned to develop into an industrial area of regional, state and national significance. The Bromelton SDA was declared by the Coordinator General in 2008 as a State Development Area under the *State Development and Public Works Organisation Act 1971* and has been designed for large-scale, high-impact and difficult-to locate industry. This opportunity includes bio futures (i.e. biofuels and bioenergy projects), renewable energy projects and large-scale food processing operations.

The Bromelton SDA will be a driver of economic growth and employment in the wider region. The SDA's location adjacent to the standard gauge rail network enables future industries to access both intrastate and interstate markets. The initial stage of the SDA focuses on a 1,000 ha area located at the intersection of the Sydney-Brisbane rail corridor and Boonah-Beaudesert Road, and will incorporate large-scale buildings and structures, and key infrastructure that supports the SDA's intent as a regionally significant enterprise area.

SCT Logistics already has a large operation in the Bromelton SDA. With the imminent arrival of Inland Rail, proximity to Brisbane and the Port of Brisbane, Bromelton SDA has the potential to become the new logistics hub for South East Queensland over the next 20 years (as Acacia Ridge reaches maximum capacity and residential development continues to put pressure on its operation).

Businesses already established and operating in the Bromelton SDA include:

- SCT Logistics
- Gelita Australia Pty Ltd
- AJ Bush and Sons (Manufactures) Pty Ltd
- Bromelton Quarry
- The Neilsen Group
- Quickcell Technology Products Pty Ltd
- Beaudesert Waste Management Facility.

The Bromelton SDA provides land adjacent to Sydney-Brisbane rail corridor, that has sufficient buffers in place to cater for large freight and logistics operations as well as other medium to large scale industrial activities. It is one of only a very few locations where large-scale industry can reside within South East Queensland.

The rural areas of the SDA surrounding the industrial precinct will provide for the continuation of low impact rural and agricultural activities that are compatible with and able to operate near intensive industrial activities.

9.6.2 Housing

The Bromelton SDA is not planned to support further dwellings growth for the region as the role of the SDA is primarily to support industrial land uses.

9.6.3 Employment land and jobs

Bromelton is part of the Balance of Beaudesert catchment. Underutilised land is largely concentrated in the Balance Area within the Special purpose zone, driven by the Bromelton SDA.

Total employment within the Bromelton SDA resulting from industrial land take up is projected to increase from 100 persons in 2027 to 4,700 persons in 2041.

In addition to employment generated from industrial land take up within the Bromelton SDA, employment at the existing SCT Intermodal Facility is anticipated to increase and will support co-locating businesses within the SDA.

There will also be some longer term opportunities for employment within the local centre service precinct to be developed to support workers within the SDA.

9.6.4 Transport networks

Scenic Rim Regional Council cannot afford to fully fund large, significant infrastructure projects. These projects require Queensland and/or Australian Government funding. In order to access this funding, these major projects need to be discussed and awareness at the Queensland and Australian Government level raised.

A major barrier to growth and investment is the lack of supporting infrastructure to help Bromelton realise its potential as an economic driver for the Scenic Rim. Improvements of the Mount Lindesay Highway are needed to improve capacity and efficiency as a major freight network to support

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growth of the Bromelton SDA and the construction of the Woodhill-Bromelton link would greatly enhance the accessibility of Bromelton.

The planned ARTC inland freight rail from Calvert to Kagaru would also support Bromelton in realising its potential as a key inter-modal freight hub.

9.6.5 Growth issues, strategies and implementation

Land use in the SDA will be developed in accordance with the planning framework applicable to the SDA, being the Coordinator General's Development Scheme for the Bromelton State Development Area.

Given its significant size and lack of competing areas, as well as the development of Inland Rail, the Bromelton SDA has the potential to provide considerable economic benefits to the region, generating hundreds of valuable jobs. Unlocking these benefits will require working closely with the State Government, which controls all planning and development across the estate.

The following local growth issues have been identified for Bromelton and the Bromelton study area map also outlines the growth management strategy for Bromelton.

Table 18 Bromelton Growth Strategies

Growth Strategy	GMS Planning Principle	Implementation	Indicative timing
1 Investment in the Bromelton SDA is promoted for its potential to facilitate large scale, high-impact and difficult to locate industry and to support jobs growth for the region.	Development provides for long term, sustainable and diverse employment choices across a wide variety of sectors, leveraging the region's existing and future infrastructure and industries, particularly within the Bromelton SDA.	In partnership with the Queensland Government, continue to promote the Bromelton SDA as an ideal place for large-scale, high-impact and difficult-to locate industry, based on its competitive advantages in partnership with State Development, The Department of Transport and Main Roads and Office of the Coordinator General.	Ongoing and in consultation with the Queensland Government
2 Government agencies continue to be proactively encouraged to develop strategic enabling infrastructure such as the Inland Rail (including connection to Port of Brisbane), provision of key utilities and key freight transport road networks.	Long term land use policy supports and enables region shaping and regionally significant infrastructure projects, which are critical in achieving the strategic vision for growth in the region.	1. Prepare a Transport Strategy (including transport modelling), which will provide direction for the transport system through to 2041, and which can be used to proactively advocate with other key stakeholders. 2. Advocate for critical State-provided infrastructure upgrades, through platforms including the: • SEQ Regional Planning Committee; • SEQ City Deal; • Scenic Rim Strategic Coordination Group; • review of the SEQ Regional Transport Plan;	Commence mid-2022 Ongoing and in consultation with the Queensland Government

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Growth Strategy	GMS Planning Principle	Implementation	Indicative timing
		• Federal infrastructure funding initiatives. 3. Continue to develop a comprehensive evidence base to support ongoing, pro-active encouragement for government agencies to develop strategic enabling infrastructure.	Ongoing

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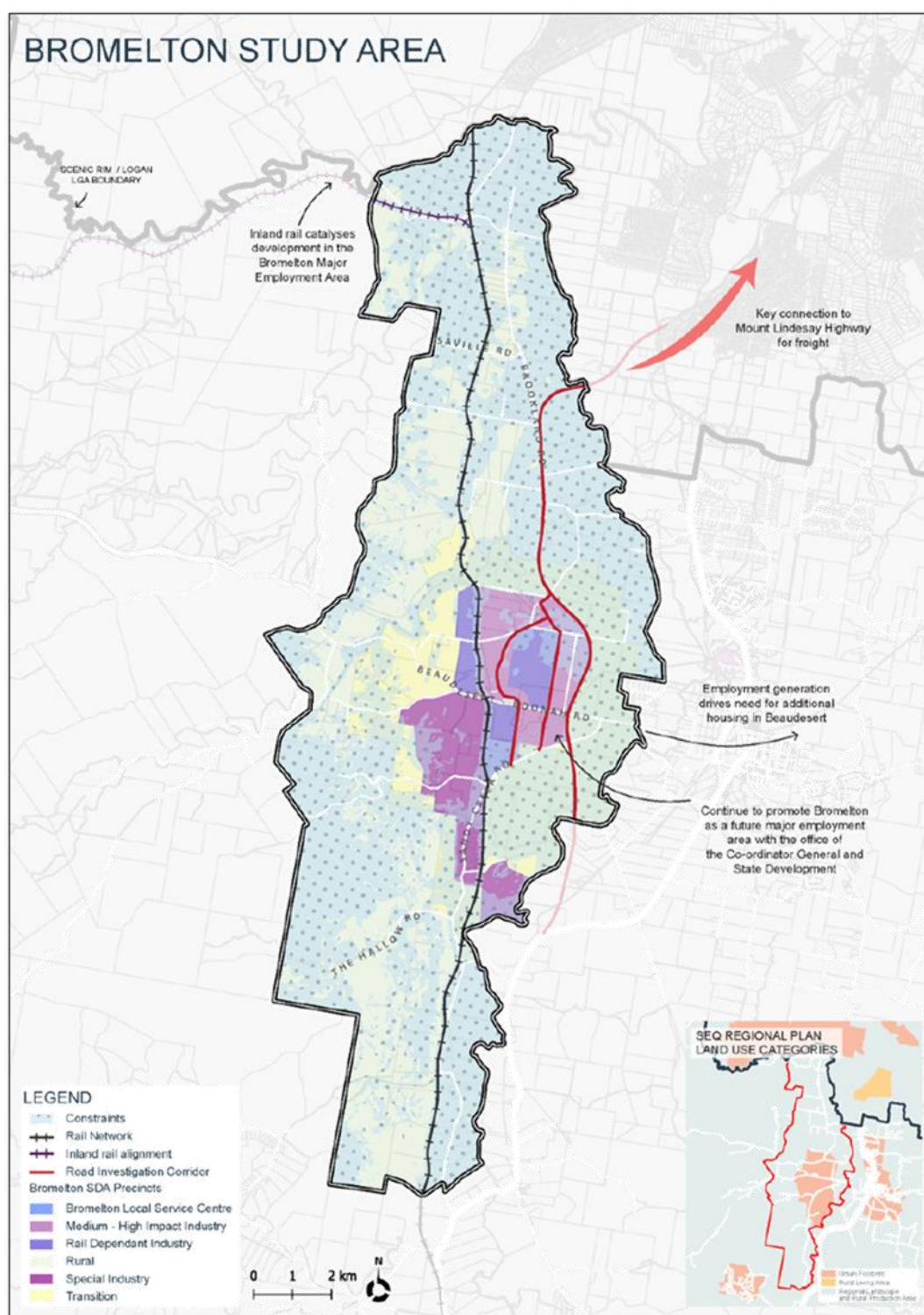
9.7 Canungra

9.7.1 Context

Canungra is a bustling local centre with a unique village atmosphere nestled in a backdrop of forested hills, including the western escarpment of Tamborine Mountain. Residents enjoy a semi-rural lifestyle available through a range of low-density residential and acreage living opportunities. The town centre is focussed on Christie Street which is also an established main street with traditional building forms, including the local primary school, that reinforce its historic character and provide a strong sense of place which is appreciated by both local residents and tourists alike.

Canungra serves as an important entry point to the Scenic Rim region, en-route to the popular tourist destinations of Binna Burra and O-Reilly's. It also operates as a destination in its own right, with many local attractions offering tourists unique experiences.

9.7.2 Housing

The population of Canungra is 1,809 persons as at 2016, with approximately 627 dwellings in the study area.

Having an average age similar to State trends, there do not appear to be any immediate implications for housing in Canungra, with housing affordability not being a major concern, based on the proportion of household income spent on housing costs, which are also similar to State trends.

The number of small households to small dwellings compared to the rest of Scenic Rim, suggests there may be a minor undersupply of small dwellings in Canungra.

Housing land supply

Dwellings as at 2016	Current planned* additional residential lots	Additional proposed residential lots#	Total dwellings by 2041
627	858	0	1,485
% share of planned and proposed growth across all study areas	6.0%		

*Land currently zoned for additional residential lots in the *Scenic Rim Planning Scheme 2020.*

additional proposed lots in GMS study area strategies (where relevant)

%Includes growth planned + proposed lots (where relevant) among all GMS study areas

9.7.3 Employment land and jobs

Within the Canungra catchment, the number of jobs are expected to increase from 1,382 workers in 2016 to 2,129 workers in 2041.

The most significant employing industry is the public administration and safety sector and as of 2016, this industry is anticipated to more than double to 916 employees by 2041. The Canungra catchment also recorded significant growth in the transport, postal and warehousing and electricity, gas, water and waste services to 2016. However, it is noted that these industries are still anticipated to account for just 2.0% of total employment in the catchment at 2041.

The catchment could potentially achieve a total employment yield of 402 additional jobs to 2041, based on the vacant and underutilised employment zoned sites. However, the projected employment growth of 747 jobs exceeds the capacity for additional jobs on land in the Canungra catchment and policy intervention to support additional local employment opportunities is therefore considered as part of the growth strategy.

Employment Land Supply

Jobs as at 2016	Projected total jobs to 2041	Projected employment growth	Total capacity of additional jobs 2016-2041 for employment zoned lands*
1,382	2,129	747	402

*employment zoned lands relates to land in the following zones:
- Major Centre;
- District Centre;
- Neighbourhood Centre;
- Local Centre;
- Mixed Use;
- Industry;
- Special Purpose (i.e. Bromelton SDA);
- Major Tourism;
- Minor Tourism;
- Community Facilities; and
- Township.

The projected total jobs to 2041 figure above represents the total number of jobs for the catchment, which may occur on land that is not specifically zoned as employment lands – for example, in rural or rural residential areas, or mobile workers.

9.7.4 Major transport networks

Currently, Christie Street is experiencing poor amenity resulting from increasing traffic, lack of parking and poor pedestrian access.

The delivery of the Canungra Bypass by the Queensland government will alleviate congestion

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and improve amenity in the town centre, whilst providing a more efficient road network for freight that improves the safety for pedestrians and motorists within the Canungra town centre.

9.7.5　Growth issues, strategies and implementation

The following local growth issues have been identified to ensure the planned growth of Canungra supports further development of the town as a thriving rural activity centre while protecting and enhancing existing qualities, including existing neighbourhood character and local ecosystems:

- The land currently zoned for urban purposes in the *Scenic Rim Planning Scheme 2020* can provide for an additional 858 dwellings and employment growth. However, there are very limited opportunities for additional growth in Canungra beyond the existing zoned areas in the Urban Footprint, due to the constraints of the land, particularly steep slopes, protected vegetation, flood and bushfire hazard. Further, the inclusion of constrained land in the Canungra Urban Footprint in the *ShapingSEQ* provides an unrealistic impression about the extent of future growth potential of the local area.

- The housing needs assessment identified that the projected population for Canungra may need more housing that caters for smaller households, such as smaller dwellings, multiple dwellings and dual occupancies. There will also be a greater demand for retirement and residential care facilities in Tamborine-Canungra SA2 as the population ages (particularly within Tamborine Mountain), so it is important that the Planning Scheme facilitates development for these housing types and considers the need for more accessible housing for the ageing population and people with disabilities in well-serviced locations.

- Although Canungra's potential to accommodate growth in the region is limited, ensuring a secure water supply is critical to managing existing development and accommodating planned growth. In times of drought, Canungra residents have been confronted with severe water restrictions due to reliance on stream flows for water supply. There is justifiable concern about the impacts of new development in Canungra on the town water supply when the stream flow is not sufficient.

  Seqwater have confirmed that the planned growth in Canungra up to 2041 and beyond can be serviced by the existing reticulated supply. Seqwater is currently reviewing its long-term water security assessment for Canungra. The assessment considers population growth, climate change, additional drinking water demand and future supply options. This work is due to be completed in 2022.

  Notwithstanding, through investigation into planning policy and incentive mechanisms, there may be opportunities for Council to support ongoing drought resilience in terms of planning for more self-sufficiency and reducing the demand on the urban water supply network during times of drought.

- Development pressures in Christie Street have the potential to affect the existing and unique heritage values of the streetscape.

- Projected employment growth in the Canungra catchment exceeds the employment yield of current vacant and underutilised employment zoned land in the catchment to 2041. To support further opportunities for local businesses and employment, the uptake of vacant and underutilised employment land requires monitoring to determine whether additional land is required to support the local population.

- Within the existing and future areas of Canungra planned for urban purposes, there is potential to protect biodiversity linkages that support movement of fauna in the region. The existing waterways, vegetation and gullies that traverse Canungra have the potential to further support biodiversity linkages that could be protected in the *Scenic Rim Planning Scheme 2020* implemented in future development and Council-led initiatives.

Table 19 identifies Canungra's growth strategies and implementation mechanisms and the Canungra study area map also outlines the growth management strategy for Canungra.

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Table 19 - Canungra Growth Strategies and Implementation

Growth Strategy	GMS Planning Principles	Implementation	Indicative Timing
1 Growth planning for Canungra is established on evidence-based planning studies and a regulatory framework that accurately reflects constraints and growth potential of the land.	Development is delivered through clear, robust, transparent planning and statutory processes.	In conjunction with the review of the *ShapingSEQ*, advocate for a review of the current Urban Footprint boundary at Canungra which includes highly constrained land and gives an unrealistic impression of land available for urban growth.	Through ongoing consultation with the Queensland Government and in alignment with the forthcoming review of the *ShapingSEQ*.
2 Development in Canungra provides for a range of housing types to meet the projected needs of the population, including any increased demand for dwellings to accommodate smaller households and retirement and residential care facilities in Canungra by 2041.	Development supports the projected housing needs of the local population through the provision of a variety of housing types to ensure that a range of housing options are available for residents to continue living in their local communities through all stages of life.	Review the master planning requirements of the *Scenic Rim Planning Scheme 2020* to ensure that new development in Canungra continues to cater for the projected housing needs of the community, including smaller households and retirement and residential care facilities.	Commence *Scenic Rim Planning Scheme 2020* amendment in 2022 - third quarter.
3 Development protects and enhances the historic main street character of Christie Street and contributes to a strong sense of place.	Further investment and business activity, including tourism, is supported through measures that enhance streetscape, built form and character of the region's diverse local centres to achieve a stronger sense of place and improve liveability of local communities, thereby providing both an economic and social dividend to the local communities.	Consider additional mechanisms for inclusion in the *Scenic Rim Planning Scheme 2020*, such as character precincts or heritage streetscape guidelines to ensure that new development promotes the traditional main street character and the existing heritage streetscape qualities in buildings are protected through new development.	Commence investigations for policy options in 2023 - third quarter

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	Growth Strategy	GMS Planning Principles	Implementation	Indicative Timing
4	Development supports the transformation of Christie Street into a high amenity local business and tourist streetscape.	Long term land use policy supports and enables region shaping and regionally significant infrastructure projects, which is critical in achieving the strategic vision for growth in the region.	1. Continue advocating for the prioritisation of a State-government led and funded town centre bypass that redirects passing traffic on the Beaudesert-Nerang Road from Christie Street through platforms including the: • SEQ Regional Planning Committee; • Review of the SEQ Regional Transport Plan; and • Federal infrastructure funding initiatives. 2. Investigate possible Council-led/State partnership interim measures to improve streetscape, parking and pedestrian access issues.	Ongoing and in alignment with the priorities of Council's Vibrant and Active Towns and Villages Program and Economic Development initiatives.
5	Growth in Canungra is supported by opportunities for additional local businesses, thereby providing further local employment opportunities.	Development supports evolving and emerging employment sectors and industries and supports the retention and expansion of existing businesses, as well as external investment into the region to capitalise on the region's advantages.	Monitor development on current vacant and underutilised employment zoned land in Canungra to inform the need for additional zoned land to support local employment and business opportunities.	Commence investigations to inform policy options in 2022 - third quarter.
6	Important biodiversity corridors in Canungra are protected and enhanced to support local biodiversity and linkages between existing areas of ecological significance in the region.	Development provides for the protection, maintenance and/or enhancement of environmental values and features, including unique World Heritage areas, contributing to a local and regional network of linkages, corridors and other environmentally significant areas.	Through a region-wide investigation of important biodiversity corridors, identify and protect biodiversity corridors and linkages in Canungra for implementation through the Environmental Significance Overlay in the *Scenic Rim Planning Scheme 2020*.	Commence investigations to inform policy options in 2022 - third quarter.
7	New development in Canungra provides sufficient capacity for on-site water supply in	Land use planning policy ensures new development considers the ongoing effects of climate change,	Investigate policy options to increase domestic water supply capacity for new dwellings in the region that are not connected to reticulated (on-grid) water supply. An example of a potential policy	Commence investigations of policy options in

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Growth Strategy	GMS Planning Principles	Implementation	Indicative Timing
order to reduce increased demand on the urban water supply network during times of drought.	including the effects of bushfire, drought, increased rainfall intensity and flooding.	option is to increase the minimum volume of domestic water tanks for new dwellings.	2022 - third quarter.

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CANUNGRA STUDY AREA

SEQ REGIONAL PLAN
LAND USE CATEGORIES

Advocate for the removal of constrained land from urban footprint

Consider Planning Scheme options that reduce demand for urban water supply in times of drought from unreticulated properties

Advocate for State Government led and funded town centre bypass

Promote traditional main street character at Christie Street

Investigate opportunities to identify local biodiversity connectivity and future ecological corridors

LEGEND

→ Opportunities for local conservation corridors
Constraints
☐ Priority Infrastructure Area
←··→ Town Centre Bypass

Current Planning Scheme Zoning
Rural
Low Density Residential
Rural Residential
Local Centre
Community Facilities
Mixed Use
Minor Tourism
Conservation
Recreation & Open Space
Limited Development
Special Purpose

N
0   200   400 m

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9.8 Harrisville

9.8.1 Context

The historic township of Harrisville is located approximately 23 kilometres south of Ipswich and is strategically positioned 5 kilometres from the Cunningham Highway in proximity to Brisbane's rapidly growing Western Corridor.

Harrisville was first established in the early 1860s and has evolved from its cotton farming roots to become a thriving rural township in the heart of the Fassifern Valley. The township provides a varied range of public open spaces, retail, community and recreational facilities together with the NBN and reticulated water services.

The town's economy comprises traditional agricultural, animal husbandry and pastoral activities (including cultivation, cattle grazing and dairy), supplemented by growth in tourism and hospitality services. Reflecting its rural heritage, agriculture, food and drink and tourism remain important employers for the Harrisville community.

Leveraging its proximity to large consumer markets in Ipswich and Logan and links to the State highway network, Harrisville has displayed some economic diversification trends with growth in boutique rural businesses including the Summer Land Camel Farm and Paradine Estate Winery.

9.8.2 Housing

Housing in Harrisville is characterised by the traditional single detached dwellings on "quarter-acre blocks" in the town centre around Queen, McGregor and Mary Streets dating from the early twentieth century and then more recent development on the periphery, including new acreage development around North Street and Miles Court.

Harrisville has a significantly lower average age than the Scenic Rim LGA, which suggests that changes in demand due to ageing populations are not likely to be an issue, compared to other parts of the region. However, a higher proportion of household income spent on housing costs compared to Scenic Rim and Queensland, suggests housing affordability could be a potential issue in the future.

Harrisville also has a significant imbalance in small households to small dwellings, which suggests the need for more small dwellings to be provided.

Housing land supply

Dwellings as at 2016	Current planned* additional residential lots	Additional proposed residential lots#	Total dwellings by 2041
168	110	0	278
% share of planned and proposed growth across all study areas		0.8%	

*Land currently zoned for additional residential lots in the *Scenic Rim Planning Scheme 2020*

additional proposed lots in GMS study area strategies (where relevant)

%Includes growth planned + proposed lots (where relevant) among all GMS study areas

9.8.3 Employment land and jobs

Harrisville is contained within the Balance Boonah catchment as part of the Boonah SA2. The catchment as a whole is anticipated to increase from 1,613 workers in 2016 to 2,049 workers in 2041.

Consistent with historic uses, employment in the agriculture, forestry and fishing industry is expected to account for the highest volume of workers in the Boonah balance area, however, this is expected to demonstrate little to no growth between 2016 and 2041. The most significant employment growth is expected to be in the mining and other service industries.

There is some vacant and underutilised land within both the Township and Community facilities zones within Harrisville, which could accommodate potential employment and community facilities opportunities, if required.

The catchment as a whole could potentially achieve a total employment yield of 863 additional jobs to 2041, based on the vacant and underutilised employment zoned sites. This jobs capacity, which is based on the available employment land, is greater than that required for the projected employment growth.

Employment Land Supply

Jobs as at 2016	Projected total jobs to 2041	Projected employment growth	Total capacity of additional jobs 2016-2041 for employment zoned lands*
1,613	2,049	436	863

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*employment zoned lands relates to land in the following zones:
- Major Centre;
- District Centre;
- Neighbourhood Centre;
- Local Centre;
- Mixed Use;
- Industry;
- Special Purpose (i.e. Bromelton SDA);
- Major Tourism;
- Minor Tourism;
- Community Facilities; and
- Township.

The projected total jobs to 2041 figure above represents the total number of jobs for the catchment, which may occur on land that is not specifically zoned as employment lands – for example, in rural or rural residential areas, or mobile workers.

9.8.4   Growth issues, strategies and implementation

Growth of Harrisville is desirable over the medium to long term with the township benefitting from additional residents to further develop its retail and employment mix and maintain a critical mass for local services.

Based on the dwelling and employment land supply analysis underpinning this Growth Management Strategy, Harrisville has existing capacity under the *Scenic Rim Planning Scheme 2020* to support further dwelling and employment growth up to 2041 and beyond.

However, the following local growth issues have been identified to ensure the continued growth of Harrisville supports further development of the town as a thriving township and tourism destination while protecting and enhancing existing qualities, including existing neighbourhood character and local ecosystems:

- Harrisville is not connected to the reticulated sewerage network and in accordance with the *Water Netserv Plan 2020* there are currently no plans to provide reticulated sewerage to Harrisville. Therefore, on-site wastewater treatment and disposal is required, which results in a larger lot size (min. 4000sm² in accordance with the *Scenic Rim Planning Scheme 2020*) to account for the environmental risks and amenity impacts associated with wastewater disposal;

- Notwithstanding, it would be desirable to encourage a smaller lot size (preferably min. 1000m²) for future residential development in Harrisville to complement the existing built form, encourage a more compact settlement reflecting a traditional rural village and also to help facilitate the

projected need to provide for more smaller households;

- There is existing vacant and underutilised land zoned for business and light/service industry in Harrisville that could support further local business and employment opportunities. Streetscape enhancements, combined with additional dwelling growth could assist in activating the potential of this land and enhance the vitality of Harrisville as a thriving rural township for the local community and tourists to continue to enjoy; and

- Within Harrisville, there is potential to protect biodiversity linkages that support movement of fauna in the region. The existing waterways, vegetation and gullies that traverse Harrisville have the potential to further support biodiversity linkages that could be protected in the *Scenic Rim Planning Scheme 2020* and implemented in future development and Council-led initiatives.

Table 20 provides growth strategies and implementation recommendations for Harrisville and the Harrisville study area map also outlines the growth management strategy for Harrisville.

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Table 20 - Harrisville Growth Strategies and Implementation

Growth Strategy	GMS Planning Principle	Implementation	Indicative Timing
1 Development in Harrisville results in an urban form and lot size that reflects the traditional rural township, where it can be supported by efficient, safe and cost-effective sewerage treatment options.	Development within urban areas provides for housing diversity and choice, providing a range of allotment sizes and densities relevant to a rural environment, which facilitates high quality design outcomes.	In conjunction with Urban Utilities, explore policy options for new residential development in Harrisville including investigations for servicing options such as packaged sewerage treatment plants or similar.	Commence investigations to inform policy options in 2022 - third quarter.
2 Streetscape improvements to enhance pedestrian amenity and create further activation of Queen Street support further opportunities for local businesses and employment and reinforce the role of Harrisville as a centre for the local community and a tourist destination for the region.	Further investment and business activity, including tourism, is supported through measures that enhance streetscape, built form and character of the region's diverse local centres to achieve a stronger sense of place and improve liveability of local communities, thereby providing both an economic and social dividend to the local communities.	Investigate opportunities to implement streetscape improvements to encourage a more activated main street and stronger sense of place in recognition of Harrisville's role as a unique and thriving township in the Scenic Rim.	Ongoing and in alignment with the priorities of Council's Vibrant and Active Towns and Villages Program.
3 Development in Harrisville provides for a range of housing types to meet the projected needs of the population.	Development supports the projected housing needs of the local population through the provision of a variety of housing types to ensure that a range of housing options are available for residents to continue living in their local communities through all stages of life.	Review the master planning requirements of the *Scenic Rim Planning Scheme 2020* to ensure that new development in Harrisville continues to cater for the projected housing needs of the community.	Commence *Scenic Rim Planning Scheme 2020* amendment in 2022 - third quarter.
4 Important biodiversity corridors in Harrisville are protected and enhanced to support local biodiversity and linkages between existing areas of	Development provides for the protection, maintenance and/or enhancement of	Through a region-wide investigation of important biodiversity corridors, identify and protect biodiversity corridors and linkages in Harrisville for implementation	Commence investigations to inform policy options in 2022 - third quarter.

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Growth Strategy	GMS Planning Principle	Implementation	Indicative Timing
ecological significance in the region.	environmental values and features, including unique World Heritage areas, contributing to a local and regional network of linkages, corridors and other environmentally significant areas.	through the Environmental Significance Overlay in the *Scenic Rim Planning Scheme 2020.*	

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HARRISVILLE STUDY AREA

Investigate opportunities to identify local biodiversity connectivity and future ecological corridors

Maintain Queen Street as commercial hub with main street character

Investigate options for new development to be connected to a suitable package sewage treatment arrangement – in consultation with Urban Utilities

Review master planning requirements of the planning scheme to ensure that new development in Harrisville continues to cater for projected housing needs

SEQ REGIONAL PLAN
LAND USE CATEGORIES

LEGEND

Opportunities for local conservation corridors

Constraints

Current Planning Scheme Zoning

Rural

Low Density Residential

Rural Residential

Community Facilities

Township

District Centre

Conservation

Recreation & Open Space

0   75   150 m

N

Urban Footprint

Regional Landscape and Rural Production Area

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9.9 Kalbar

9.9.1   Context

Kalbar is a relaxed and charming local rural centre in a picturesque setting with spectacular views to surrounding mountain ranges. Residents enjoy the historic buildings and traditional street pattern, which contributes to a strong sense of place that also attracts visitors from outside the region who come to experience the rural atmosphere, local shops and cafes.

The local centre is compact in form and accessible from surrounding major transport routes. Businesses and community facilities support the needs of Kalbar residents, as well as the surrounding rural settlements.

9.9.2   Housing

Over the last decade, Kalbar has been a popular choice for new residents attracted to the rural lifestyle that it offers and recent residential development has contributed to the continuation of a low density residential character.

In recent years, the rural township characterised by traditional housing on a grid street pattern to the east of George Street has expanded to the north in the new residential subdivisions around Settlers Drive and Charles Street.

The average age of Kalbar residents is marginally lower than the rest of Scenic Rim, which suggests that consideration be given to potential changes in housing type demanded in this area as residents to continue to age.

Housing affordability is not a major issue for the area, having the lowest proportions of household's income spent on housing costs compared to the rest of the region.

A larger imbalance in small households to small dwellings in Kalbar compared to the rest of Scenic Rim, suggests an undersupply of small dwellings.

Housing land supply

Dwellings as at 2016	Current planned* additional residential lots	Additional proposed residential lots#	Total dwellings by 2041
437	1,042	36	1,078
% share of planned and proposed growth across all study areas	7.4%		

*Land currently zoned for additional residential lots in the *Scenic Rim Planning Scheme 2020*

additional proposed lots in GMS study area strategies (where relevant)

%Includes growth planned + proposed lots (where relevant) among all GMS study areas

9.9.3   Employment land and jobs

The Boonah/Kalbar catchment represents one of Scenic Rim's major employment areas. Employment within the Boonah/Kalbar catchment is anticipated to increase from 2,274 workers in 2016 to 3,258 in 2041.

Within the Boonah/Kalbar catchment, growth is expected to be most significant in administrative and support services employment, relative to other industries, followed by employment growth in the electricity, gas, water and waste services. Employment in the health care and social assistance industry is also anticipated to demonstrate significant growth, making it the largest employing industry in the catchment (and Boonah SA2 as a whole).

To accommodate anticipated growth in commercial office and retail floor space demand, both vacant land and underutilised sites within the Community facilities, Local centre and Mixed use zones within Kalbar are likely to be required (in addition to vacant and underutilised land within Boonah).

The catchment as a whole could potentially achieve a total employment yield of 2,751 additional jobs to 2041, based on the vacant and underutilised employment zoned sites. This jobs capacity, which is based on the available employment land, is greater than that required for the projected employment growth.

Employment land supply

Jobs as at 2016	Projected total jobs to 2041	Projected employment growth	Total capacity of additional jobs 2016-2041 for employment zoned lands*
2,274	3,258	984	2,751

*employment zoned lands relates to land in the following zones:
- Major Centre;
- District Centre;
- Neighbourhood Centre;
- Local Centre;
- Mixed Use;
- Industry;
- Special Purpose (i.e. Bromelton SDA);

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- Major Tourism;
- Minor Tourism;
- Community Facilities; and
- Township.

The projected total jobs to 2041 figure above represents the total number of jobs for the catchment, which may occur on land that is not specifically zoned as employment lands – for example, in rural or rural residential areas, or mobile workers.

9.9.4   Growth issues, strategies and implementation

The Urban Footprint in Kalbar has the potential to make a significant contribution towards additional dwelling supply for the region. Growth of Kalbar is desirable over the medium to long term as the land has the capacity to be supported by the existing services and infrastructure networks.

The following local growth issues have been identified to ensure the continued growth of Kalbar supports further development of the town as a thriving local centre while protecting and enhancing existing qualities, including existing neighbourhood character, the heritage streetscape and local ecosystems:

- Land in the centre of Kalbar at Edward Street is constrained by flooding and an intermittent waterway, however, the current rural zoning of this constrained land could prevent the development of a compact settlement. There are also inherent conflicts with the land uses that could occur in the Rural-zoned land with Edward Street being predominantly planned for residential growth in this location;

- Land in the Urban Footprint currently used for cultivation in the south west of the study area should continue to be protected from urban encroachment;

- Current open space and recreation planning for Kalbar indicates a potential undersupply of open space for the growing population;

- Growth in Kalbar will need to be supported by planned trunk infrastructure, which is prioritised and sequenced through the Local Government Infrastructure Plan. There may be a need to expand the existing Priority Infrastructure Area in Kalbar to encourage growth and ensure there is sufficient supply of serviced land to meet the *ShapingSEQ* dwelling supply benchmark;

- The housing needs assessment for Kalbar has identified that there will be an increased demand for dwellings to accommodate smaller households in Kalbar by 2041; and

- Within the existing and future areas of Kalbar planned for urban purposes, there is limited potential to protect biodiversity linkages that support movement of fauna in the region. The existing waterways, vegetation and gullies that traverse Kalbar have the potential to further support biodiversity linkages that could be protected in the *Scenic Rim Planning Scheme 2020* implemented in future development and Council-led initiatives.

Table 21 presents Kalbar's growth strategies and implementation recommendations and the Kalbar study area map also outlines the growth management strategy for Kalbar.

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Table 21- Kalbar Growth Strategies and Implementation

Growth Strategy	GMS Planning Principle	Implementation	Indicative Timing
1 Growth in Kalbar contributes to a compact, logical development pattern that focusses on the central, underutilised areas of Kalbar, is responsive to constraints and minimises conflict between incompatible uses.	Development within identified growth areas complements planning and development outcomes in existing population areas.	As part of a future *Scenic Rim Planning Scheme 2020* amendment, review land in the Urban Footprint in Kalbar and consider rezoning limited rural land parcels for residential purposes in the *Scenic Rim Planning Scheme 2020* based on the Growth Management Strategy Map for Kalbar.	Commence *Scenic Rim Planning Scheme 2020* amendment in 2022 - third quarter.
2 Development in Kalbar is supported by a quality open space and recreation network in a central and accessible location to meet the needs of the growing population.	Development provides a range of functional open space and recreation opportunities to service the needs of residents, including provision of and/or contribution towards a range of local, district and regional parks.	In a review of the Local Government Infrastructure Plan and current open space and recreation planning, investigate further opportunities to use well-located constrained land for walking trails to contribute to the open space network.	In alignment with the review of the Local Government Infrastructure Plan required by June 2025 and with the priorities of Council's parks and recreation planning program.
3 Good quality and viable agricultural land in Kalbar continues to be protected from urban encroachment.	Development is managed to ensure the long term sustainability for the region and protects key areas from urban encroachment, preserving the region's unique natural and rural production assets.	In conjunction with the review of the *ShapingSEQ*, seek consideration for the potential to remove valuable cultivation land in Kalbar from the Urban Footprint and offset to another area in the region that is better suited to support urban growth.	Through ongoing consultation with the Queensland Government and in alignment with the forthcoming review of *ShapingSEQ*.
4 Residential growth in Kalbar is prioritised on land zoned for residential purposes and well-located land and supported by suitable planned trunk infrastructure networks.	Development is prioritised in locations which have direct access to and/or will directly benefit from the provision of infrastructure (including planned trunk infrastructure) through appropriate land use initiatives.	In a review of the Local Government Infrastructure Plan, consider identifying additional land in Kalbar for inclusion in the Priority Infrastructure Area to encourage growth in coordination with planned infrastructure.	In alignment with the review of the Local Government Infrastructure Plan required by June 2025.
5 Development in Kalbar provides for a range of housing types to meet the projected needs of the population.	Development supports the projected housing needs of the local population through the provision of a	Review the master planning requirements of the *Scenic Rim Planning Scheme 2020* to ensure that new development in Kalbar continues to cater for the	Commence *Scenic Rim Planning Scheme 2020* amendment in

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Growth Strategy	GMS Planning Principle	Implementation	Indicative Timing
	variety of housing types to ensure that a range of housing options are available for residents to continue living in their local communities through all stages of life.	projected housing needs of the community.	2022 - third quarter.
6 Important biodiversity corridors in Kalbar are protected and enhanced to support local biodiversity and linkages between existing areas of ecological significance in the region.	Development provides for the protection, maintenance and/or enhancement of environmental values and features, including unique World Heritage areas, contributing to a local and regional network of linkages, corridors and other environmentally significant areas.	Through a region-wide investigation of important biodiversity corridors, identify and protect biodiversity corridors and linkages in Kalbar for implementation through the Environmental Significance Overlay in the *Scenic Rim Planning Scheme 2020*.	Commence investigations to inform policy options in 2022 - third quarter.

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KALBAR STUDY AREA

LEGEND

→ Opportunities for local conservation corridors
→ Proposed extension of PIA
▨ Constraints
▢ Priority Infrastructure Area
▨ Future Low Density Residential
▨ Good Quality Agricultural Land

Current SRRC Land Use Zoning
▨ Rural
▨ Low Density Residential
▨ Rural Residential
▨ Community Facilities
▨ Mixed Use

0   200   400 m   N

SEQ REGIONAL PLAN
LAND USE CATEGORIES

Continue to protect productive agricultural land
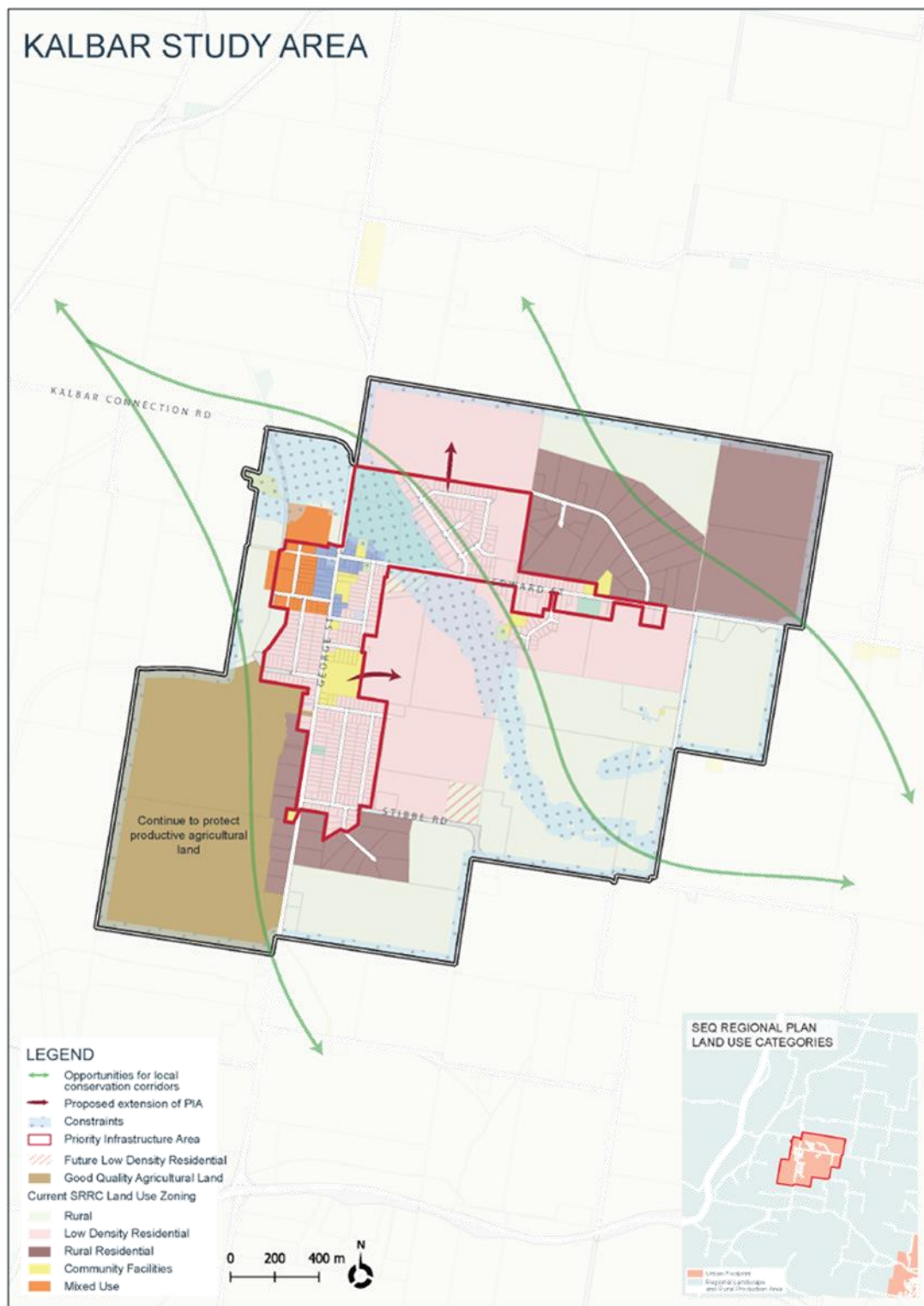
9.10 Kooralbyn

9.10.1 Context

Kooralbyn is a distinctive township in the heart of the Scenic Rim that offers a wide range of living opportunities and a leisure-orientated lifestyle in a natural setting framed by a spectacular scenic backdrop.

The iconic Kooralbyn Resort and golf course is the focal point of the town and is supported by a well-located local centre with land zoned for future mixed use and major tourism opportunities.

Kooralbyn has an international school, general store, service station, mechanical repair business, small industrial estate, airstrip and real estate agencies.

There are also many opportunities for recreation, including mountain bike trails, bushwalking, golf and the popular aviation themed playground at Billabong Park adjoining the airstrip.

Recently, the Kooralbyn Resort was also announced as an Olympic accommodation venue for the Olympic and Paralympic Games in Brisbane in 2032. This presents a unique opportunity for Kooralbyn to showcase the relaxed living and rural lifestyle of the Scenic Rim and new development on vacant or underutilised land has the opportunity to support the Games and vibrancy of the town.

9.10.2 Housing

Over the last three decades, Kooralbyn has been a popular choice for new residents attracted to the quiet and affordable rural residential lifestyle that it offers and there are also a number of medium density living opportunities in the existing townhouse developments surrounding the Kooralbyn Resort that currently cater for smaller households.

Kooralbyn has an average age similar to the rest of Scenic Rim, which suggests an ageing population who will have different housing requirements in the future.

A higher proportion of household income spent on housing costs compared to Scenic Rim LGA and Queensland, suggests housing affordability could become a potential issue.

Jobs as at 2016	Projected total jobs to 2041	Projected employment growth	Total capacity of additional jobs 2016-2041 for employment zoned lands*
1,856	2,427	571	1,182

Kooralbyn has the lowest imbalance between small households and small dwellings (as of 2016), suggesting that household supply is representative of the households in the area.

There is vacant and underutilised land available in the central area of the town to provide for future mixed use, low density residential, rural residential and low-medium density housing.

The central areas of Kooralbyn are serviced by both reticulated water and sewer. This land is considered sufficient in terms of providing for the projected housing needs of Kooralbyn.

Housing land supply

Dwellings as at 2016	Current planned* additional residential lots	Additional proposed residential lots#	Total dwellings by 2041
646	182	0	828
% share of planned and proposed growth across all study areas	1.3%		

*Land currently zoned for additional residential lots in the *Scenic Rim Planning Scheme 2020*

additional proposed lots in GMS study area strategies (where relevant)

%Includes growth planned + proposed lots (where relevant) among all GMS study areas

9.10.3 Employment land and jobs

Kooralbyn is part of the Balance of Beaudesert catchment, with the catchment expected to increase from 1,856 workers in 2016 to 2,427 in 2041.

Kooralbyn currently has sufficient land to support local employment growth to 2041. There is scope for growth in the existing Major Tourism zoned land of the Kooralbyn Resort and there is also vacant and underutilised land in the central area of the town in the Mixed Use and Industry zoned land.

There is also sufficient vacant Community Facilities zoned land throughout the region to accommodate future employment growth to 2041.

The opportunity to revitalise the Kooralbyn Resort in preparation for the 2032 Olympic and Paralympic Games also presents an additional employment opportunity.

The catchment as a whole could potentially achieve a total employment yield of 1,182 additional jobs to 2041, based on the vacant and underutilised employment zoned sites. This jobs capacity, which is based on the available employment land, is greater than that required for the projected employment growth.

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Employment land supply

*employment zoned lands relates to land in the following zones:

- Major Centre;
- District Centre;
- Neighbourhood Centre;
- Local Centre;
- Mixed Use;
- Industry;
- Special Purpose (i.e. Bromelton SDA);
- Major Tourism;
- Minor Tourism;
- Community Facilities; and
- Township.

The projected total jobs to 2041 figure above represents the total number of jobs for the catchment, which may occur on land that is not specifically zoned as employment lands – for example, in rural or rural residential areas, or mobile workers.

9.10.4 Growth issues, strategies and implementation

Growth of Kooralbyn to achieve its current planned potential is desirable over the medium to long term as the land has the capacity to be supported by the existing services and infrastructure networks.

The following local growth issues have been identified to ensure the continued growth of Kooralbyn supports revitalisation of the existing vacant and underutilised land to create a thriving and well-serviced town based around the major tourist facility. Additional employment opportunities are also supported, while providing a high-quality built form and lifestyle opportunities for residents and protecting local ecosystems:

- Although development involving new dwellings in Kooralbyn has been steady, there has been a lack of business and employment generating development to support local residents;
- Further growth in Kooralbyn is limited by the natural constraints of the land, including steep slopes, vegetation and flood prone land. Some of this land is included in the Urban Footprint and Emerging Community Zone, which potentially gives an unrealistic impression of the suitability of the land for future urban purposes;
- The application of the Priority Infrastructure Area over highly constrained land in the Emerging Community Zone in the *Scenic Rim Planning Scheme 2020* also provides an unrealistic impression about the extent of future growth potential and infrastructure capacity of the local area;
- The resort also presents a major opportunity for further investment to contribute to the reinvigoration of Kooralbyn. The resort's role as an Olympic accommodation venue for the 2032 Brisbane Olympic and Paralympic Games also presents a major opportunity for further investment; and
- Within the existing and future areas of Kooralbyn planned for urban purposes, there is limited potential to protect biodiversity linkages that support movement of fauna in the region. The existing waterways, vegetation and gullies that traverse Kooralbyn have the potential to further support biodiversity linkages that could be protected in the *Scenic Rim Planning Scheme 2020* and implemented in future development and Council-led initiatives.

Table 22 and the Kooralbyn study area map outlines the growth management strategy for Kooralbyn.

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Table 22 - Kooralbyn Growth Strategies and Implementation

Growth Strategy	GMS Planning Principle	Implementation	Indicative Timing
1 Development on key vacant and underutilised land supports a vibrant and attractive local centre in preparation for Kooralbyn's role as an Olympic and Paralympic Games accommodation venue.	Development provides for long term, sustainable and diverse employment choices across a wide variety of sectors, leveraging the region's existing and future infrastructure and industries.	1. Investigate investment attraction opportunities to support the revitalisation of the Kooralbyn Resort and surrounding vacant and underutilised land as a major attraction in advance of the Brisbane 2032 Olympic and Paralympic Games. 2. Investigate opportunities to implement streetscape improvements to create an activated village centre to support the Kooralbyn Resort as an Olympic and Paralympic Games accommodation venue.	Ongoing and in alignment with the priorities of Council's Vibrant and Active Towns and Villages Program and Economic Development initiatives.
2 Residential growth in Kooralbyn is prioritised on existing land zoned for residential purposes and well-located land and supported by suitable planned trunk infrastructure networks.	Development sequencing responds to the logical and most efficient and cost-effective servicing of infrastructure, utilising latent network capacity where possible.	In a review of the Local Government Infrastructure Plan, consider the re-alignment of the PIA to the urban zone boundaries to exclude highly constrained land.	In alignment with the review of the Local Government Infrastructure Plan required by June 2025.
3 Growth planning for Kooralbyn is established on evidence-based planning studies and a regulatory framework that accurately reflects constraints and growth potential of the land.	Development is delivered through clear, robust, transparent planning and statutory processes.	1. In conjunction with the review of the *Shaping SEQ*, advocate for a review of the current Urban Footprint boundary at Kooralbyn which includes highly constrained land and gives an unrealistic impression of land available for urban growth. 2. As part of a future *Scenic Rim Planning Scheme 2020* amendment, consider rezoning Emerging Community zoned land around the Kooralbyn Resort to a zone that reflects the constraints of the land and its unsuitability for future urban purposes.	1. In alignment with the forthcoming review of the *Shaping SEQ*. 2. Commence *Scenic Rim Planning Scheme 2020* amendment in 2022 - third quarter.
4 Important biodiversity corridors in Kooralbyn are protected and enhanced to support local biodiversity and	Development provides for the protection, maintenance and/or enhancement of environmental values	Through a region-wide investigation of important biodiversity corridors, identify and protect biodiversity corridors and linkages in	Commence investigations to inform policy options in 2022 - third quarter.

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Growth Strategy	GMS Planning Principle	Implementation	Indicative Timing
linkages between existing areas of ecological significance in the region.	and features, including unique World Heritage areas, contributing to a local and regional network of linkages, corridors and other environmentally significant areas.	Kooralbyn for implementation through the Environmental Significance Overlay in the *Scenic Rim Planning Scheme 2020.*	

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KOORALBYN STUDY AREA

Consider rezoning of Emerging
community zoned land to a zone
that reflects the constraints
of the land

Consider the reduction
of the PIA boundary to
reflect constrained land

Consider zoning options that
encourage commercial
activation of this strategic site

Investigate opportunities to
use well-located constrained
land for open space
and walking trails

Investigate investment attraction
opportunities to reinvigorate
major tourist facility

Investigate opportunities to
identify local biodiversity
connectivity and future
ecological corridors

LEGEND

↔ Opportunities for local
conservation corridors

· · Constraints

☐ Priority Infrastructure Area

Current Planning Scheme Zoning

Rural

Low Density Residential

Rural Residential

Community Facilities

Emerging Community

Industry

Local Centre

Major Tourism

Mixed Use

Conservation

Recreation & Open Space

0   250   500 m

N

SEQ REGIONAL PLAN
LAND USE CATEGORIES

Urban Footprint

Regional Landscape
and Rural Production Area

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9.11 Peak Crossing

9.11.1 Context

Peak Crossing is a small township on the Purga Creek located 20 kilometres south of Ipswich on the Ipswich-Boonah Road in the far north-west corner of the Scenic Rim. The town is surrounded by agricultural land against a scenic backdrop featuring Peak Mountain, commonly known as Flinder's Peak. The Mount Flinders Dolomite Mine is also nearby, which has operated for over a century.

Local landmarks include the local heritage-listed Peak Crossing Hall and two churches, the pub and the Peak Crossing State School opposite the Peak Mountain View Park and Anzac Memorial.

9.11.2 Housing

Peak Crossing has the lowest average age of all study areas of the Growth Management Strategy, suggesting that the implications of an ageing population are not likely to be a pressing issue in Peak Crossing.

Peak Crossing has the highest proportion of household incomes spent on housing costs relative to the other Study Areas and benchmark locations, which suggests housing affordability could be a potential issue in the future.

Notably, Peak Crossing has the most significant imbalance between small households and small dwellings compared to the other study areas, suggesting that policy intervention to diversify household offerings could be useful in this area.

Housing Land Supply

Dwellings as at 2016	Current planned* additional residential lots	Additional proposed residential lots#	Total dwellings by 2041
187	78	0	265
% share of planned and proposed growth across all study areas	0.5%		

*Land currently zoned for additional residential lots in the *Scenic Rim Planning Scheme 2020*
Additional proposed lots in GMS study area strategies (where relevant)
%Includes growth planned + proposed lots (where relevant) among all GMS study areas

9.11.3 Employment land and jobs

Peak Crossing is largely a dormitory residential locality without a distinct local activity centre providing local services and jobs. The majority of residents travel to work at nearby employment centres, including Ipswich.

Peak Crossing is contained within the Balance Boonah catchment as part of the Boonah SA2. The catchment as a whole is anticipated to increase from 1,613 workers in 2016 to 2,049 workers in 2041.

Consistent with historic uses, employment in the agriculture, forestry and fishing industry is expected to account for the highest volume of workers in the Boonah balance area, however, is expected to demonstrate little to no growth between 2016 and 2041. The most significant employment growth is expected to be in the mining and other services industries.

There is some vacant and underutilised land within the Township zone within Peak Crossing, which could accommodate potential opportunities, if required.

The catchment as a whole could potentially achieve a total employment yield of 863 additional jobs to 2041, based on the vacant and underutilised employment zoned sites.

Employment Land Supply

Jobs as at 2016	Projected total jobs to 2041	Projected employment growth	Total capacity of additional jobs 2016-2041 for employment zoned lands*
1,613	2,049	436	863

*employment zoned lands relates to land in the following zones:
- Major Centre;
- District Centre;
- Neighbourhood Centre;
- Local Centre;
- Mixed Use;
- Industry;
- Special Purpose (i.e. Bromelton SDA);
- Major Tourism;
- Minor Tourism;
- Community Facilities; and
- Township.

The projected total jobs to 2041 figure above represents the total number of jobs for the catchment, which may occur on land that is not specifically zoned as employment lands – for example, in rural or rural residential areas, or mobile workers.

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9.11.4   Local growth issues

The Growth Management Strategy investigations have identified that there is existing capacity for Peak Crossing to provide for housing and employment growth up to 2041.

Given Peak Crossing is currently planned to accommodate an additional 115 dwellings over the next twenty years, the following local growth issues have been identified to ensure the continued growth protects and enhances existing qualities, including existing streetscape character, housing variety and local ecosystems:

- Peak Crossing's location at the northern gateway of the Scenic Rim presents an opportunity to create a welcoming entry statement for the Scenic Rim and establish a stronger sense of place and identity for the township. The current main thoroughfare also lends itself to further enhancement for pedestrian activity;
- The housing needs assessment for Peak Crossing has identified that there will be an increased demand for dwellings to accommodate smaller households by 2041; and
- Within Peak Crossing, there is potential to protect biodiversity linkages that support movement of fauna in the region. The existing waterways, vegetation and gullies that traverse Peak Crossing have the potential to further support biodiversity linkages that could be protected in the *Scenic Rim Planning Scheme 2020* implemented in future development and Council-led initiatives.

Table 23 identifies Peak Crossing's growth strategies and the Peak Crossing study area map also outlines the growth management strategy for Peak Crossing.

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Table 23 - Peak Crossing Growth Strategies and Implementation

Growth Strategy	GMS Planning Principles	Implementation	Indicative Timing
1 Streetscape improvements, including landscaping and signage enhance pedestrian amenity and create a strong sense of place for Peak Crossing as the northern gateway to the Scenic Rim Region.	Further investment and business activity, including tourism, is supported through measures that enhance streetscape, built form and character of the region's diverse local centres to achieve a stronger sense of place and improve liveability of local communities, thereby providing both an economic and social dividend to the local communities.	Investigate opportunities to implement streetscape improvements (involving landscaping and signage) to encourage a stronger sense of place and affirm Peak Crossing's role as a gateway to the Scenic Rim.	Ongoing and in alignment with the priorities of Council's Vibrant and Active Towns and Villages Program.
2 Development in Peak Crossing provides for a range of housing types to meet the projected needs of the population.	Development supports the projected housing needs of the local population through the provision of a variety of housing types to ensure that a range of housing options are available for residents to continue living in their local communities through all stages of life.	Review the master planning requirements of the *Scenic Rim Planning Scheme 2020* to ensure that new development in Peak Crossing continues to cater for the projected housing needs of the community.	Commence *Scenic Rim Planning Scheme 2020* amendment in 2022 - third quarter.
3 Important biodiversity corridors in Peak Crossing are protected and enhanced to support local biodiversity and linkages between existing areas of ecological significance in the region.	Development provides for the protection, maintenance and/or enhancement of environmental values and features, including unique World Heritage areas, contributing to a local and regional network of linkages, corridors and other environmentally significant areas.	Through a region-wide investigation of important biodiversity corridors, identify and protect biodiversity corridors and linkages in Peak Crossing for implementation through the Environmental Significance Overlay in the *Scenic Rim Planning Scheme 2020.*	Commence investigations to inform policy options in 2022 - third quarter.

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PEAK CROSSING STUDY AREA

Investigate opportunities to implement streetscape improvements and create activated village centre to recognise Peak Crossing's role as a local gateway for the region.

Ensure housing variety / smaller household options are facilitated

Investigate opportunities to identify local biodiversity connectivity and future ecological corridors

SEQ REGIONAL PLAN LAND USE CATEGORIES

LEGEND

- Constraints
- Opportunities for local conservation corridors

Current SRRC Land Use Zoning

- Rural
- Township
- Community Facilities
- Recreation & Open Space

0   75   150 m

N

Urban Footprint
Regional Landscape and Rural Production Area

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9.12   Tamborine

9.12.1   Context

Tamborine is a quiet rural residential area in a bushland setting, located at the northern gateway to Tamborine Mountain. Tamborine provides rural residential living opportunities, important habitat and corridors for wildlife movement and nature-based and equestrian-related recreation opportunities.

Tamborine has a small village centre with commercial and tourism activities concentrated around the central roundabout and Leach Road. The popular Bearded Dragon Hotel is located on the Tamborine Mountain Road.

Tamborine began as a rural settlement in the 1870s. It was located on the railway line from Logan Village to Canungra (1915-55), which carried dairy produce and timber from Lahey's timber mill at Canungra. The village only had a store, a garage, the church and the school and it also housed the offices of the former Tamborine Local Government division (1893) and shire (1903).[6]

Larger landholdings were subdivided into rural residential allotments from the mid-1970s when peri-urban living became a popular lifestyle choice around the outskirts of Brisbane.

In 1968 a proposal for a dam in the Wolffdene area was released which would have inundated a large part of Tamborine. However, the plan for the dam was abandoned in 1989.

9.12.2   Housing

There are currently two distinct development patterns in the Tamborine study area stemming from two major periods of subdivision:

- the larger, more established acreage properties of approximately 20,000m^2 - 30,000m^2 (2-3ha) to the east of Beaudesert-Beenleigh Road, dating from the original subdivision of the rural land from the mid-1970s; and
- the more recent acreage development of the Riemore Estate dating from the early 2000s and currently in its final stages on the western side of the Beaudesert-Beenleigh Road, comprising lots of around 4000-5000m^2.

As the average age of Tamborine residents is marginally lower than the Scenic Rim LGA, consideration should be given to potential

changes in the type of housing demanded in this area as residents age. However, housing affordability is not a major concern in this area.

The larger imbalance in small households to small dwellings in Tamborine compared to Scenic Rim LGA, suggests an undersupply of small dwellings, which may need to be addressed.

Housing land supply

Dwellings as at 2016	Current planned* additional residential lots	Additional proposed residential lots#	Total dwellings by 2041
764	0	258	1,022
% share of planned and proposed growth across all study areas	1.8%		

*Land currently zoned for additional residential lots in the *Scenic Rim Planning Scheme 2020*

^ proposed lots in the GMS Tamborine study area strategy

%Includes growth planned + proposed lots (where relevant) among all GMS study areas

9.12.3   Employment land and jobs

Tamborine is part of the Tamborine Mountain/Tamborine Village catchment within the Tamborine/Canungra SA2. The catchment is expected to increase from 2,925 workers in 2016 to 4,482 workers in 2041.

Employment in the Tamborine Mountain/ Tamborine Village catchment is expected to remain significant in the accommodation and food services industries. The strongest growth in employment within the Tamborine Mountain / Tamborine Village catchment is expected in the electricity, gas, water and waste services employment, however this will still account for less than 150 workers at 2041.

The catchment comprises a number of vacant and underutilised employment zoned sites and could potentially achieve a total additional employment yield of 3,121 jobs to 2041. The jobs capacity, which is based on the available employment land, is greater than that required for the projected employment growth.

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[6] Tamborine and Tamborine Shire (queenslandplaces.com.au/tamborine)

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Employment Land Supply

Jobs as at 2016	Projected total jobs to 2041	Projected employment growth	Total capacity of additional jobs 2016-2041 for employment zoned lands*
2,925	4,482	1,560	3,121

*employment zoned lands relates to land in the following zones:
- Major Centre;
- District Centre;
- Neighbourhood Centre;
- Local Centre;
- Mixed Use;
- Industry;
- Special Purpose (i.e. Bromelton SDA);
- Major Tourism;
- Minor Tourism;
- Community Facilities; and
- Township.

The projected total jobs to 2041 figure above represents the total number of jobs for the catchment, which may occur on land that is not specifically zoned as employment lands – for example, in rural or rural residential areas, or mobile workers.

9.12.4   Local growth issues

Currently the Tamborine Study Area is identified as an Investigation Area in the *Scenic Rim Planning Scheme 2020* as land that may have the potential to accommodate future residential growth opportunities.

Further rural residential subdivision was effectively prohibited by the 2005 SEQ Regional Plan which designated Tamborine in the Regional Landscape and Rural Production Area. However, the current *Shaping SEQ* includes the land within the Rural Living Area, which provides the potential for further rural residential development.

9.12.4.1   Tamborine Investigation Area - potential for residential growth

An investigation into the potential for Tamborine to accommodate future rural residential growth opportunities has been undertaken, having regard to the policy for Investigations Areas in the *Scenic Rim Planning Scheme 2020*.

This investigation considered:

1. The appropriate character and development pattern for Tamborine;

2. The impact of natural hazard constraints, including flooding, bushfire, protected vegetation, koala habitat and steep slopes;

3. Impacts on infrastructure, particularly the local road network and existing open space; and

4. Future subdivision policy options, including lot size and minimum dimensions in limited areas to maintain existing built form and character and provide sufficient area for on-site sewerage disposal.

The investigation has found that there is minimal opportunity for Tamborine to contribute to any significant housing growth or opportunities for employment, due to the natural hazard constraints of the land.

Notwithstanding, limited opportunity exists to provide for further rural residential living opportunities in the less constrained parts of the study area.

An additional 258 lots with a minimum lot size of 1 hectare could provide an important contribution towards the overall dwelling supply for the region. These would be delivered incrementally and over a long term timeframe, to 2041.

This yield should be considered in conjunction with other key influences of land development that result in a realistic number of additional lots expected by 2041. These factors include access to initial capital, physical constraints on land (e.g. flooding or siting of existing dwellings), market feasibility and infrastructure charges. Therefore, the expected increase in new lots in the study area would be lower and occur over a long period of time extending beyond 2041.

Providing for this limited opportunity in the less constrained areas of the study area will provide an important contribution towards the overall dwelling supply for the Scenic Rim region, whilst also aligning with the intent for the Rural Living Area under the *ShapingSEQ*. Such development will consolidate existing rural residential areas in the region and makes use of existing infrastructure, rather than expanding further into important rural land. This opportunity will also assist in catering for the strong demand for rural residential living within the region.

9.12.4.2   Promoting a village centre for Tamborine

There is an opportunity for further commercial development on land at Leach Road to cater for the convenience needs and provide some further employment opportunities for local residents.

There is currently poor pedestrian and vehicle access to Leach Road from Beaudesert-Beenleigh Road and the existing commercial buildings and streetscape finishes do not contribute to an attractive local centre.

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New development has the potential to activate Leach Road as a more distinct village centre and contribute to a unique sense of place.

9.12.4.3   Protection of Biodiversity Linkages

Within Tamborine, there is potential to protect biodiversity linkages that support movement of fauna in the region. The existing waterways, vegetation and gullies that traverse Tamborine have the potential to further support biodiversity linkages that could be protected in the *Scenic Rim Planning Scheme 2020* implemented in future development and Council-led initiatives.

Table 24 presents the growth strategies and implementation recommendations for Tamborine and the Tamborine study area map also outlines the growth management strategy for Tamborine.

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Table 24 - Tamborine Growth Strategies and Implementation

Growth Strategy	GMS Planning Principles	Implementation	Indicative Timing
1 Development in Tamborine consolidates the existing rural residential subdivision pattern to meet the high demand for housing options in the region that cater for a relaxed lifestyle and rural living, whilst protecting the existing character and, natural environment of the area.	Consolidate existing residential areas in the region to make use of existing infrastructure, community facilities and protect important agricultural land and environmental qualities. Development within identified growth areas complements planning and development outcomes in existing population areas.	Through an amendment to the *Scenic Rim Planning Scheme 2020* update the policy for the Tamborine Investigation Area in response to the investigation that recommends limited further subdivision in the Tamborine Rural Living Area. Specifically, the following lot sizes, dimensions and overlay provisions are recommended to protect the existing character of Tamborine and respond to environmental and infrastructure constraints: 1. A minimum lot size of 1ha for rural residential lots identified for potential subdivision on **Overlay Map 13 - Minimum Lot Size** in the *Scenic Rim Planning Scheme 2020*; 2. A minimum frontage width of 50 metres; and 3. A minimum access handle width of 10 metres for rear lots.	Commence amendment to the *Scenic Rim Planning Scheme* in 2022 - third quarter
2 The Tamborine Village centre focussed on Leach Road supports a compact pedestrian-based main street environment along with on street parking and reduced road reserve width to strengthen existing and proposed retail activities.	Further investment and business activity, including tourism, is supported through measures that enhance streetscape, built form and character of the region's diverse local centres to achieve a stronger sense of place and improve liveability of local communities, thereby providing both an economic and social dividend to the local communities.	Investigate opportunities to facilitate Council-led streetscape improvements to Leach Road to promote an active, safe and attractive village centre for Tamborine.	Ongoing and in alignment with the priorities of Council's Vibrant and Active Towns and Villages Program.
3 Commercial buildings in Leach Road have a traditional main street	Further investment and business activity, including tourism, is supported	Review the *Scenic Rim Planning Scheme 2020* to determine whether	Commence investigations to inform

	character with active frontages.	through measures that enhance streetscape, built form and character of the region's diverse local centres to achieve a stronger sense of place and improve liveability of local communities, thereby providing both an economic and social dividend to the local communities.	any existing provisions for new development could be strengthened to ensure new development in the Township Zone at Tamborine promotes Leach Road as an active village centre with a strong sense of place. For example, additional built form and character provisions could be specified for new buildings.	policy options in 2022 - third quarter.
4	Important biodiversity corridors in Tamborine are protected and enhanced to support local biodiversity and linkages between existing areas of ecological significance in the region.	Development provides for the protection, maintenance and/or enhancement of environmental values and features, including unique World Heritage areas, contributing to a local and regional network of linkages, corridors and other environmentally significant areas.	Through a region-wide investigation of important biodiversity corridors, identify and protect biodiversity corridors and linkages in Tamborine for implementation through the Environmental Significance Overlay in the *Scenic Rim Planning Scheme 2020.*	Commence investigations to inform policy options in 2022 - third quarter.
5	New development in Tamborine provides sufficient capacity for on-site water supply in order to reduce increased demand on the urban water supply network during times of drought.	Land use planning policy ensures new development considers the ongoing effects of climate change, including the effects of bushfire, drought, increased rainfall intensity and flooding.	Investigate policy options to increase domestic water supply capacity for new dwellings in the region that are not connected to reticulated (on-grid) water supply. An example of a potential policy option is to increase volume of domestic water tanks for new dwellings.	Commence investigations of policy options in 2022 - third quarter.

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TAMBORINE STUDY AREA

SCENIC RIM / LOGAN
LGA BOUNDARY

Allow for limited further
subdivision, at a minimum
lot size of 1 ha

Investigate opportunities
to implement streetscape
improvements and create
activated village centre at
Leach Road

Maintain rural
land for
recreational values

Investigate opportunities to
identify local biodiversity
connectivity and future
ecological corridors

LEGEND
— Opportunities for local
   conservation corridors
   Constraints

Current Planning Scheme Zoning
   Rural
   Low Density Residential
   Rural Residential
   Community Facilities
   Township
   District Centre
   Conservation
   Recreation & Open Space

0   0.5   1 km

SEQ REGIONAL PLAN
LAND USE CATEGORIES

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9.13   Tamborine Mountain

9.13.1   Context

The Tamborine Mountain study area encompasses the land on the mountain plateau and its surrounding escarpment areas. Tamborine Mountain supports a development pattern of unique villages characterised by a high level of amenity and distinctive character and rural residential areas set within a semi-rural landscape.

The centres of the Tamborine Mountain plateau provide for a range of uses and services to meet the needs of the local community and include retail, commercial, industrial (of a low impact and service nature), community and recreational activities. Community facilities include an information centre, playgrounds, showgrounds and sportsgrounds, primary and high schools, community hall, theatre, swimming pool and library.

Tamborine Mountain is also a significant tourist destination for tourists who enjoy its unique attractions, spectacular scenery, National Parks and the Gallery Walk tourism precinct.

The scenic amenity and values of the escarpment surrounding Tamborine Mountain are also of regional significance and protected for its landscape character. In addition, the ecological values of the escarpment are an integral part of the small scale and low intensity development which is characteristic of the area.

9.13.1   Housing

Over time, development on Tamborine Mountain has evolved from its agricultural early settlement in the 1900's to a mixed residential and semi-rural settlement pattern. With a variety of lot sizes and diverse character, the Mountain incorporates the distinct communities of North Tamborine, Mount Tamborine and Eagle Heights. A period of major residential development occurred in the 1970s until the late 1990s which has resulted in some areas of Tamborine Mountain having a more urban settlement character with lot sizes ranging from 600m^2 to 1500m^2, reflective of an urban residential neighbourhood.

Tamborine Mountain is not connected to the reticulated water or sewerage network and residents and businesses rely on rainwater or groundwater water supply and on-site sewerage disposal. In times of drought, domestic water

supply to mountain residences has required supplementation from off-mountain sources, which in recent years has become more pronounced due to the effects of climate change. Tamborine Mountain is currently home to a permanent population of 8,344 people.

Tamborine Mountain is projected to have an increased proportion of older persons and smaller households by 2041. This means that there is a need to provide for a range of housing on Tamborine Mountain that can cater for the variety of household types, including for a projected undersupply of retirement living housing options.

Housing Land Supply

Dwellings as at 2016	Current planned* additional residential lots	Additional proposed residential lots#	Total dwellings by 2041
2955	0	132^	3,087
% share of planned and proposed growth across all study areas		0.9%	

*Land currently zoned for additional residential lots in the *Scenic Rim Planning Scheme 2020*

^ proposed lots in the GMS Tamborine Mountain study area strategy

%Includes growth planned + proposed lots (where relevant) among all GMS study areas

9.13.2   Employment land and jobs

Tamborine Mountain is part of the Tamborine Mountain/Tamborine Village catchment within the Tamborine/Canungra SA2. The catchment is expected to increase from 2,925 workers in 2016 to 4,482 workers in 2041.

Employment in the Tamborine Mountain/ Tamborine Village catchment is expected to remain significant in the accommodation and food services industries. The strongest growth in employment within the Tamborine Mountain / Tamborine Village catchment is expected in the electricity, gas, water and waste services employment, however this will still account for less than 150 workers at 2041.

The catchment comprises a number of vacant and underutilised employment zoned sites and could potentially achieve a total additional employment yield of 3,121 jobs to 2041. This jobs capacity, which is based on the available employment land, is greater than that required for the projected employment growth.

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Employment Land Supply

Jobs as at 2016	Projected total jobs to 2041	Projected employment growth	Total capacity of additional jobs 2016-2041 for employment zoned lands*
2,925	4,482	1,557	3,121

*employment zoned lands relates to land in the following zones:
- Major Centre;
- District Centre;
- Neighbourhood Centre;
- Local Centre;
- Mixed Use;
- Industry;
- Special Purpose (i.e. Bromelton SDA);
- Major Tourism;
- Minor Tourism;
- Community Facilities; and
- Township.

The projected total jobs to 2041 figure above represents the total number of jobs for the catchment, which may occur on land that is not specifically zoned as employment lands – for example, in rural or rural residential areas, or mobile workers.

9.13.3   Local growth issues

Currently Tamborine Mountain provides limited opportunities for significant population growth or employment opportunities due to the constraints of the land, particularly the lack of reticulated sewerage and water supply. The current policy contained within the *Scenic Rim Planning Scheme 2020* also restricts further subdivision and thereby limits the availability of land for additional housing.

9.13.3.1   Potential for residential growth

The *ShapingSEQ* requires Council to prioritise growth in the Urban Footprint and Rural Living Area lad use categories.

Tamborine Mountain is not a suitable location to accommodate a significant share of the region's growing population, due to limitations on the ability to adequately service future development, as well as protecting the scenic amenity and ecological values that exist in the study area. However, the existing infrastructure and high amenity underpinned by good access to employment areas and community facilities make the area suitable for accommodating very limited growth without negatively affecting the existing character, environment, infrastructure capacity and neighbourhood amenity.

Further residential development can potentially occur in a number of unconstrained locations, dispersed across the Tamborine Mountain plateau, with minimal impacts.

Tamborine Mountain has capacity to support additional lots of 1ha or greater in the Rural Residential Zone, including the Rural Residential A Precinct.

A 1ha minimum lot size is appropriate because the resulting land area:

1. Is sufficient for on-site sewerage disposal in this sensitive environment;
2. Is consistent with the dominant large lot/acreage character on Tamborine Mountain;
3. Continues to enable opportunities for small-scale tourist and agri-business activities;
4. Is consistent with the intent for Rural Living Areas in the *ShapingSEQ*;
5. Would not lead to new residential development concentrated in any particular area on Tamborine Mountain;
6. Caters for the strong demand for rural residential living within the region;
7. Minimises the need for vegetation clearing to provide for any additional dwellings;
8. Aligns with the general community desire to protect the existing settlement pattern of Tamborine Mountain; and
9. Does not result in an overall lot increase that would have any significant impacts on the existing infrastructure - especially the existing road networks, or demand for supplementary water supply in times of drought.

With a minimum lot size of 1ha applied to the Rural Residential Zone (and precinct) on Tamborine Mountain, there is potential to accommodate growth for an additional 211 dwellings at maximum yield, which represents a 6.5% increase, based on the 2,955 dwellings that currently exist in the study area.

The maximum yield should be considered in conjunction with other key influences of land development that result in a realistic number of additional lots expected by 2041. These factors include access to initial capital, physical constraints on land (e.g. protected vegetation, slope or landslide hazard, or siting of existing dwellings), market feasibility and infrastructure charges. Therefore, the expected increase in new lots in the study area would be lower and occur over a long period of time extending beyond 2041. An analysis of existing constraints at the lot level has reduced the maximum yield to a *realistic yield* of 132 lots.

Providing for this limited opportunity in the less constrained areas of the study area will provide an important contribution towards the overall dwelling

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supply for the Scenic Rim region, while also aligning with the intent for the Rural Living Area and Urban Footprint under the *ShapingSEQ*. Such development will consolidate existing areas for residential development in the region and makes use of existing infrastructure, rather than expanding further into important rural or environmentally sensitive land.

9.13.3.2 Changing housing needs of the population

An assessment of future housing needs has indicated that there is a need to plan for more retirement facilities and residential aged care facilities to support an increasing ageing population to have access to this housing type in the local area and provide the ability to continue to live locally, or "age-in-place".

Based on the projected increase in the number of older persons living on Tamborine Mountain to 2041 and the current lack of appropriate housing supply to meet these needs, a small number of key land parcels have been identified as being suitable to accommodate residential care facilities or retirement facilities. A variety of planning mechanisms could be applied to encourage this type of development to fulfil this identified housing need and enable opportunities to 'age in place', including amendments to the *Scenic Rim Planning Scheme 2020*, infrastructure offsets or financial incentives. Any new retirement or residential care facility on Tamborine Mountain will need to be sensitively designed to account for:

1. The lack of reticulated sewerage and water;
2. Achieving consistency with the existing character in terms of a design outcome that responds to the existing neighbourhood character;
3. Providing access to a range of suitable services; and
4. Traffic impacts associated with increased traffic movements.

Tamborine Mountain needs to provide for a range of housing choices as the future needs of the population change. This can be achieved in a number of ways, including continuing to ensure that the *Scenic Rim Planning Scheme 2020* encourages a range of different housing options to cater for smaller households, such as secondary dwellings.

Tamborine Mountain's growth strategies are presented in Table 25 and the Tamborine Mountain study area map also outlines the growth management strategy for Tamborine Mountain.
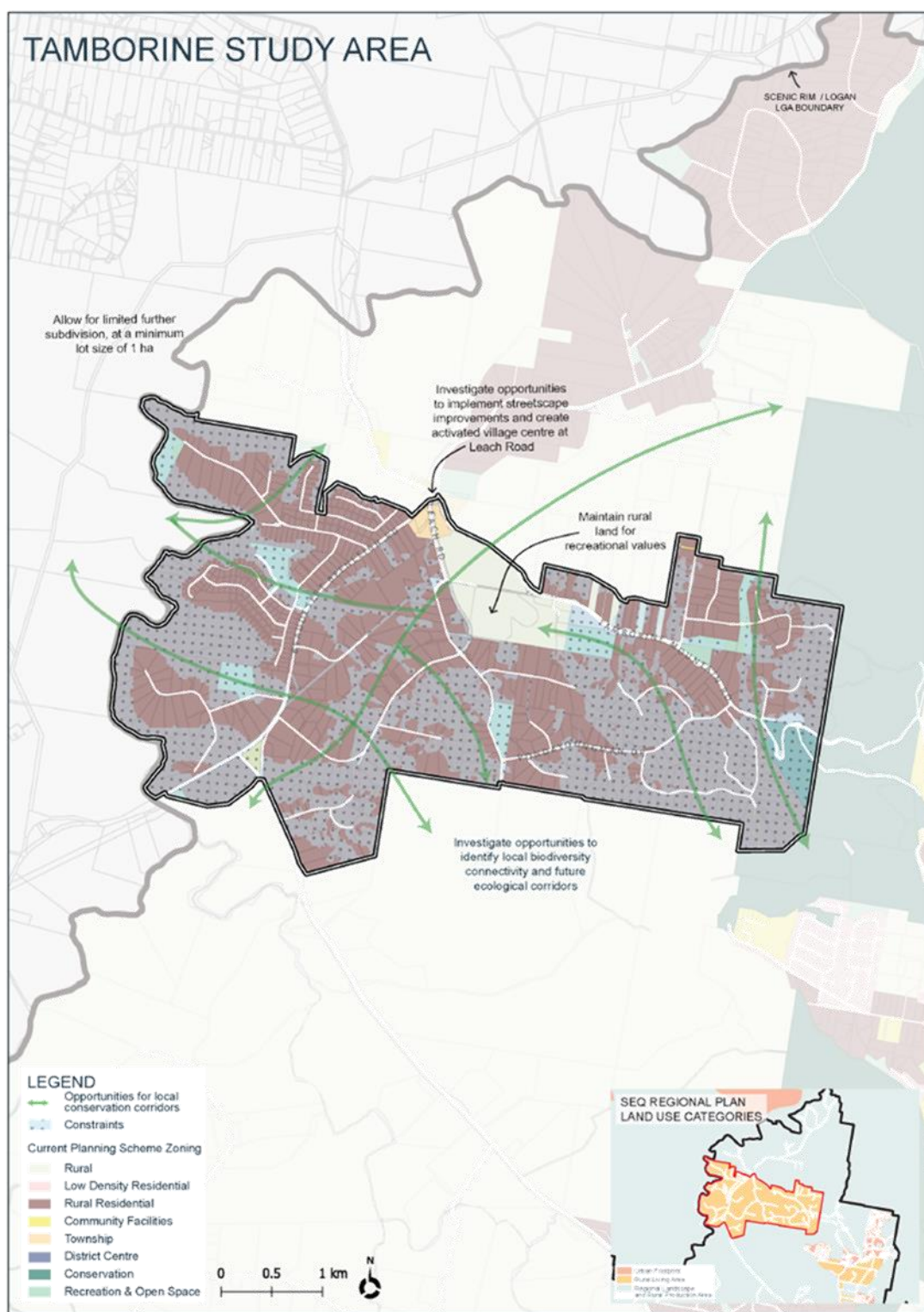
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Table 25 - Tamborine Mountain Growth Strategies and Implementation

Growth Strategy	GMS Planning Principles	Implementation	Indicative Timing
1 Limited additional growth on Tamborine Mountain is facilitated to meet the high demand for housing options in the region that cater for a relaxed lifestyle and rural living whilst protecting the existing character, landscape amenity and natural environment of the area.	Consolidate existing residential areas in the region to make use of existing infrastructure, community facilities and protect important agricultural land and environmental qualities. Development within identified growth areas complements planning and development outcomes in existing population areas.	Amend the *Scenic Rim Planning Scheme 2020* to enable further consolidation of the existing rural residential areas through subdivision at Tamborine Mountain in the Rural Residential Zone (including the base zone and Rural Residential A Precinct). Specifically, the following lot sizes, dimensions and overlay provisions are recommended to protect the existing character of Tamborine Mountain and allow development to respond to environmental and infrastructure constraints: 1. A minimum lot size of 1ha for rural residential lots identified for potential subdivision on **Overlay Map 13 - Minimum Lot Size** in the *Scenic Rim Planning Scheme 2020*; 2. A minimum frontage width of 50 metres; and 3. A minimum access handle width of 10 metres for rear lots.	Commence amendment to the *Scenic Rim Planning Scheme* in 2022 - third quarter.
2 Additional housing on Tamborine Mountain provides for a range of household types, including the identified need for dwellings for smaller households and Retirement Facilities and Residential Care Facilities.	Development within urban areas provides for housing diversity and choice, providing a range of allotment sizes and densities relevant to a rural based environment, which facilitates high quality design outcomes.	1. Amend the *Scenic Rim Planning Scheme 2020* to enable *Dual Occupancies* as Code Assessable development on lots greater than 2ha to align with the proposed density for additional dwellings on Tamborine Mountain (1 dwelling per hectare). *Dual Occupancies* on lots less than 1ha are proposed to remain	Commence amendment to the *Scenic Rim Planning Scheme* in 2022 - third quarter.

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Growth Strategy	GMS Planning Principles	Implementation	Indicative Timing
		Impact Assessable in accordance with current policy. 2. Review the *Scenic Rim Planning Scheme 2020* to identify and encourage development of Retirement Facilities and Residential Care Facilities at suitable locations through potential rezoning to the Low Density Residential Zone - Mountain Residential Precinct. Identified locations include: a) Lot 20 RP206025, 209-247 Beacon Road b) Lot 1 RP45268, 30 Kidd Street c) Lot 16 RP32167, 24-34 Macdonnell Road d) Lot 4 SP145816, 2- 10 Cook Road e) Lot 6 SP137576, 122-128 Long Road 3. Consider other incentive mechanisms such as reduced levels of assessment, infrastructure charge reductions to encourage development of Residential Care Facilities and Retirement Facilities at the abovementioned locations.	
3 Important biodiversity corridors on Tamborine Mountain are protected and enhanced to support local biodiversity and linkages between existing areas of ecological significance in the region.	Development provides for the protection, maintenance and/or enhancement of environmental values and features, including unique World Heritage areas, contributing to a local and regional network of linkages, corridors and other environmentally significant areas.	Through a region-wide investigation of important biodiversity corridors, identify and protect biodiversity corridors and linkages on Tamborine Mountain for implementation through the Environmental Significance Overlay in the *Scenic Rim Planning Scheme 2020*.	Commence investigations to inform policy options in 2022 - third quarter.

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Growth Strategy	GMS Planning Principles	Implementation	Indicative Timing
4 New development on Tamborine Mountain provides sufficient capacity for on-site water supply in order to reduce increased demand on the urban water supply network during times of drought.	Land use planning policy ensures new development considers the ongoing effects of climate change, including the effects of bushfire, drought, increased rainfall intensity and flooding.	Investigate policy options to increase domestic water supply capacity for new dwellings in the region that are not connected to reticulated (on-grid) water supply. An example of a potential policy option is to increase volume of domestic water tanks for new dwellings.	Commence investigations of policy options in 2022 - third quarter.

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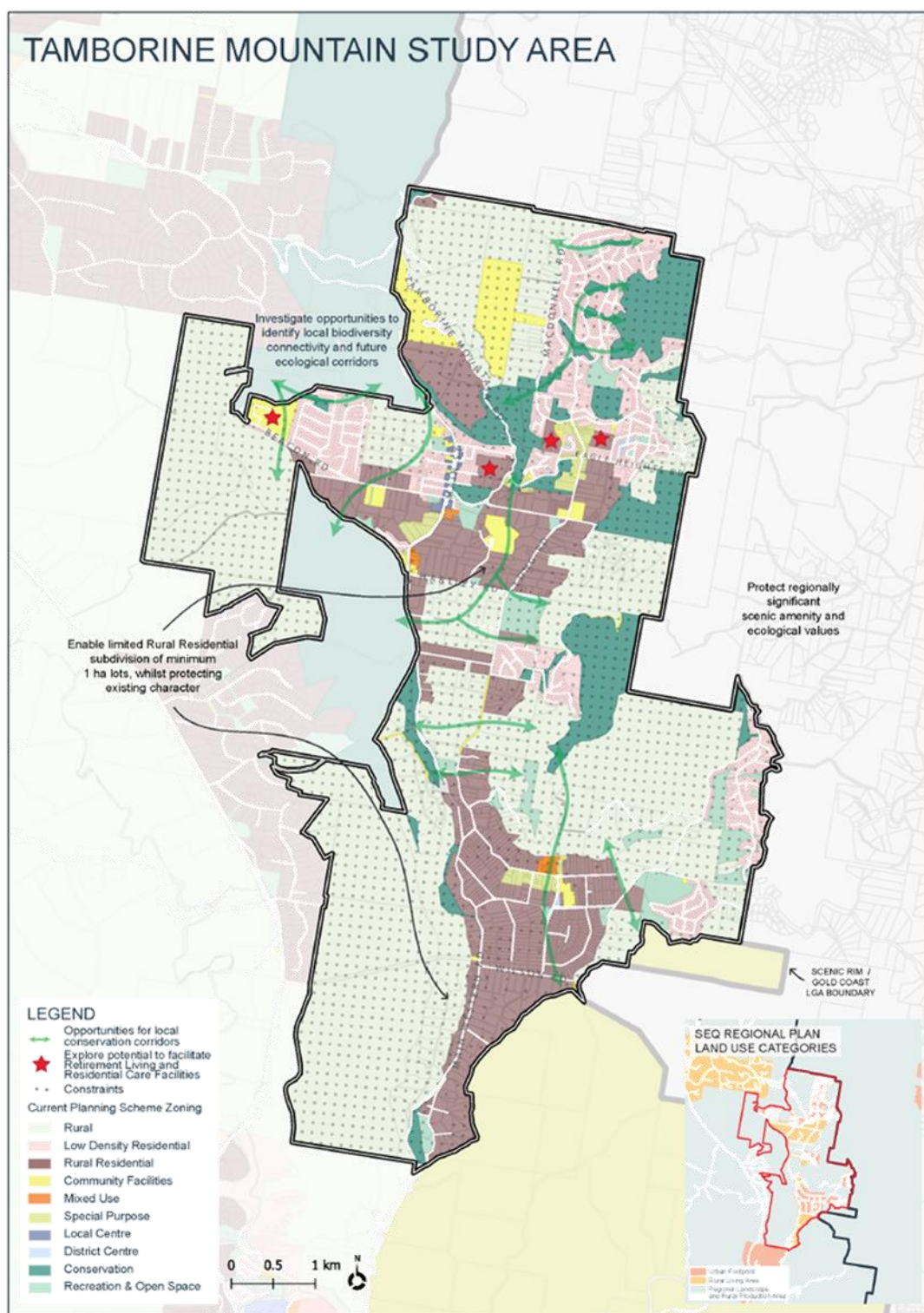
9.14 Rural towns and villages

9.14.1 Context

The diverse rural towns and villages of the Scenic Rim make an important contribution to the region and wider South East Queensland. These rural areas are rich in local landscape, support valuable habitat and biodiversity, provide water catchment and management processes for urban consumption and support agricultural production and tourism. The Scenic Rim is interspersed with a range of small rural localities which contribute to the intrinsic character, rural lifestyle and visitor appeal of the region.

9.14.2 Challenges affecting the Sustainable Growth and Prosperity of Rural Towns and Villages

The Scenic Rim's rural towns and villages face a number of challenges and barriers to their future growth and development.

The key issues and trends include:

- Business investment and utility infrastructure provision in rural towns are subject to ongoing risk owing to low population and consumer numbers, geographic isolation, exposure to natural disasters (drought, bushfire and flooding) and high delivery costs;

- Limited infrastructure assets outside of the Local Government Infrastructure Plan (LGIP) Priority Infrastructure Areas (PIA) and poor access to reticulated water supply and sewer networks. This negatively impacts the potential for increased population densities and employment growth and the ability to bring forward rural development activity;

- Limited servicing via trunk stormwater infrastructure. For economic reasons developments tend to be focused on areas close to existing infrastructure networks;

- Insufficient residential zoned land (Township Zone and Rural Residential Zone) and limited dwelling stock within rural towns;

- Future subdivision opportunities are extremely limited owing to the extent of the Regional Landscape and Rural Production Area designation under the *ShapingSEQ*;

- Detached housing on large lots dominate (1,000m², 4,000m² and 1ha minimum lot sizes). This low density housing supply impacts the viability of infrastructure and services;

- Broadband infrastructure is extremely important in supporting rural economic development and business growth. Accessibility to high-speed and reliable broadband varies significantly across the Scenic Rim region, being excellent in the urban areas and poor in the smaller rural towns;

- Similar to broadband connectivity, mobile phone network coverage varies across the rural areas;

- Limited housing choice negatively impacts the number of people moving to rural areas with knock-on effects on the viability of local services and facilities. Localities with a diverse housing stock typically retain and attract residents. This diverse dwelling stock includes rental accommodation, small lot housing, semi-detached, townhouses and detached owner-occupier properties, over 50s housing options and a range of smaller dwellings to support changing household sizes and demographic trends;

- Low investment in rural road network upgrades and limited transport links/access between rural towns impacts visitor experience, journey times and connectivity to jobs and amenities;

- Limited community transport options for rural town residents (particularly impacts the younger and older age groups);

- People of working age and younger professional families typically leave rural areas to follow employment, training and education opportunities in neighbouring Ipswich, Logan and the Gold Coast. This in turn results in skills shortages and reduces dwelling demand and rural service delivery;

- Small job market and limited employment opportunities deters people from working and living in the rural areas;

- Difficulty in attracting and retaining young people, new workers and younger families;

- Limited smaller commercial work/office spaces for small and mid-size enterprises (SME)/ start-ups;

- Limited existing small-scale businesses to serve local needs, visitors and tourists; and

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- Declining enrolment numbers at local state schools.

9.14.3 Rural Towns and Villages under the *Shaping SEQ*

ShapingSEQ supports the sustainable growth of existing rural towns and villages, including those located outside the Urban Footprint. According to the *ShapingSEQ*:

> **Growth of Rural Villages: ShapingSEQ**
>
> *While these areas are not intended to accommodate significant growth to 2041, local governments may undertake detailed planning to ensure they can grow sustainably, be resilient, and respond to change over time.*
>
> *Where able to be supported by local infrastructure, local governments may recognise these areas using township provisions. Township zone provisions must not be used to provide for new rural residential estates, and any residential lots must be orientated to, and part of, the rural town or village. The maximum scale of any growth, relative to the existing scale of the township, would also need to be in proportion to the growth expected for The local government area overall.*

It is acknowledged that the regional planning framework cannot address all the issues faced by rural towns (e.g. utility and digital infrastructure provision, rural road network funding, community transport etc). However, it has the potential to be a key facilitator of rural development through defining spatial development patterns, promoting greater rural housing choice and setting dwelling supply benchmarks and employment planning baselines.

9.14.4 Assessment of growth potential for the Scenic Rim's rural towns and villages

In order to maintain the Scenic Rim's unique distinctive natural qualities and to make optimum use of existing infrastructure and services, Beaudesert is expected to absorb the majority of the region's future residential and employment growth with modest additional growth proposed for Kalbar, Boonah, Harrisville, Peak Crossing, Kooralbyn, Aratula, Tamborine and Tamborine Mountain. However, it should be acknowledged that there are some smaller rural localities outside the Urban Footprint and Rural Living Areas that

have the potential for small-scale incremental growth in the future.

To inform the Growth Management Strategy, the region's rural towns and villages were assessed for their potential to accommodate sustainable growth. This assessment determined the relative planning merits of each rural town and identified the localities which are more suitable to accommodate future growth and should therefore be prioritised.

The rural towns and villages that were investigated include:

- Beechmont;
- Rathdowney;
- Warrill View;
- Roadvale;
- Mount Alford;
- Rosevale;
- Maroon;
- Laravale;
- Hillview
- Munbilla historical subdivision
- Croftby historical subdivision
- Clumber historical subdivision
- Fassifern Valley Historical subdivision

The identified rural villages and localities within the region differ in their scale and ability to sustain growth. Therefore, to ensure appropriate growth is planned for and to evaluate their suitability to accommodate future development, each village and locality was assessed against a range of sustainability criteria (refer to Table 26).

The scores assigned to each criterion were aggregated to provide a final overall score for each rural village and locality. The villages receiving the higher assessment score are generally the localities with existing infrastructure provision and a larger range of services and facilities.

Finally, each rural village was categorised based on the overall assessment score using the following categories:

- Category A - Villages that provide a good range of services and facilities and have the potential to support further growth;
- Category B - Villages that provide some rural services and facilities and could be

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investigated further for their growth potential; and

- Category C - Villages with limited services and facilities that have limited or no growth potential.

It is considered that those rural villages and localities that are generally serviced by existing infrastructure and a range of services and facilities may be suitable for further investigation in terms of their potential to accommodate further residential and/or employment growth.

Table 26 - Rural Towns and Villages Assessment

Rural Village / Locality	Sustainability Evaluation Criteria										Total Score	Cat.
	Provision of community facilities (hall, place of worship, sports pitch)	Provision of education services (early education, primary, secondary school)	Employment opportunities within the village (industrial, commercial, tourism, retail, education)	Provision of public open spaces (park, gardens, playground)	Access to designated health facilities within the village or within 10km	Provision of retail facilities (general store / shop, pub, petrol station, post office)	Serviced by reticulated water supply	Serviced by reticulated sewer	Access to National, State, Regional, District road network*	NBN service available or under construction		
Beechmont	✓	✓	0	✓	0	0	0	0	✓✓	0	5	C
Rathdowney	✓✓	✓	✓	✓	0	✓	✓✓	0	✓✓	✓✓	12	A
Warrill View	✓	✓	0	✓	0	0	✓✓	0	✓✓	✓	8	B
Roadvale	✓	✓	✓	✓	✓	0	✓	0	✓	✓✓	9	B
Mount Alford	✓	✓	✓	✓	0	0	✓✓	0	✓✓	✓✓	10	B
Rosevale	✓	0	0	0	0	0	0	0	✓	0	2	C
Munbilla	0	0	0	0	✓	0	0	0	✓	✓✓	4	C
Croftby	0	0	0	0	0	0	0	0	✓✓	0	2	C
Clumber	0	0	0	0	0	0	0	0	0	✓	1	C
Fassifern	0	0	0	0	✓	0	✓✓	0	✓✓	✓	6	C
Maroon	✓	✓	0	✓	0	0	0	0	✓✓	0	5	C
Laravale	0	0	0	0	0	0	0	0	✓✓	✓	3	C
Hillview	✓	✓	0	✓	0	0	0	0	✓	0	4	C

*Connector and Collector Roads receive a ✓ sustainability rating

9.14.5 Case Study Assessment and Recommendations

Following on from the assessment of the Scenic Rim's rural towns and villages, the following two case studies for Beechmont and Rathdowney highlight the unique growth challenges for these localities that influence whether they are suitable for encouraging further growth.

9.14.5.1 Case Study 1: Beechmont

Beechmont is a small mountain top rural settlement nestled between the Lamington Plateau and Tamborine Mountain. Currently, the locality has a low-density rural residential character with very limited services. Beechmont is an important destination for visitors and tourists who travel along the main road from Canungra and the Gold Coast to reach Binna Burra and the Lamington National Park.

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Beechmont is in the Regional Landscape and Rural Production Area of the *ShapingSEQ* and there is currently no opportunity for the Study Area to grow outside its existing planned Rural Residential or Township Zoned land.

Previous consultation with the local community during the development of the *Scenic Rim Planning Scheme 2020* identified that they are generally supportive of additional residential growth in Beechmont with the view that the additional population growth would:

- attract further tourism investment, thereby creating opportunities for local employment;

- enhance the viability of Beechmont State School;

- improve the sustainability of valued local community groups and sports associations; and

- enhance the existing sense of place and community generally.

The previous consultation also identified that the community would be supportive of growth if it led to better local services on the Beechmont plateau, such as a local neighbourhood centre to cater for local convenience shopping needs.

Beechmont received a very low score through the rural towns and villages assessment process, primarily due to the servicing and infrastructure limitations. As part of the analysis to consider whether Beechmont has the potential to accommodate additional growth, an assessment was made to determine the population growth that would be required to support any viable development of a small local neighbourhood centre that could give residents a higher level of self-sufficiency rather than travelling to Canungra or Nerang for all their convenience shopping needs.

To attract commercial development to an area, the area must have a sufficient population base to support the development once operating. Research suggests that to provide a neighbourhood centre with a typical size of $2,500m^2$ (comprising a limited line supermarket and additional small tenancies), the population required would be 3,000-4,000 persons, or 1,000 – 1,500 dwellings.

The current population of Beechmont is 636 persons, therefore the existing population would need to grow approximately fivefold (i.e. an additional 2,364 persons), to have a viable population to support a local neighbourhood centre. The developable land required to support the additional 784 rural residential lots required to achieve this population (at a minimum lot size of $4,000m^2$) would be 313 ha.

Based on the above, Beechmont is not considered a suitable location to support further population growth for the region, as any growth would result in:

- encroachment into the Regional Landscape and Rural Production Area, which encompasses highly constrained land encumbered by Matters of State and Local Environmental Significance, Bushfire Hazard and Good Quality Agricultural Land;

- use of additional land for residential purposes in a very inefficient, or 'land hungry' way due to the large lot size required to support on-site sewage disposal; and

- potential for a larger community located in an isolated area that is difficult to access. This is also an important consideration for disaster events, such as bushfire.

9.14.5.2   Case Study 2: Rathdowney

Rathdowney has a number of competitive advantages which will help support small-scale growth in the future. These include:

- Strategic location on the Mount Lindesay Highway and gateway to key tourist destinations;
- Diverse range of local services and facilities including police station, garage/petrol station, post office, general store and visitor information centre;
- A good range of community facilities (Rathdowney Memorial Grounds and Caravan Park, place of worship, Rathdowney Hotel, Bowls Club, public open spaces and sports facilities);
- Provision of education facilities (Rathdowney State School and Early Learning Centre); and
- Availability of important infrastructure including the NBN and reticulated water services.

For these reasons, Rathdowney received the highest rating through the rural towns and villages assessment.

Rathdowney is also included within the Regional Landscape and Rural Production Area of the *ShapingSEQ* which restricts the availability of land for additional housing and there are very limited vacant lots available in the Township zoned area.

As Rathdowney is not planned to be connected to reticulated sewer, new development requires on-site sewage disposal and a minimum lot size of $4,000m^2$ is required to account for the adequate land area for wastewater disposal. This lot size does not align with the outcomes sought for rural villages under the *ShapingSEQ* because it represents a rural residential settlement pattern.

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As part of any future investigation to enable additional growth in Rathdowney, it would be desirable to encourage a smaller lot size for future residential development in Rathdowney to complement the existing built form and encourage a more compact settlement reflecting a traditional rural village. To achieve this, a packaged sewage treatment plant option to service an additional population could be explored in conjunction with Urban Utilities.

Table 27 - Rural Towns and Villages Growth Strategy

Growth Strategy	GMS Planning Principles	Implementation	Indicative Timing
1 The sustainable growth of the Scenic Rim's rural towns and villages is supported by a planning framework (including the *ShapingSEQ*) that recognises the unique planning requirements of individual areas and facilitates the potential for small-scale incremental growth in the future.	Development in the Scenic Rim's diverse rural towns and villages enhances their unique sense of place and ensures the ongoing sustainability of these localities.	1. In alignment with the review of *ShapingSEQ* advocate for a revised planning framework that can practically support the future appropriate growth of rural towns and villages in South East Queensland. 2. Identify suitable land in Rathdowney to accommodate the modest expansion of the township.	In alignment with the forthcoming review of the *Shaping SEQ*.

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10 Growth Management Summary for the Scenic Rim Region

The Scenic Rim Growth Management Strategy presents Council's strategy for the management of growth throughout the region, which is supported by a comprehensive evidence base. The Growth Management Strategy outlines the various measures required to facilitate the expected residential and employment growth for the region, which is to be supported by the provision of necessary infrastructure to support that growth.

The Growth Management Strategy is supported by extensive analysis and an evidence base which addresses housing needs, employment lands, growth assumptions, emerging trends, constraints and opportunities. This work has informed the preparation of the Growth Management Strategy and provides the basis upon which policy decisions have been made for the future growth of the region.

The Growth Management Strategy also establishes a set of Planning Principles to guide the management of the region's growth. Based on the findings of the analysis, the Growth Management Strategy has identified specific strategies for each study area which clearly articulates how these Planning Principles have been applied to the local context of these areas, in meeting their projected growth needs.

The overall aim of the Growth Management Strategy is to identify the indicative scale, location and timing of future residential and employment growth within the region based on community feedback and needs. The Growth Management Strategy has therefore been developed taking the community's views into account, particularly around density and growth, and acknowledges the importance of retaining the character and attributes of the Scenic Rim region and its various towns and villages, which make it a unique place to live, that is unlike most other areas within South East Queensland. Whilst the Growth Management Strategy promotes the achievement of sustainable growth for Scenic Rim, it equally identifies the importance of retaining its renowned environmental, tourism and world heritage areas and maintenance of its rural lifestyle and strong agricultural base, which are significant drawcards that will continue to attract people to move to the region.

The Growth Management Strategy has been developed to inform the *ShapingSEQ* and is consistent with achieving the dwelling supply benchmarks and employment planning baselines outlined within the *ShapingSEQ*. However, it takes a holistic approach in demonstrating how and where such dwellings and additional jobs should be facilitated throughout the region, whilst recognising that the provision of infrastructure is essential in supporting future growth. In particular, key upgrades to the Mount Lindesay Highway and the delivery of Inland Rail are vital elements that will act as a catalyst for growth occurring within the State significant Bromelton SDA and the Beaudesert township more broadly. Equally however, the protection of the region's environmental and rural/agricultural production areas, are vital in maintaining the character and amenity of Scenic Rim, which uniquely define it and which will continue to provide alternative lifestyle opportunities for people wanting to live and work here.

The Growth Management Strategy has determined that the current *Scenic Rim Planning Scheme 2020* has adequate zoned land to meet the dwelling supply benchmarks and employment planning baselines identified within *ShapingSEQ*. However, given slower residential development take-up than predicted since 2016, the need for areas of new and rezoned land for dwellings is identified in order to deliver a realistic and practical planning framework to achieve the dwelling supply benchmark of 11,000 dwellings between 2016 and 2041. The proposed approach seeks to increase the planned dwelling supply to approximately 15,000 dwellings to facilitate the uptake of more diverse development opportunities for housing in a range of locations and to provide market flexibility. Providing additional zoned land for residential purposes will not only offer more realistic opportunities to meet the dwelling supply benchmark, but also present greater opportunities for housing diversity and choice to meet the changing needs and lifestyles of the Scenic Rim community.

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Definitions and Acronyms

Acronyms

Acronym	Full title
CBD	Central business district
ELA	Employment lands assessment
HNA	Housing needs assessment
ILU	Independent living units
LGA	Local government area
LGIP	Local Government Infrastructure Plan
PFGA	Potential Future Growth Area
PIA	Priority infrastructure area
QGSO	Queensland Government Statistician's Office
REC	Regional economic cluster
RLRPA	Regional Landscape and Rural Production Area
SA2	Statistical area level 2
SDA	State Development Area
SEQ	South East Queensland
TMR	Transport and Main Roads

Definitions

Term	Definition
Community facilities	Community facilities typically include the following: • Cemetery • Child care centre • Club • Community care centre • Community use • Detention facility • Educational establishment • Emergency services • Hospital • Outstation • Place of worship
Detached housing	means a dwelling house on its own separate lot which is not attached to another dwelling (other than a secondary dwelling).
Dual occupancy	means a residential use of premises for 2 households involving— (a) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and (b) any domestic outbuilding associated with the dwellings; but does not include a residential use of premises that involves a secondary dwelling. Examples include a duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the Body Corporate and Community Management Act 1997, two dwellings within the one body corporate to which the Building Units and Group Title Act 1980 continues to apply.
Low density residential activities	Low density residential activities typically include the following: • Caretakers accommodation • Community residence • Dual occupancy • Dwelling house • Dwelling unit • Home based business • Sales office

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Term	Definition
Medium density residential activities	Medium density residential activities typically include the following: • Multiple dwelling • Non-resident workforce accommodation • Relocatable home park • Residential care facility • Retirement facility • Rooming accommodation
Multiple dwelling	means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households. Examples include apartments, flats, units, townhouses, row housing or triplex.
Planning Scheme	*Scenic Rim Planning Scheme 2020*
Residential care facility	means the use of premises for supervised accommodation, and medical and other support services, for persons who— (a) can not live independently; and (b) require regular nursing or personal care. Examples include a convalescent home or nursing home.
Retirement facility	means a residential use of premises for— (a) accommodation for older members of the community, or retired persons, in independent living units or serviced units; or (b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a). Examples include a retirement village.
Rural activities	Rural activities typically include the following: • Aquaculture • Animal husbandry • Animal keeping • Cropping • Extractive industry • Intensive animal industry • Intensive horticulture • Permanent plantation • Roadside stall • Rural industry • Rural worker's accommodation • Wholesale nursery
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.
ShapingSEQ 2017	*ShapingSEQ - South East Queensland Regional Plan 2017-2041*
Tourism activities	Tourism activities typically include the following: • Environment facility • Nature-based tourism • Resort complex • Short-term accommodation • Tourist attraction • Tourist park

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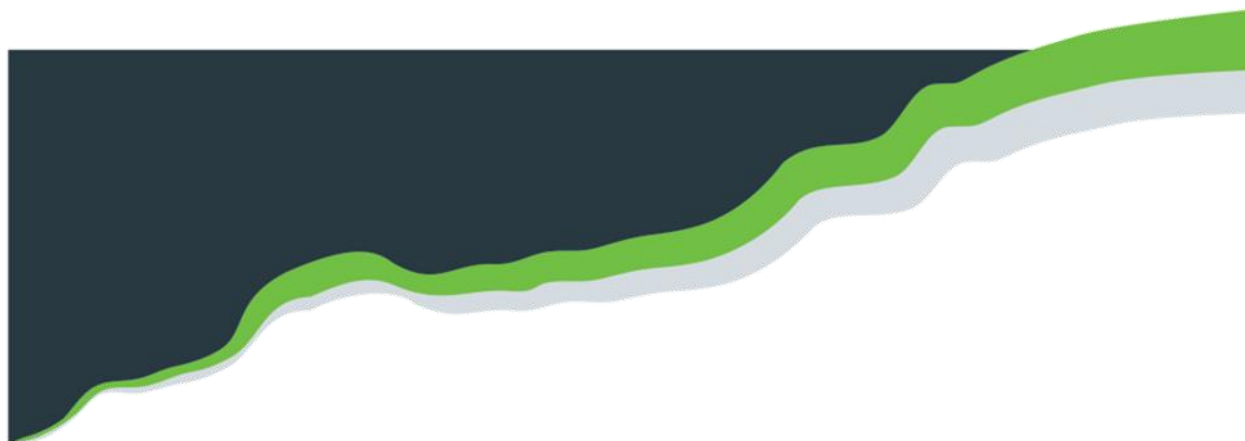
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Scenic Rim Regional Council

GROWTH MANAGEMENT STRATEGY

Phase 1 and 2 Stakeholder Engagement Report

18 January 2022

SCENIC RIM

REGIONAL COUNCIL

Draft Scenic Rim Growth Management Strategy - Phase 1 and 2 Stakeholder Engagement Report

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Draft Scenic Rim Growth Management Strategy - Phase 1 and 2 Stakeholder Engagement Report

1 Stakeholder Engagement Process

1.1 Introduction

An important element of Council's approach to the development of the Scenic Rim Growth Management Strategy 2041 (Growth Management Strategy) is the early and continuous engagement of relevant stakeholders and the local community to gain an understanding of their interests, concerns and preferred future development pattern for the Scenic Rim. The consultation process provides a genuine opportunity for a wide range of stakeholders to inform and influence the Growth Management Strategy and help shape how Scenic Rim is developed in the future.

The Stakeholder Engagement Strategy adopted by Council on 9 March 2021 outlines the community and stakeholder consultation to be undertaken by Council as part of the development of the Growth Management Strategy. The strategy sets out three formal stages of engagement as follows:

- **Stage 1:** Initial community consultation as part of Phase 1 of the Growth Management Strategy to seek feedback through a Consultation Survey which presented a number of housing and employment growth options. A copy of the Consultation Survey is attached at Appendix A;

- **Stage 2:** Targeted stakeholder engagement throughout the development of the Draft Growth Management Strategy; and

- **Stage 3:** Stakeholder and public consultation on the Draft Growth Management Strategy. The Stage 3 engagement aims to:

    o Confirm how previous consultation activities and feedback helped guide the development of the Draft Growth Management Strategy;

    o Provide the opportunity for the local community, landowners, local businesses, environmental organisations and other key stakeholders to comment on the individual study area growth strategies and lodge a formal submission on the Draft Growth Management Strategy;

    o Provide key State Government agencies and neighbouring Local Government Areas with the opportunity to review the Draft Growth Management Strategy and provide comment; and

    o Inform the preparation of the final Growth Management Strategy.

Stage 1 and Stage 2 community and stakeholder activities have been completed and the feedback received is summarised in this Stakeholder Engagement Report. The Stakeholder Engagement Report will be updated to reflect the findings of the Stage 3 community and stakeholder consultation process, once the Draft Growth Management Strategy has completed public notification. It should be noted that the Growth Management Strategy project team will acknowledge and provide feedback on the individual submissions received on the Draft Growth Management Strategy.

1.2 Stakeholder Engagement Principles

The Stakeholder Engagement Strategy has been prepared to align with the International Association for Public Participation (IAP2) Core Values and the *Scenic Rim Regional Council Communication Strategy 2020-23*, to ensure it meets best practice community engagement principles and leads to confidence in the decision-making process and the Growth Management Strategy outcomes.

Council is committed to responding to local issues and ensuring that residents and other key stakeholders have the opportunity to express their views on potential decisions that may have an impact on the future of their local community. To achieve these objectives, the Stakeholder Engagement Strategy:

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Draft Scenic Rim Growth Management Strategy - Phase 1 and 2 Stakeholder Engagement Report

- Is inclusive, fit-for-purpose and undertaken in a transparent, honest and meaningful way;
- Provides the local community and key stakeholders the opportunity to inform the GMS and help determine where future development should go and what form it will take;
- Ensures that stakeholders and community groups have equal access to the consultation process and the opportunity to influence Council decisions; and
- Will build trust and credibility leading to confidence and certainty in the process to produce the Growth Management Strategy to inform a future growth pattern for the Scenic Rim region.

1.3 Report Structure

This Stakeholder Engagement Report is structured as follows:

- Chapter 1 describes the overall engagement approach adopted by Council for the delivery of the Scenic Rim Growth Management Strategy;

- Chapter 2 describes the approach to the Stage 1 community engagement process and the feedback received for analysis and input to the Draft Growth Management Strategy. In addition, the chapter details how the issues raised have been addressed in the Draft Growth Management Strategy; and

- Chapter 3 presents the key findings from the Stage 2 targeted stakeholder engagement process.

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Draft Scenic Rim Growth Management Strategy - Phase 1 and 2 Stakeholder Engagement Report

2 Stage 1 Community Consultation

2.1 Background and Methodology

Initial community consultation as part of Phase 1 of the Growth Management Strategy was undertaken to seek feedback through a Consultation Survey. The Consultation Survey was conducted between 17 March and 16 April 2021. To enable further community participation and feedback the survey response window was extended to Monday 19 April 2021. The interactive Consultation Survey comprised three structured questions as well as the opportunity to provide general feedback. The overall purpose of the survey was to:

- Introduce the Growth Management Strategy process;

- Provide the opportunity for the local community to help shape the Growth Management Strategy and the preferred development pattern for the Scenic Rim; and

- Gain an understanding of the community's opinions and preferences on the location and distribution of future housing and employment growth.

To maximise the opportunity for the local community to participate in the survey a number of engagement tools were used, including:

- Council website - A copy of the survey was available on Council's 'Have Your Say' page;

- Notices in Council's advertisement - A series of Notices in Council's advertisement containing links to the survey were published in the Beaudesert Times, Fassifern Guardian & Tribune (Boonah), Tamborine Times, Scenic News and Canungra Times;

- Social Media - The survey was promoted on Facebook and LinkedIn;

- Public engagement - Hard copies of the survey were made available at Council's Administration Centres/Libraries; and

- Internal Communication - Council staff were notified of the survey through the staff bulletin.

In total 348 responses to the Consultation Survey were received by Council. 339 responses were provided online and nine hard copies were returned to Council. It is noted that approximately 52% of respondents were either from Tamborine Village or Tamborine Mountain (refer Figure 1).

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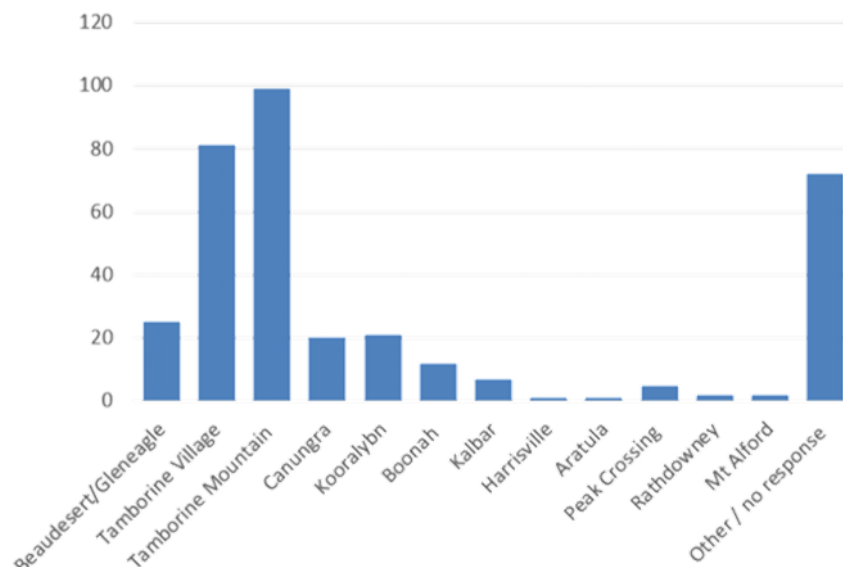
Figure 1: Consultation Survey Respondents Locality

2.2 Stage 1 Consultation Survey Outcomes

The Consultation Survey raised public awareness and understanding of the Growth Management Strategy and provided valuable information regarding the location and distribution of future housing and employment growth across the region. The opinions, concerns and comments raised by the local community have been considered and used to inform the work undertaken by the project team in the preparation of the individual study area growth strategies, as part of the Growth Management Strategy. An overview of the responses to the three individual consultation survey questions is provided below.

Consultation Survey Question 1: To accommodate the additional 10,000 dwellings by 2041 which housing growth option do you prefer?

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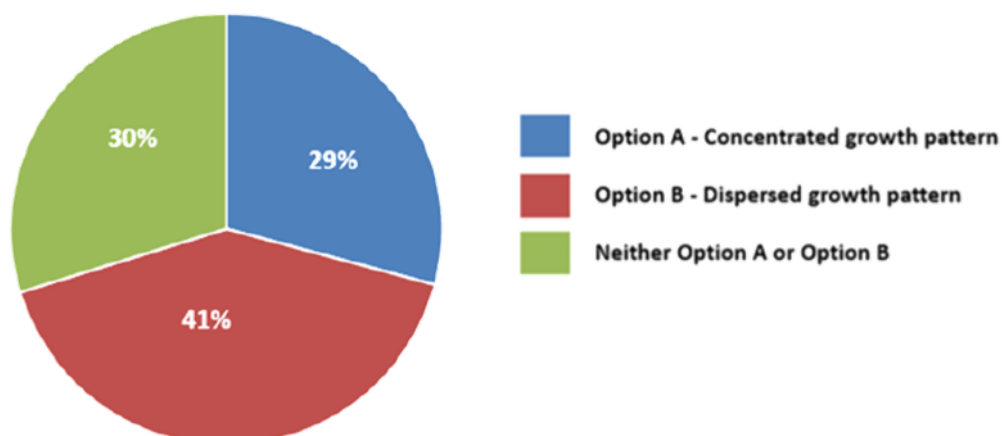
Option B - Dispersed Growth (41%)

Most common reasons for selecting option B:

- Steady distribution of growth across the region to ensure more communities benefit and help keep smaller villages viable and vibrant.
- All towns deserve the opportunity to prosper and benefit from growth rather than focused on Beaudesert.
- Smaller villages such as Harrisville and Peak Crossing have experienced limited growth and it's time to bring them back to life and provide small businesses the opportunity to survive and prosper.

Neither Option A or B (30%)

Most common reason for selecting the no growth option:

- Need to limit growth / no growth - housing and population growth has the potential to significantly impact the quality of Scenic Rim's natural environment.
- Concern growth could result in negative impacts on the character and charm of the Scenic Rim with detrimental impacts on tourism and amenity.

Option A - Concentrated Growth (29%)

Most common reasons for selecting option A:

- The rural character of the region, which largely drives the region's tourism industry is at risk of being lost if housing growth occurs across the region.
- Growth to be focused at Beaudesert to preserve the character and identity of the region and its smaller villages, increase viability of public transport and help protect the natural environment.
- Growth to be focused at Beaudesert and Bromelton - both have appropriately zoned land for development coupled with supporting utility and community infrastructure.

Consultation Survey Question 2 - What form should Scenic Rim's future housing take?

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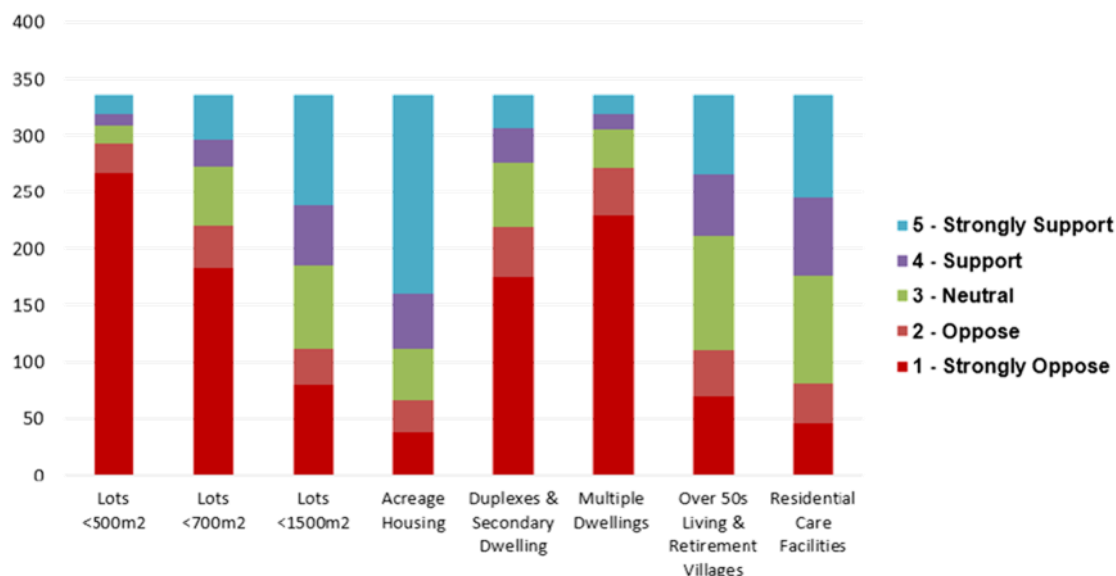
As shown in the breakdown of the results above, it is clear that the local community provided strong support for acreage housing (4,000m^2 and 1-2ha lot sizes) and general support for detached housing on lots less than 1,500m^2 and residential care facilities, followed closely by over 50s living and retirement villages. The community response indicated a strong aversion to multiple dwellings (units and townhouses) and detached housing on smaller lots (less than 500m^2). In addition, there was diminishing support for detached housing on lots less than 700m^2, secondary dwellings (granny flat) and duplexes (dual occupancy).

Consultation Survey Question 3 – To accommodate the additional 7,610 jobs in the region by 2041 which employment growth option do you prefer?

- Option A - Concentrated growth pattern
- Option B - Dispersed growth pattern
- Neither Option A or Option B
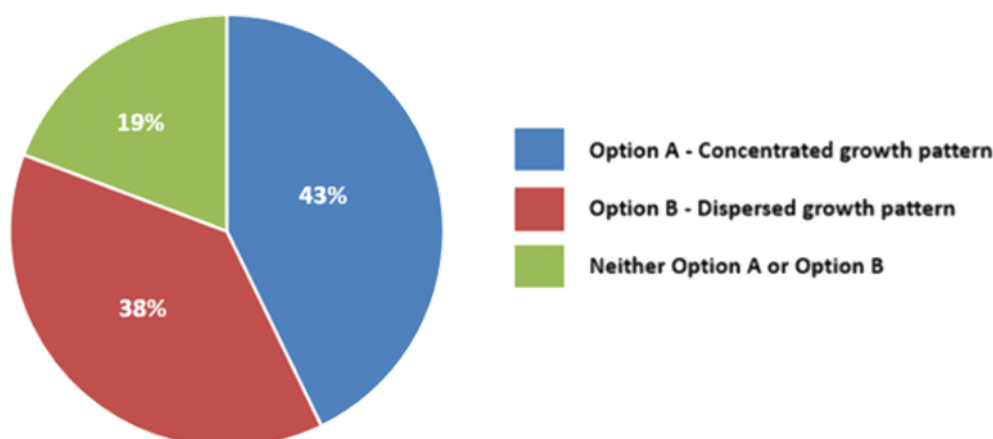
Option A - Concentrated Growth (43%)

Most common reasons for selecting option A:

- Beaudesert has existing transport links, water and sewer infrastructure, community facilities and businesses to support employment growth.
- Focusing growth on Beaudesert and Bromelton provides opportunities for Scenic Rim to grow while retaining the unique natural and built environment of the smaller towns.
- The region's smaller towns and villages do not have the infrastructure (roads, water, sewer and community facilities) to support increased employment growth.

Option B - Dispersed Growth (38%)

Most common reasons for selecting option B:

- Distributed employment growth provides equal opportunities for all areas in the Scenic Rim to develop and economically grow.
- Opportunity to support and grow tourism industries and enterprises at villages such as Canungra, Mt Tamborine, Kalbar, Rathdowney and Kooralbyn.
- Bromelton is already a recognised area for significant job growth and will attract funding therefore Council should promote employment growth across its smaller towns and villages.

Neither Option A or B (19%)

Most common reason for selecting the no growth option:

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Draft Scenic Rim Growth Management Strategy - Phase 1 and 2 Stakeholder Engagement Report

- Limit all employment growth as will result in habitat destruction and vegetation clearing.
- Region needs to remain rural to attract tourism and maintain current rural lifestyle.

2.3   Consultation Survey key issues raised

In addition to the specific feedback received from the Consultation Survey questions, a wide range of comments and opinions relating to Scenic Rim's future growth were provided by respondents. Although, there was a wide range of issues identified, there were a number of common issues which are displayed in Table 1 together with a summary outlining how these issues and concerns have been addressed in the Draft Growth Management Strategy.

Table 1: Consultation Survey - common issues

Summary of key growth issues	Where / how addressed by the GMS
Environmental / Amenity	
Concern growth could result in negative impacts on the character and charm of the Scenic Rim with detrimental impacts on tourism.	To support the region's projected long-term population growth, the Queensland Government provides a dwelling projection of 11,000 dwellings and an employment benchmark of 7,609 new jobs for the Scenic Rim between 2016 and 2041. The Draft Growth Management Strategy ensures that this growth is delivered in a manner which maintains a balance between competing environmental, social and economic priorities.
Need to protect the region's local biodiversity values, remnant vegetation and bushland.	
The region needs to remain rural to attract tourism and maintain current lifestyles.	The proposed growth policies established within the Draft Growth Management Strategy continue to facilitate the protection and preservation of the region's outstanding natural and environmental features and strong agricultural base, which can also act as tourism drawcards for the region. Critically, landscape and environmental constraints have informed the detailed analysis and helped shape the proposed pattern of growth for Scenic Rim, with areas that are heavily constrained by these (and other) features, not being identified as areas where future growth is envisaged (refer Map 3 contained within the Draft Growth Management Strategy, which identifies the constrained areas which are safeguarded from future development).
Housing and population growth has the potential to significantly adversely impact the quality of Scenic Rim's natural environment with associated impacts on tourism.	
Concern that the region's country feel is being lost.	
Increased density of housing on small lots would change the character of the majority of the region to the point where the reason many of us choose to live here would no longer exist.	The community's strong desire to retain large lot sizes and promote acreage living options is acknowledged. Part of the Draft Growth Management Strategy's policy approach involves providing additional options for rural residential (acreage living) in both Tamborine and Tamborine Mountain.
Relocated to the Scenic Rim due to the acreage living options and concerned the region could deliver residential estates similar to Yarrabilba.	However, this must also be balanced against the need to address the growing shortfall in dwellings for smaller households in the region and the requirement to provide a range of housing types to help address changing demographics in accordance with Queensland Government's *State Planning Policy 2017*. This includes an ageing population, growth in single-person households and the increase in couples and single parents with older children.
Concerns regarding overall property sizes - lots should be set to a minimum 1000m² / block.	
Limit high density housing.	Sections 4 and 9 of the Draft Growth Management Strategy provides the proposed strategies for future housing growth, which includes facilitating increased housing diversity and choice in the appropriate locations (this is largely already facilitated within the current *Scenic Rim Planning Scheme 2020*).
Maintain larger blocks / encourage acreage blocks which retain the quality of the region's rural lifestyle.	

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Summary of key growth issues	Where / how addressed by the GMS
Population growth on Tamborine Mountain is inappropriate due to limited utility infrastructure and poor road conditions. Tamborine Mountain is already over-developed for the infrastructure and amenities available or possible within the confined mountain area.	It is acknowledged that Tamborine Mountain is not a suitable location to accommodate a significant share of the region's growth due to utility infrastructure limitations and environmental constraints. However, the high residential amenity and good access to employment areas and community facilities make the area suitable for accommodating some growth without negatively affecting the existing character, infrastructure capacity and neighbourhood amenity. Section 9.13 of the Draft Growth Management Strategy provides the proposed growth strategies for the Tamborine Mountain study area, including the potential to achieve some further subdivision of lots of 1ha in size in the appropriate locations. Specific lots identified for additional retirement facilities have also been specified for the study area, in recognition of the projected shortfall in this type of housing on the Mountain in the future.
Need to protect agricultural land from incompatible uses.	The Draft Growth Management Strategy protects agricultural land classification (ALC) Class A and Class B from urban encroachment. It should be noted that ALC Class A and Class B are categorised in the Draft Growth Management Strategy as a hard constraint and are therefore protected from urban encroachment. The Draft Growth Management Strategy supports the continued promotion of the region's strong agricultural and rural production industries as a critical employment generator for the Scenic Rim.
All areas of the Scenic Rim deserve to grow and prosper at their own rate and people deserve more living options than the one central area of Beaudesert. The spacious village nature of the Scenic Rim is what creates its beautiful living environment.	Responding to community and stakeholder feedback and detailed investigations, the Draft Growth Management Strategy focuses the majority of growth within Beaudesert, supported by the major rural activity centre of Boonah together with modest growth in Kalbar, Aratula, Kooralbyn, Tamborine Mountain, Tamborine Village, Canungra, Peak Crossing and Harrisville. Map 4 and Section 9 of the Draft Growth Management Strategy provide detail on the proposed distribution of growth across the Scenic Rim.
Economic	
Beaudesert / Bromelton has the most employment potential with good infrastructure, transport links, water, sewerage and community facilities.	As the principal rural activity centre of the region, Beaudesert together with Bromelton are proposed to accommodate a significant proportion of the region's employment growth over the next twenty years. Sections 5 and 9 of the Draft Growth Management Strategy provide the proposed strategies for future employment growth, recognising the importance of Bromelton as a future major employment generator for the region.
Employment is needed to help retain young people and younger families. Employment is important factor to attract families and keep young residents in the area.	Ensuring that people have convenient access to local employment opportunities and well-located places to work is a key focus of the Draft Growth Management Strategy. It provides policy support for future employment growth and confirms that there is sufficient zoned land available to support that growth. Importantly, allocating a significant proportion of the region's residential growth in Beaudesert will help increase the population which in-turn will help attract inward investment and new businesses to the region.

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Draft Scenic Rim Growth Management Strategy - Phase 1 and 2 Stakeholder Engagement Report

Summary of key growth issues	Where / how addressed by the GMS
Further support and grow the tourism industry in particular support of small tourism enterprises at tourist villages such as Canungra, Mount Tamborine, Kalbar, Rathdowney and Kooralbyn.	The Draft Growth Management Strategy establishes a planning framework which not only achieves the region's growth requirements but also protects and maintains the region's renowned environmental and heritage areas which will facilitate the continued growth of the tourism sector. It is noted that the *Scenic Rim Regional Prosperity Strategy 2020-2025* identifies tourism as a key growth opportunity and this is planned to continue with additional investment into attractions, commissionable product, accommodation and other supporting infrastructure.
Services	
Public transport needs to be introduced. Lack of public transport services across the Scenic Rim.	The need for the region's future growth to be supported by a range of transport modes including walking, cycling, bus, road and rail is recognised. As identified in the Draft Growth Management Strategy, Council will continue to lobby for additional transport infrastructure to support the region. However, it should be noted that even with the projected growth, population catchments may not be of sufficient size to meet thresholds requirements for new public transport services. The Draft Growth Management Strategy also recommends that Council develop a Transport Strategy for the Scenic Rim region which will provide direction for the transport system through to 2041.
Essential services need to be upgraded with the growth, i.e. hospital, QAS, QPS. Growth requires supporting libraries, parks, education, recreational/sport and medical facilities.	Supporting growth through improved community facilities is an essential component of achieving the vision for the community as identified in Council's *Community Plan 2011-2026*. The Growth Management Strategy process has been utilised as a means of confirming that the appropriate infrastructure, services and community facilities required to support growth is available or planned to be available where a gap has been identified.
Need to upgrade and maintain local and state roads to support the proposed growth.	The integration of land-use planning and transport has been a fundamental consideration as to where future growth and development is located. The preferred growth localities identified in the Draft Growth Management Strategy have been closely coordinated and aligned with transport network planning and proposed upgrades. In addition, the Draft Growth Management Strategy identifies a number of fundamentally important transport projects which are not currently in any approved funding program including the Canungra Town Bypass, Mount Lindesay Highway and Bromelton Connections, Boonah - Rathdowney Road upgrades, Cook Road Bypass (Tamborine Mountain) and the Boonah - Beaudesert Road Coulson Crossing upgrade. The Growth Management Strategy advocates for the delivery and funding of these projects. The Draft Growth Management Strategy also recommends that Council develop a Transport Strategy for the Scenic Rim region which will provide direction for the transport system through to 2041.
Need for secure and reliable water supply. Canungra water security issues.	Throughout the development of the Draft Growth Management Strategy, Urban Utilities and Seqwater have been engaged to discuss existing water and wastewater servicing issues and planned capacity upgrades. Consequently, the planning for future

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Draft Scenic Rim Growth Management Strategy - Phase 1 and 2 Stakeholder Engagement Report

Summary of key growth issues	Where / how addressed by the GMS
	urban and economic development and the sequencing of proposed growth has been closely aligned with utility infrastructure planning.
	In addition, it is noted that the Draft Growth Management Strategy provides policy support to increase domestic water supply capacity for new dwellings in the region that are not connected to reticulated water supply.
	Section 9.7 of the Draft Growth Management Strategy provides the proposed growth strategies for the Canungra study area, including the identification of the need to have a secure supply of water to manage any existing development and projected future growth for the study area.

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Draft Scenic Rim Growth Management Strategy - Phase 1 and 2 Stakeholder Engagement Report

3 Stage 2 Targeted Stakeholder Engagement

3.1 Purpose

Council is committed to engaging with a wide range of stakeholders to inform Council's long term growth planning and the development of the Draft Growth Management Strategy. Targeted stakeholder engagement occurred throughout Phase 2 of the Draft Growth Management Strategy and will continue through to the adoption of the final Growth Management Strategy. The full list of stakeholders consulted during Phase 2 is provided in Table 2 below.

Table 2: Stage 2 Targeted Stakeholders

Stakeholder Group	Stakeholders
State Government	• Office of the Coordinator-General • Department State Development, Infrastructure, Local Government and Planning (SEQ West - South West Planning Group Ipswich) • Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships • Department Transport and Main Roads - Planning Coordination, Statutory Planning • Department Transport and Main Roads - South Coast Region • Department of Innovation, Tourism, Industry Development and the Commonwealth Games • Department of Resources • Department of environment and Science (DES) - Queensland Parks and Wildlife Service & Partnerships, South East Queensland Region • Department of Agriculture and Fisheries • Department of Infrastructure, Transport, Regional Development and Communications- National Broadband Network • Department of Children, Youth Justice and Multicultural Affairs • Department of Communities, Housing and Digital Economy • Department of Communities, Disability Services and Seniors • Department of Education • Department of Employment, Small Business and Training • Department of Energy and Public Works • Department of Environment and Science - Cultural Heritage • Department of Housing and Public Works - Building Industry and Policy • Department of Housing and Public Works - Housing Supply and Diversity • Department of Resources - Vegetation Management • Department of Tourism, Innovation and Sport • Department Regional Development, Manufacturing and Water • Economic Development Queensland (Development and Construction) • Energy Queensland • Queensland Farmers Federation • Queensland Health • Queensland Treasury • State Development Areas (Government and Industrial Land, State Development Areas, and Property Queensland)

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Draft Scenic Rim Growth Management Strategy - Phase 1 and 2 Stakeholder Engagement Report

Stakeholder Group	Stakeholders
Scenic Rim Regional Council	• The Mayor and Elected Councillors • Chief Executive Officer • Executive team including: • General Manager People and Strategy • General Manager Customer and Regional Prosperity • General Manager Asset and Environmental Sustainability • General Manager Council Sustainability
Growth Management Strategy Steering Committee	• Council's Strategic Planning team has convened a Steering Committee to advise on the Growth Management Strategy. The committee includes representatives from: • PSA Consulting SRRC Portfolio: • General Manager Asset and Environmental Sustainability • General Manager Customer and Regional Prosperity SRRC Business Units: • Manager Planning and Development • Manager Capital Works and Asset Management • Manager Regional Prosperity and Communications • Manager Maintenance and Operations • Manager Community and Culture • Manager Resources and Sustainability SRRC Teams: • Development Assessment team • Strategic Planning team • Communications and Marketing team • Community Development team • Environment and Policy • Regional Prosperity
Neighbouring Local Government Areas	• Southern Downs Regional Council • Lockyer Valley Regional Council • Ipswich City Council • City of Gold Coast • Logan City Council • Tweed Shire Council • Kyogle Shire Council • Tenterfield Shire Council
Emergency Services	• Queensland Fire and Emergency Services • Queensland Police Service
Business Associations	• Beaudesert and District Chamber of Commerce • Boonah District Chamber of Commerce • Canungra Chamber of Commerce

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Draft Scenic Rim Growth Management Strategy - Phase 1 and 2 Stakeholder Engagement Report

Stakeholder Group	Stakeholders
	• Kooralbyn Valley Chamber of Commerce • Tamborine Mountain Chamber of Commerce and Industry • Beechmont Area Progress Association • Beechmont Recreation, Arts and Sports Association • Kalbar Progress Association • Rathdowney Area Development and Historical Association • Tamborine Mountain Progress Association
Utility Services Providers	• Urban Utilities • Queensland Bulk Water Supply Authority (trading as Seqwater)

3.2 Approach

To gain an understanding of key stakeholder interests, concerns and aspirations for housing and employment growth across the region, the Growth Management Strategy project team contacted all the key stakeholders identified in Table 2. A letter was circulated to stakeholders providing the opportunity to meet with the project team and/or to provide written feedback on growth issues. The following stakeholders contacted the project team and provided feedback and input on areas of interest or concern:

- Office of the Coordinator-General
- Department of State Development, Infrastructure, Local Government and Planning
- Department of Communities, Housing and Digital Economy
- Department Transport and Main Roads - South Coast Region
- Department of Resources
- Department of Agriculture, Forestry and Fisheries
- Queensland Health
- Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships
- Seqwater
- Urban Utilities
- Tenterfield Shire Council
- Logan City Council

To inform the Draft Growth Management Strategy, Council officers also participated in an engagement session with local Indigenous stakeholders, which included local Elders and health and community officers. The purpose of the session was primarily to gather information for the development of Council's draft Community and Culture Strategy, however, there was also an opportunity to gain an understanding of issues relating to the future growth of the region to inform the draft Growth Management Strategy.

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Draft Scenic Rim Growth Management Strategy - Phase 1 and 2 Stakeholder Engagement Report

3.3 Key Findings

Table 3 provides a summary of the feedback received from the individual stakeholders.

Table 3: Feedback received from stakeholders

Stakeholder Group	Overview of issues raised
Growth Management Strategy Steering Committee **The Mayor and Elected Councillors** **Chief Executive Officer** **Council Executive Team**	• The Growth Management Strategy Steering Committee, Council and the Executive Team have been engaged through regular workshops and meetings to provide project updates, present findings and to address any emerging issues.
Local Indigenous stakeholders	The context for the Growth Management Strategy was provided at the facilitated engagement session for Council's draft Community and Culture Strategy and the following three questions were asked: 1. Where do you think most of the housing and employment growth should occur in our region? Example: In Beaudesert, or dispersed throughout the region? 2. What type of housing do you think we should plan for to accommodate the growing population? Examples: more detached houses, multiple dwellings, houses on smaller lots, retirement facilities, etc. 3. What are your key concerns relating to planning for the growth of our region? Stakeholder feedback included: • Focusing growth within Beaudesert to help the financial viability of public transport and health services. • Encouraging greater housing diversity to ensure smaller dwelling houses and 1 bedroom units are available for young families, young mothers, the elderly and for individuals who do not require or desire larger lots. • The need for increased aged-care options, assisted living dwellings and public housing stock. • A key concern regarding the growth of the region related to existing health services not being able to support growth and the increased demand for ambulance and hospital services.
Department of Communities, Housing and Digital Economy	• The Department emphasised the need for smaller household types within the Scenic Rim region. • The Department advised that larger lots do not tend to suit smaller dwelling types and any future the social and affordable housing strategy should focus on Beaudesert and potentially Boonah. • The project team confirmed that Inland Rail and passenger rail between Salisbury and Beaudesert will be key drivers to higher density housing. • Reference is made to the Queensland Housing Plan which targets increased social housing within the State.

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Draft Scenic Rim Growth Management Strategy - Phase 1 and 2 Stakeholder Engagement Report

Stakeholder Group	Overview of issues raised
Department of Agriculture, Forestry and Fisheries	• DAF emphasised that Scenic Rim Regional Council is the State leader in the agribusiness and rural tourism sectors and there are significant opportunities for growth of these sectors across the region. • DAF advised that Class A and Class B agricultural land is a finite resource and would require significant justification for any loss or alternatives such as Offsets which would involve allocating alternative areas for agricultural use. • DAF confirmed that the Department would not be opposed to relocating Urban Footprint from productive agricultural land to alternative areas that could benefit from increased Urban Footprint.
Urban Utilities **Seqwater**	• Urban Utilities and Seqwater have been engaged through regular meetings and presentations to discuss existing water and wastewater servicing issues, planned capacity upgrades and the sequencing of proposed growth to optimise access to utility infrastructure. • Seqwater and Urban Utilities are supportive of the Growth Management Strategy process as it assists with their forward planning and identifies areas of new demand where existing utility infrastructure may need to be upgraded.
Department Transport and Main Roads	• TMR were engaged during the early phases of the Growth Management Strategy process to obtain an update on the strategic transport infrastructure projects that have the potential to enhance the economic growth opportunities of the region and influence the preferred growth localities.
Queensland Health **Logan City Council** **Tenterfield Shire Council** **Department of Resources**	• Acknowledged receipt of the stakeholder letter and advised that a formal response would be provided during the Draft Growth Management Strategy consultation stage (Phase 3).
Office of the Coordinator General	• Council's Planning and Development department meet with representatives from the Coordinator General and State Development on a quarterly basis as part of the Strategic Coordination Group. Consequently, the Working Group have been regularly informed on the progress of the Draft Growth Management Strategy.
Department of State Development, Infrastructure, Local Government and Planning	• The SEQ West Planning Group (DSDILGP) engage with Council's Planning and Development department on a bi-monthly basis and have been regularly informed on the progress and content of the Draft Growth Management Strategy. • Preliminary working documents and a preliminary version of the Draft Growth Management Strategy were provided for review and feedback, which informed the draft Growth Management Strategy.

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Appendix A: Growth Management Strategy Consultation Survey

Survey - Scenic Rim Growth Management Strategy

Have your say on our region's future growth.

The Scenic Rim Regional Council is seeking input into the initial planning of the Scenic Rim Growth Management Strategy.

Phase 1 consultation is an information gathering exercise to help Council understand your thoughts on the future growth of our region. There will also be other opportunities to provide feedback throughout the development of the growth management strategy.

The Scenic Rim has experienced steady population growth over the last decade and was home to 41,000 residents in 2016 which increased to 43,123 in 2019.

The region's population is expected to reach 62,000 by 2041 with 10,000 additional dwellings and 7,609 new jobs anticipated by 2041 (ShapingSEQ Regional Plan 2017).

* Required

TOPIC: Future Development Pattern

Council has drafted two housing growth options to accommodate the additional 10,000 dwellings in our region by 2041.

Please read about the housing growth options before progressing to the questions.

Survey page 1

HOUSING GROWTH OPTIONS

HOUSING OPTION A
The majority of new dwellings concentrated in Beaudesert and then to a lesser extent at Boonah, Canungra, Kalbar, Aratula, Tamborine Mountain, Tamborine and Kooralbyn.

Advantages/Opportunities (Housing Option A):
•Increased centralised population may improve community facilities and services such as public transport and utilities.
•Increased potential for Beaudesert to grow as an important hub for employment and services.
•Potential change in character of Beaudesert, Canungra, Boonah, Kalbar, Aratula, Tamborine Mountain, Tamborine and Kooralbyn.
•Potential to provide more affordable living options in Beaudesert.

Disadvantages/Challenges (Housing Option A):
•Limited change to the character of the region's rural villages, agricultural land and sensitive environments.
•Limited opportunity for smaller towns and villages to improve community facilities and services.
•Reduced ability to provide a range of new housing options such as further acreage living.

HOUSING OPTION B
New dwellings are dispersed proportionally across all our towns and villages with more opportunities for acreage living.

Advantages/Opportunities (Housing Option B):
•Increased potential for smaller towns and rural villages to proportionally grow and thrive.
•Provide more housing options including acreage living and lifestyle opportunities.

Disadvantages/Challenges (Housing Option B):
•Potential change in character of the region's towns and villages.
•A dispersed population may affect the ability to improve community facilities and services.

Survey page 2
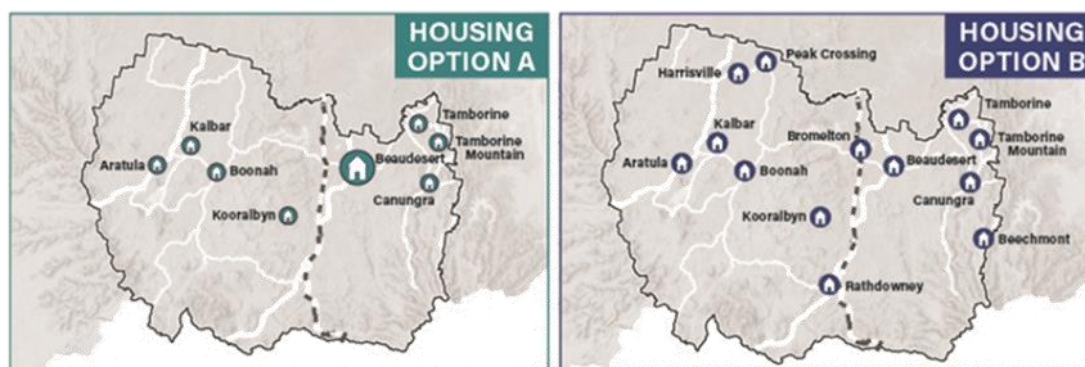
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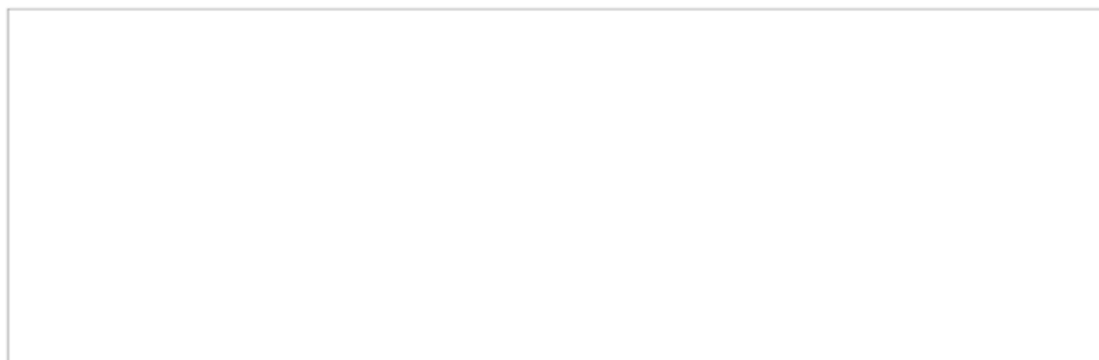
QUESTION
To accommodate an additional 10,000 dwellings in our region by 2041 which housing growth option do you prefer?

Please choose one option. *

◯ Click here to choose Housing Growth Option A

◯ Click here to choose Housing Growth Option B

◯ I don't like either Option A or B

2

Please tell us why you prefer that housing growth option. *

Survey page 3

TOPIC: Housing Type

The growth management strategy supports the delivery of a diverse range of housing types and sizes to help address affordability and changing demographics.

To meet the requirements of the Queensland Government's State Planning Policy we will look at aging population, growth in single-person households, and the increase in couples and single parents with older children.

3

QUESTION
To meet the needs of the growing Scenic Rim community what housing type do you think we should have more of?

Using a rating of 1 to 5, please show your preference for each housing type listed below.

Rating 1 = I do not support more of this housing type
Rating 5 = I strongly support more of this housing type

You may use the same rating for more than one housing type.

4

Detached housing
- on lots less than 500m2 *

1	2	3	4	5
○	○	○	○	○

Survey page 4

5

Detached housing
- on lots less than 700m2 *

| 1 | 2 | 3 | 4 | 5 |
| ○ | ○ | ○ | ○ | ○ |
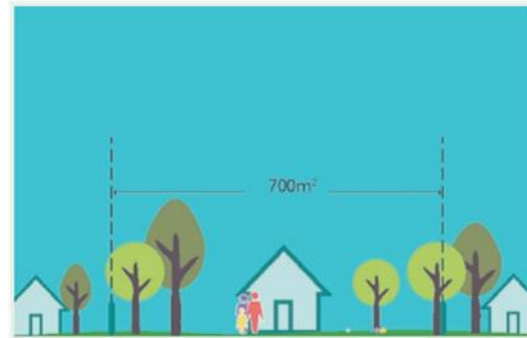
6

Detached housing
- on lots less than 1500m2 *

| 1 | 2 | 3 | 4 | 5 |
| ○ | ○ | ○ | ○ | ○ |

7

Acreage housing
- 4,000m2 and 1-2 hectare lot sizes *

| 1 | 2 | 3 | 4 | 5 |
| ○ | ○ | ○ | ○ | ○ |
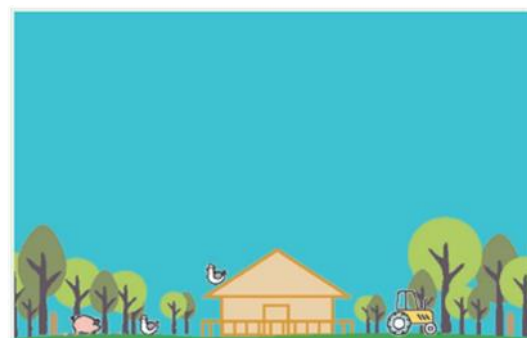
Survey page 5

8

Duplexes, dual occupancies
and secondary dwellings *

1	2	3	4	5
○	○	○	○	○

9

Multiple dwellings
- townhouses, terrace housing,
  low rise apartments *

1	2	3	4	5
○	○	○	○	○

10

Over 50s living and retirement villages *

1	2	3	4	5
○	○	○	○	○

Survey page 6

11

Residential care facilities *

1	2	3	4	5
○	○	○	○	○

Survey page 7

TOPIC: Employment Opportunities

Ensuring that people have access to employment opportunities and good quality and well-located places to work is important to sustaining and growing the economy of a region.

A key influence on sustaining and growing the economy of an area is the amount, quality and location of places for people to work.

The growth management strategy will identify suitable land for future employment growth and ensure sufficient land is available for a range of employment uses.

Two growth options are provided to accommodate the additional 7,609 jobs predicted for our region by 2041.

Please read about the employment growth options below before progressing to the question.

Survey page 8

EMPLOYMENT GROWTH OPTIONS

EMPLOYMENT GROWTH OPTION A
Land for employment growth should be concentrated within Beaudesert and the Bromelton State Development Area; and to a lesser extent within Boonah, Canungra, Kalbar, Aratula, Tamborine Mountain, Tamborine and Kooralbyn.

EMPLOYMENT GROWTH OPTION B
Land for employment growth should be provided proportionally across all towns and villages.
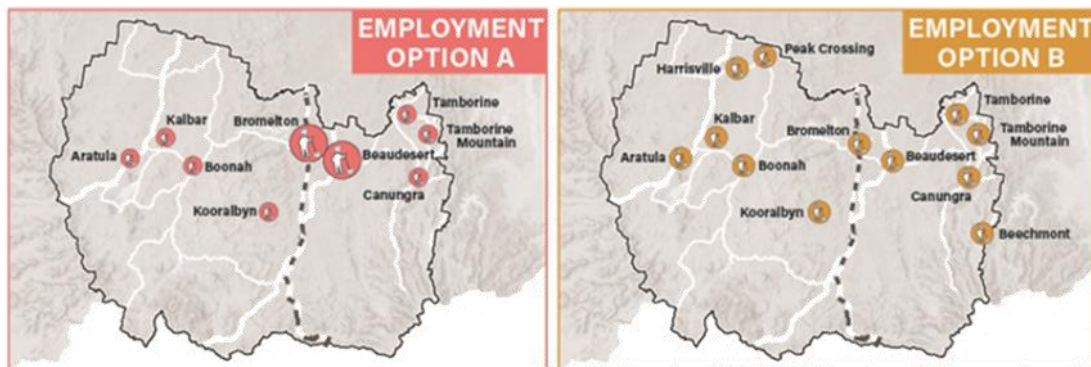
12

QUESTIONS

Which employment growth option do you think will best accommodate an additional 7,609 jobs in our region by 2041? Please choose one option. *

◯ Click here to choose Employment Growth Option A

◯ Click here to choose Employment Growth Option B

◯ I don't like either Option A or B

Survey page 9
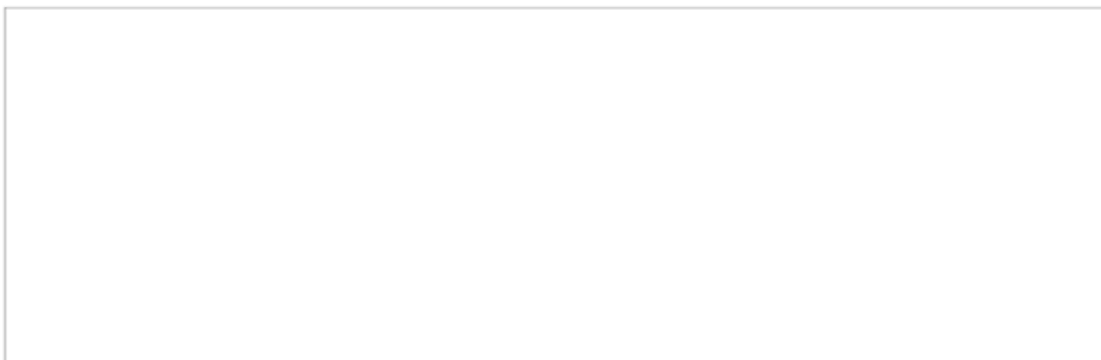
13

Please tell us why you chose this employment growth option.

14

Tell us about any other concerns you have in relation to the growth of the region.

Survey page 10

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Please provide your suburb to assist Council to understand how widely we are engaging with the community.

Thank you for providing your thoughts on the future growth of our region.

Please return your completed survey to Council's Strategic Planning branch by 16 April, 2021.

Return by Australia Post	**Return by fax**	**Scan and return by email**
Strategic Planning	07 5540 5103	mail@scenicrim.qld.gov.au
Scenic Rim Regional Council		
PO BOX 25		
Beaudesert QLD 4285		

Alternatively you can drop the survey into one of Council's customer service centres.

The survey can also be completed online at www.scenicrim.qld.gov.au/have-your-say

SCENIC RIM
Regional Council

Survey page 11

Scenic Rim Regional Council

GROWTH MANAGEMENT STRATEGY
Housing Land Supply and Constraints Methodology

18 January 2022

SCENIC RIM

REGIONAL COUNCIL

Draft Scenic Rim Growth Management Strategy - Housing Land Supply and Constraints Methodology

Table of Contents

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Draft Scenic Rim Growth Management Strategy - Housing Land Supply and Constraints Methodology

1 Introduction

1.1 Purpose

The purpose of this report is to describe the methodology adopted for the draft Growth Management Strategy to inform the:

1. Housing land supply analysis; and
2. Determination of hard constraints that informed both the housing and employment land supply analysis.

1.2 Background

The South East Queensland Regional Plan 2017 (*ShapingSEQ*), outlines that the Scenic Rim region's population is expected to reach 62,000 by 2041. *ShapingSEQ* identifies a need for 10,000 additional dwellings and a minimum of 7,609 new jobs between 2016-2041 to support projected growth for the Scenic Rim.

It should be noted that *ShapingSEQ's* dwelling supply benchmark of 10,000 new dwellings has been adjusted in the Growth Management Strategy to reflect the 2018 Queensland Treasury dwelling projections (medium series). The 2018 dwelling projections were created in association with the Queensland Government revised population projections (2018 edition) which estimate Scenic Rim's population to reach over 67,000 by 2041. Under the 2018 dwelling projections, the Scenic Rim LGA is projected to experience an increase of 11,000 dwellings between 2016 and 2041.

The draft Growth Management Strategy provides a planning framework to guide and manage the growth of the Scenic Rim region to 2041. The overall aim of the Growth Management Strategy is to identify the indicative scale, location and timing of future residential and employment growth within the region based on community feedback and needs.

1.3 The Study Area

While the draft Growth Management Strategy addresses the Scenic Rim region as a whole, particular focus is given to the areas in the region which comprise the overwhelming majority of the area's population, employment and dwelling growth. Eleven study areas have been identified which form the basis of the draft Growth Management Strategy. The study areas have been identified for a number of reasons, including:

1. Identified in ShapingSEQ as being within the Urban Footprint, Rural Living Area or Regional Economic Cluster;

2. Identified as an Investigation Area in accordance with the Scenic Rim Planning Scheme 2020 Strategic Framework (Strategic Framework Map SFM-01); and

3. Identified within the Local Government Infrastructure Plan 2018 (LGIP) as a Priority Infrastructure Area (PIA) – this only applies to selected study areas.

The Study Areas which are the primary focus of the draft Growth Management Strategy are as follows and are also shown on Map 1 – Draft Growth Management Strategy Study Areas:

- Aratula
- Beaudesert[1]
- Boonah
- Bromelton
- Canungra

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[1] Beaudesert and Gleneagle are considered to be part of one greater study area for investigation.

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Draft Scenic Rim Growth Management Strategy - Housing Land Supply and Constraints Methodology

- Harrisville
- Kalbar
- Kooralbyn
- Peak Crossing
- Tamborine
- Tamborine Mountain

Map 1 – Draft Growth Management Strategy Study Areas

Draft Scenic Rim Growth Management Strategy - Housing Land Supply and Constraints Methodology
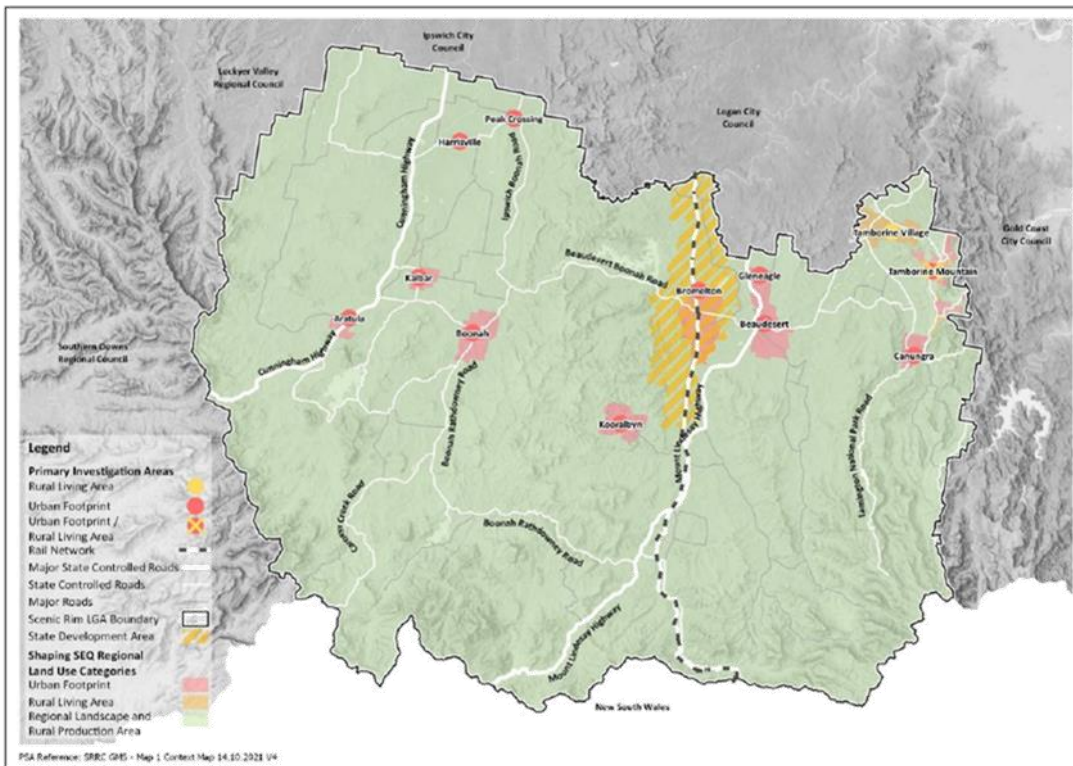
2 Housing Land Supply

2.1 Background

Under the 2018 Queensland Treasury dwelling projections, the Scenic Rim LGA is projected to experience an increase of 11,000 dwellings between 2016 and 2041. Between 1 July 2016 and 30 June 2020, 1,000 residential building approvals were achieved (from 16,829 dwellings in 2016 to 17,829 dwellings in June 2020), which were primarily for detached housing. Based on the current rate of development, a further 10,000 additional dwellings are required to meet the state dwelling projections by 2041.

Council is aiming to provide additional capacity to account for the fact that not every developable parcel of land will be developed during the benchmark time period of 2016 to 2041 and that a pipeline of supply is required where land is brought into the appropriate zones and the Priority Infrastructure Area (PIA) over time to meet the region's housing needs. In this respect, Scenic Rim is prudently planning to provide for around 15,000 dwellings of land supply to achieve its dwelling projection of 11,000 dwellings to 2041.

A Housing Needs Assessment was prepared in support of the draft Growth Management Strategy and a Housing Land Supply Assessment has been undertaken to determine whether the regulatory planning framework currently meets the residential growth needs of the Scenic Rim. Together, these two assessments address whether and how the dwelling supply benchmark is capable of being achieved.

2.2 Housing Land Supply Assessment Methodology

To identify how many new dwellings can be accommodated within the Growth Management Strategy Study Areas, a methodology has been developed that provides a developable land area. The housing land supply assessment uses the average lot densities stipulated in the *Scenic Rim Planning Scheme 2020* to establish the potential number of residential lots for each parcel of developable land within each Study Area[2]. This is described as the 'Planned Yield'. The *Scenic Rim Planning Scheme 2020* average lot densities are shown in Table 1 below. The methodology used for calculating the housing land supply within each Study Area is summarised overleaf.

Table 1: Scenic Rim Planning Scheme 2020 minimum average lot densities

Zone and Precinct (if applicable)	Average lot size (m²)	Study Area examples
Low-medium Density residential	700	Beaudesert, Canungra, Kooralbyn
Low Density Residential	700	Aratula, Beaudesert, Boonah, Canungra, Kalbar, Kooralbyn
Rural Residential	4,000	Aratula, Beaudesert, Boonah, Canungra, Kooralbyn
Rural Residential Zone - Rural Residential A Precinct	10,000	Aratula, Beaudesert, Canungra, Kooralbyn

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[2] The period of calculation and projection is between July 2016 and June 2041. While the Scenic Rim Planning Scheme horizon is 2020 to 2040, the current Planning Scheme zones are used for residential density calculations and are varied where development that has been approved and commenced since July 2016 provides the actual dwelling yield.

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Township Zone - Township Residential Precinct	1,000 where reticulated sewer is provided. 4,000 where reticulated sewer is not provided.	Harrisville, Peak Crossing

Step 1

Identify vacant and underutilised residential lots (assume one house existing per underutilised lot) within each residential zone (refer Table 1) across each Study Area.

Step 1 parameters:

- ○ All parcels of land must be located within the Study Area boundary.
- ○ All parcels of land within the Study Area boundaries must be able to support additional reconfigured lots for residential purposes. Note: reconfiguring of lots for residential purposes is not currently permitted within the Tamborine Mountain and Tamborine Study Areas under the current *Scenic Rim Planning Scheme 2020*. Assumptions varying the methodology have been applied - refer variation and assumptions below.
- ○ As a minimum, each lot must be larger than 2,500m^2. Note: Under the *Scenic Rim Planning Scheme 2020*, the minimum average residential lot size is 700m^2.

Step 2

Calculate potential residential yields for the vacant and underutilised lots identified in Step 1 based on the following formula:

- a) Using the Growth Management Strategy Constraints Mapping (refer Section 2.3 of this report) subtract the constrained area (m^2) from the lot area (m^2) = **Unconstrained Area**.
- b) Subtract the standard 30% infrastructure area (m^2) from the Unconstrained Area = **Developable Area**.
- c) Divide the Developable Area (m^2) by the applicable *Scenic Rim Planning Scheme 2020* minimum average lot density (e.g. 700m^2, 1,000m^2, 4,000m^2, 10,000m^2) = **Planned Yield** for the lot.
- d) Subtract any existing houses from the Planned Yield.
- e) The Planned Yield for each lot is aggregated to provide a total Planned Yield for each Study Area.

Step 3

Aggregate the Planned Yield for each Study Area and the number of dwellings built between 2016 and 2020 and measure against State Government dwelling projections to establish whether the existing residential zoned land is sufficient to meet the projected growth of 11,000 dwellings between 2016 and 2041.

Table 4 in the draft Growth Management Strategy provides a detailed breakdown of the housing land supply calculations and current dwellings (2020) for each Study Area.

Housing Land Supply calculations - Variations and Assumptions

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- Where development has been approved since 1 July 2016, the approved number of dwellings is used and replaces the Planned Yield for those particular parcels of land, for the purposes of the growth calculation.
- For an approved development lot, the approval has been reviewed to determine whether any existing houses have been incorporated in the final dwelling number.
- For rural residential lots with an existing dwelling and located within an established rural residential neighbourhood, if the reconfiguration calculation provides less than two (2) lots once the constraints area is applied, neither the calculation, nor the existing dwelling number is included in the Study Area total for Planned Yield.
- In undertaking the housing land supply calculations, it is assumed that each new lot identified through the subdivision of the developable area of a larger lot, is converted into one dwelling, that is, 1 new lot = 1 new dwelling.
- Whether the land parcel is fully or partially inside or outside a Priority Infrastructure Area has been identified (for the purpose of future sequencing considerations). This does not impact the calculation of planned or approved lot numbers.
- Where subdivision is currently not permitted within the *Scenic Rim Planning Scheme 2020* in Study Areas (i.e for Tamborine Mountain and Tamborine), lot residential growth scenarios have been proposed using lot size reconfiguration alternatives to show growth outcomes if the lot size rules were to be enabled. Two alternative lot reconfiguration scenarios for Tamborine Mountain were developed: a 4,000m^2 minimum lot size and a 1ha minimum lot size. Sections 9.12 and 9.13 of the draft Growth Management Strategy provide the proposed housing growth strategies for the Tamborine and Tamborine Mountain study areas, including the key outcomes of the lot reconfiguration analysis.
- Additional housing land supply – where growth in addition to the Planned Yield is proposed, suitable lots within the Study Areas are identified and allocated an appropriate zone type and associated reconfiguration densities. The additional yield based on the allocated zone type and lot reconfiguration density is then calculated. This potential additional housing land supply applies to the proposed re-zoning at Beaudesert and Kalbar and the proposed subdivision opportunities at Tamborine and Tamborine Mountain. Table 4 of the draft Growth Management Strategy provides further details of this potential additional housing land supply.
- The 30% infrastructure calculation is not applied to lots where eligible to be reconfigured for growth within established rural residential zones on which dwellings are present on each lot.
- The calculated yield is rounded down to a whole number, even when the figure includes a value that is over half a decimal place. For example, once an existing dwelling number is removed (where applicable), developable land that yields 11.8 lots, gives a final yield of 11 additional lots.

2.3 Development Constraints Mapping Methodology

To help calculate the developable land area for residential and employment development across the Study Areas, hard constraints to development were identified and spatially mapped. In accordance with Growth Monitoring Program (GMP) best practice research and SEQ-wide developability rules, a hard constraint is defined as *100% of an area that is not considered available for development*. As previously described in Step 2 above, the area taken up by the hard constraints is calculated and removed from the total land area available for development. Table 2 below provides a list of the hard constraints used to calculate the developable area.

Each hard constraint listed in Table 2 has been compiled into a GIS mapping layer and dissolved into a single Constraints Mapping layer to inform the housing and employment land supply analysis. Refer to Map 2 - Consolidated Constraints.

Please refer to the supporting Employment Lands Assessment for further details regarding the adopted methodology to determine the employment land supply and employment projections for each Study Area.

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Table 2: Hard Constraints applied in the calculation of developable land

Item	Element	Source	Comments
Koalas	• Highly constrained koala habitat	• Data downloaded 7 February 2020 from Queensland Spatial Catalogue	Areas where Core Koala Habitat Area and Locally Refined Koala Habitat Area overlap with land in a Koala Priority Area.
Flood	• Defined Flood Area (1% AEP + Climate Change factor) • Investigation Area	• Datasets sourced from the following studies: 　• *Bremer River Flood Modelling – Consolidated, Final Report, Aurecon dated 14 December 2017* 　• *Warrill Creek Flood Modelling – Consolidated Final Report, Aurecon dated 12 January 2018* 　• *Purga Creek Flood Modelling – Consolidated Final Report, Aurecon dated 14 December 2017* 　• *Teviot Brook Flood Modelling – Consolidated Final Report, Aurecon dated 14 December 2017* 　• *Logan River Flood Modelling – Consolidated Final Report, Aurecon dated 14December 2017* 　• *Albert River Flood Modelling – Consolidated Final Report, Aurecon dated 14 December 2017* 　• *Upper Coomera River Flood Modelling – Consolidated Final Report,*	

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Item	Element	Source	Comments
		Aurecon dated 14 December 2017 • *Canungra Creek and Biddaddaba Creek Flood Modelling – Study Report Aurecon* dated 17 June 2019	

Water and Wastewater Infrastructure	• Bulk Water Storage Infrastructure
	• Pipelines and Channels
	• Pump Station Facility
	• Bulk Water Facility
	• Bulk Water Supply Buffer Area
		• Seqwater datasets
		  • Bulk Water Supply Buffer Area dated 20 Feb 2018
		  • All other datasets dated 25 May 2017	

	• Wastewater Treatment Plant
	• Wastewater Treatment Plant Buffer Area
		• *Scenic Rim Planning Scheme 2020* datasets
		  • Wastewater Treatment Plant dated 13 September 2017
		  • Wastewater Treatment Plant Buffer Area dated 17 September 2018	

Slope	• Slope Over 25%	• *Scenic Rim Planning Scheme 2020* datasets created using SEQ Catchments analysis dated December 2015.	Slope Hazard that is identified in the *Scenic Rim Planning Scheme 2020* overlay as between 15.1% - 20% and Slope Hazard 20.1% - 25% have not been included as a 100% constraint for the Growth Management Strategy because: • Matters of State Environmental Significance (MSES) and Local biodiversity provide similar coverage; and • Development within these slopes is permitted subject to RPEQ approval.
Landslide	• Very High • High • Medium	• *Scenic Rim Planning Scheme 2020* datasets dated 11 September 2017 and created from the following studies:	

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Item	Element	Source	Comments
		• *Slope Stability And Its Constraints On Closer Settlement On Tamborine Mountain, Southeast Queensland by W.F. Willmott May1981 Record 1981/14, and* • *Slope Stability And Its Constraints On Closer Settlement In The Canungra-Beechmont-Numinbah Area, Southeast Queensland by W.F. Willmott May1981 Record 1983/64*	
Rail	• Existing Rail Network	• Data downloaded June 2014 from Queensland Spatial Catalogue	
	• Future Rail Network	• Data downloaded July 2013 from Queensland Spatial Catalogue	
	• Rail Buffer	• Created from data downloaded June 2014 (for Existing Rail Network) and July 2013 (for Future Rail Network) from Queensland Spatial Catalogue	
Electricity	• Electricity Substation	• Energex data issued to Council February 2016.	
	• 110kV Transmission Line • 33kV Transmission Line • Major Electricity Infrastructure Buffer Area	• Data sourced or created (i.e. Buffer Areas) from Energex data issued to Council May 2015	
	• Energex Easements	• Data downloaded 13 August 2020 from	

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Item	Element	Source	Comments
		Queensland Spatial Catalogue	
Roads	• State Controlled Roads	• Data downloaded 7 March 2020 from Queensland Spatial Catalogue	
	• Road Investigation Corridor	• *Scenic Rim Planning Scheme 2020* dataset dated 21 November 2017.	

Aviation and Defence	• Aviation Facility
	• Building Restricted Area
		• *Scenic Rim Planning Scheme 2020* datasets
		  • Aviation facility dated 20 Nov 2017
		  • Building Restricted Area dated 21 January 2020	

	• Defence Land • Defence Land Buffer Area	• *Scenic Rim Planning Scheme 2020* datasets dated 21 January 2020	
Heritage	• Queensland Heritage Register	• Data downloaded 11th August 2020 from Queensland Spatial Catalogue	
	• Local Heritage Place	• *Scenic Rim Planning Scheme 2020* dataset dated November 2018.	
Streams and Dams	• Urban Water Supply Storage	• Seqwater datasets issued to Council 1st August 2017	Only major stream orders (4-7) considered as hard constraints to development.
	• Stream Order 4 to 7 only	• Data downloaded 8 February 2018 from Queensland Spatial Catalogue	
Agriculture	• Agricultural Land Classification (Class A and Class B)	• Data downloaded July 2020 from QLD Spatial Catalogue	
Local Biodiversity	• Core Corridor • Node Corridor • Stepping Stone • Critical Linkage	• *Scenic Rim Planning Scheme 2020* datasets dated 12 February 2016	
Matters of State Environmental	• Regulated Vegetation Category B	• Data downloaded 13 August 2020 from QLD Spatial Catalogue	

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Item	Element	Source	Comments
Significance (MSES)	• Regulated Vegetation Category C	• Data downloaded 13 August 2020 from QLD Spatial Catalogue	
	• Regulated Vegetation Essential Habitat	• Data downloaded 13 August 2020 from QLD Spatial Catalogue	
	• Regulated Vegetation 100m from wetland	• Data downloaded 13 August 2020 from QLD Spatial Catalogue	
	• Legally Secured Offset Area Vegetation Offsets	• Data downloaded 13 August 2020 from QLD Spatial Catalogue	
	• Regulated Vegetation intersecting a watercourse	• Data downloaded 13 August 2020 from QLD Spatial Catalogue	
	• Protected Area - Estates	• Data downloaded 14 August 2020 from QLD Spatial Catalogue	
	• Protected Area - Nature Refuges	• Data downloaded 14 August 2020 from QLD Spatial Catalogue	
	• Wildlife Habitat - endangered or vulnerable wildlife	• Data downloaded 14 August 2020 from QLD Spatial Catalogue	
	• Wildlife habitat - special least concern animal	• Data downloaded 14 August 2020 from QLD Spatial Catalogue	
	• High ecological value waters - wetlands	• Data downloaded 14 August 2020 from QLD Spatial Catalogue	
	• High ecological significance wetlands	• Data downloaded 14 August 2020 from QLD Spatial Catalogue	
	• High ecological value waters - watercourse	• Data downloaded 14 August 2020 from QLD Spatial Catalogue	
Key Resource Area	• Resource Processing Area • KRA Separation Area • KRA Transport Route	• Scenic Rim Planning Scheme 2020 datasets	

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Item	Element	Source	Comments
	• KRA Transport Route Separation Area	• KRA Transport Routes dated 6 September 2017 • KRA Separation Area dated 16 November 2017 • Resource Processing Area dated 20 November 2017 • KRA Separation Area dated 15 February 2016	
	• Mineral Development licence	• Data downloaded 16 December 2020 from QLD Spatial Catalogue	
	• Mining leases	• Data downloaded 20 June 2016 from QLD Spatial Catalogue	
Matters of National Environmental Significance	• Important Wetlands • World Heritage Areas	• Data downloaded 18 August 2020 from QLD Spatial Catalogue	

Aboriginal Cultural Heritage

Valuing, protecting and promoting Aboriginal and Torres Strait Islander knowledge, culture and tradition is a new addition to planning legislation in Queensland that is embedded in the purpose of the *Planning Act 2016* (s.5(2)(d)). Recognition of some places of regional value has been reflected in *ShapingSEQ* and this was achieved through consultation with stakeholders at a regional scale. *ShapingSEQ* identifies some indigenous landscape values where permission has been given by the traditional owners, however it is not a complete record of such values in the region.

At the local government scale and particularly in the Scenic Rim region, consultation with traditional owners and interest groups is more complex as there is no single group that represents the interests of the indigenous community of the local government area. Further, Native Title has not yet been determined to exist over the land under the *Native Title Act 1993* (there are two claims currently progressing) and there is no indigenous land use agreement in place, or grants of land made under the *Aboriginal Land Act 1991.*

The Strategic Vision for the *Scenic Rim Planning Scheme 2020* includes that *traditional owners are engaged to enable their cultural knowledge and connections to the land inform the planning for communities and the sustainable management of natural assets and natural economic resources.* However, at an operational level, the *Scenic Rim Planning Scheme 2020* relies on the implementation of the *Aboriginal Cultural Heritage Act 2003*[1] to achieve this outcome in identifying and protecting

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[1] The *Aboriginal Cultural Heritage Act 2003* (the Act) requires anyone who carries out a land-use activity (the developer/land owner) to exercise a duty of care in relation to the protection of aboriginal cultural heritage. Land users are required to take all reasonable and practicable measures to ensure their activity does not harm Aboriginal cultural heritage. This includes cultural heritage regardless of whether it has been identified or recorded in a database.

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cultural heritage values, rather than the inclusion of a Planning Scheme overlay that would trigger the assessment of impacts of development on identified cultural heritage on the land.

The *Scenic Rim Planning Scheme 2020* does not include an overlay map that identifies places/sites of aboriginal cultural heritage to inform the consolidated constraints layer for the draft Growth Management Strategy due to the sensitivities and protocols associated with formally mapping and making publicly available cultural heritage values on land.

Although places/sites of aboriginal cultural heritage are not mapped under the *Scenic Rim Planning Scheme 2020*, the duty of care provisions in relation to the protection of aboriginal cultural heritage are considered a hard constraint to development for the purposes of the draft Growth Management Strategy.

The *Aboriginal Cultural Heritage Act 2003* is administered by the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) and the requirements of this act apply separately and in addition to the *Planning Act 2016*.

Assessment by Council of proposed development against the relevant planning scheme does not include any assessment of aboriginal cultural heritage matters, as under the Act, the onus is on the land user (not Council) to ensure that they have taken all necessary steps to satisfy their duty of care. At a minimum, this would include carrying out a search of the Aboriginal and Torres Strait Islander Cultural Heritage database and Aboriginal and Torres Strait Islander cultural heritage register, both of which are maintained and managed by the Cultural Heritage Unit of the Queensland Government Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP). If there is a high risk that the activity may harm cultural heritage, consultation with the Aboriginal or Torres Strait Islander party may be necessary.

Further to the recorded cultural heritage found in the register, if the landowner locates cultural heritage on the site at any time (during and after construction), all activities must cease and DATSIP must be contacted immediately.

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Map 2 – Consolidated Constraints

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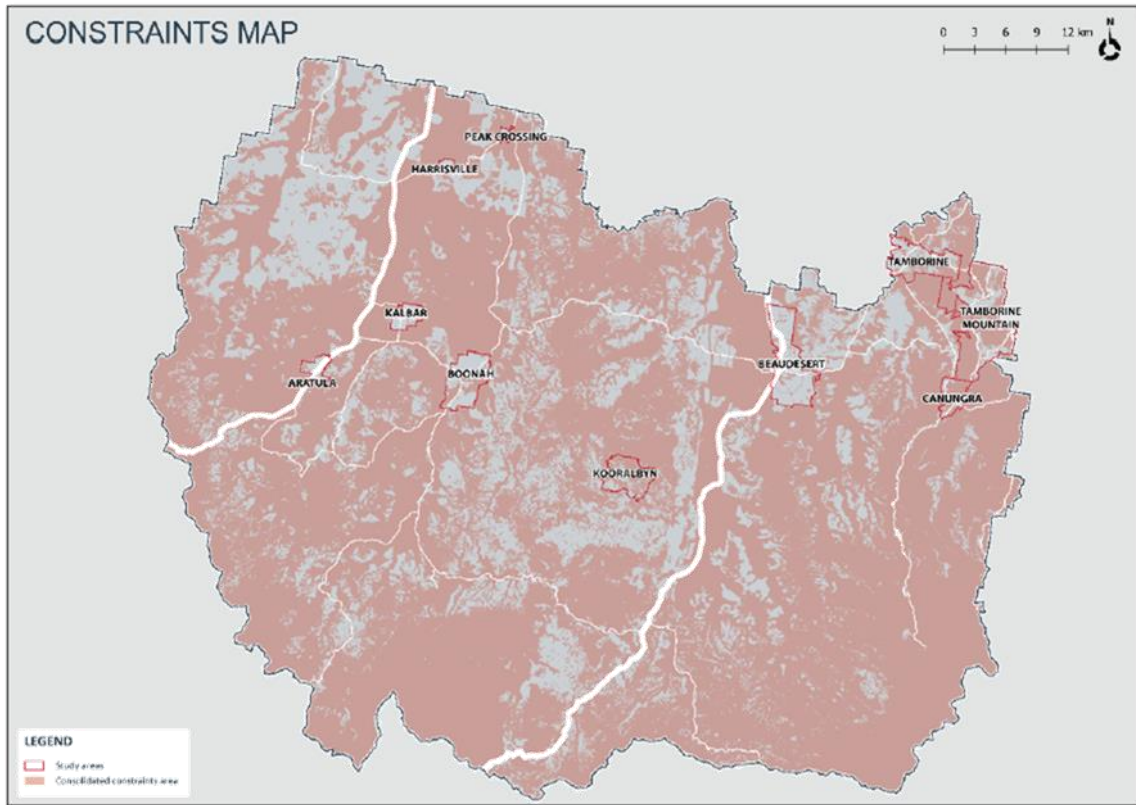
PSA Consulting

Scenic Rim Housing Needs Assessment

24 June 2021

CDM Smith

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Document history & status

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Rev A	1 June 2021	S McCormack	M Brown	1 June 2021	DRAFT
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Section 1 Introduction

1.1   Purpose of Study

CDM Smith was engaged by PSA Consulting on behalf of Scenic Rim Regional Council to undertake a housing needs assessment for the Scenic Rim Local Government Area (LGA). A key aspect of this study is to understand the future demand for housing across the Scenic Rim LGA and within sixteen Study Areas identified by Scenic Rim Regional Council as part of the Draft Scenic Rim Growth Management Strategy. In planning housing in Study Areas, a key challenge is anticipating the likely demand for certain housing typologies and lot sizes in order to cater for changes in household (residents) preferences over time. The evolution of households over time occurs at a regional level, in terms of the mix of households at any given time, and at the individual household level over time.

Households evolve across their life cycle. They might start as a single person household, which then becomes a couple household, and in many instances becomes a couple household with dependent children, before reverting back to a couple household and then in some cases a single person household. Across any given LGA, households move through their respective life cycles at different times. For example, there may be people looking to find their first home after leaving their paternal home, while at the same time there may be people looking to downsize from their family home now that children have left. At various times in their life some people might need help to secure safe or supported housing. Sometimes households and families fracture.

The constant evolution of households across the LGA as they move through their respective lifecycles as they grow, shrink or splinter against a backdrop of an established housing stock changing incrementally through new additions creates an imbalance between the needs of households and the housing stock available. The imbalance between household needs and the housing stock can create housing challenges. This analysis seeks to demonstrate any imbalance in the Scenic Rim context regarding small, medium and large dwellings with respect to the small, medium and large households. In some instances, this is reflective of a wealth effect[1], but can also point to affordability and diversity challenges. In an affordability sense, this imbalance can make it difficult for some households to secure affordable housing, because the housing is over-capitalised relative to their budget constraint. In terms of diversity, it can mean households wanting to downsize locally have no or only very limited options. Alternatively, it might mean that households requiring support and assistance don't have access to supported housing locally.

A housing needs assessment aims to understand both the quantum of housing that might be required but also the type and size of housing. There is a diverse array of housing typologies, but some locations do not lend themselves to providing the full spectrum of housing typologies. For example, Scenic Rim LGA would not be expected to provide the medium or high rise multi-unit product which would commonly be delivered in more metropolitan LGAs. Hence the number of housing typologies relevant to Scenic Rim LGA is likely limited to detached dwellings. With respect to the Scenic Rim Housing Strategy, this means that the main consideration is the delivery of detached dwelling product on appropriately sized lots. As such, this assessment focusses on the diversity of lot sizes for detached dwellings in the Scenic Rim LGA.

1.2   Report Structure

This report is structured as follows:

- **Section 1 – Introduction:** purpose of study and structure of the report:

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[1] The wealth effect refers to the premise that consumers tend to spend more when the value of their assets rise (e.g. housing and shares).

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- **Section 2 – Study Area Overview:** examines population and historical population growth and demographic and socio-economic analysis of the defined Study Areas;

- **Section 3 – Employment and Travel:** brief analysis of place of work for residence in the three Scenic Rim LGA SA2s and the place of usual residence for the workforce of the Scenic Rim LGA (by SA2);

- **Section 4 – Building Approvals:** details historic building approvals for dwellings within Scenic Rim LGA;

- **Section 5 – Property Market Overview:** provides an overview of the vacant residential land market within the Scenic Rim LGA and Study Areas to understand the current and historic dynamics likely to influence housing demand;

- **Section 6 – Household Projections:** population and household projections for the sixteen Study Areas, Boonah SA2, Beaudesert SA2 and Tamborine–Canungra SA2 and Scenic Rim LGA;

- **Section 7 – Demand for Specialised Housing Typologies:** supply demand balance assessment of retirement village Independent Living Units (ILUs) (including manufactured home parks) and residential aged care places within Scenic Rim LGA;

- **Section 8 – Housing Need by Typology:** details the small, medium and large households to dwellings ratio for each of the Study Areas, relevant SA2s and Scenic Rim as a whole under the business-as-usual scenario and a policy intervention scenario;

- **Section 9 – Housing Need Projections:** household projections between 2016 and 2041 for small, medium and large dwellings for each of the Study Areas, relevant SA2s and Scenic Rim as a whole under the business-as-usual scenario and the policy intervention scenario; and

- **Section 10 – Other Considerations:** provides a high-level assessment of the potential for a local centre within Beechmont to meet the needs of the future population;

- **Section 11 – Recommendations:** this section provides recommendations to Scenic Rim Regional Council in relation to housing need throughout the LGA; and

- **Section 12 – References:** details the data sources used throughout this report.

1.3   Study Area Definitions

The Draft Scenic Rim Growth Management Strategy identifies sixteen Study Areas to analyse. This assessment analyses key demographic and socio-economic characteristics for each area in order to estimate housing demand in the Scenic Rim LGA and across the Study Areas. In order to obtain relevant historic data for the designated Study Areas, Statistical Area 1 (SA1) boundaries have been used. In some instances, the SA1 boundaries differ marginally to the boundary of the Study Area as defined in the Draft Scenic Rim Growth Management Strategy. However, as SA1 boundaries represent the smallest area for which the relevant data is available, this assessment has utilised data for the entire SA1 area.

The concordance of SA1s to each Study Area are detailed in Appendix A.

1.4   Abbreviations

The following table details the abbreviations used throughout this report.

Table 1-1   Abbreviations

Acronym	Definition
AAGR	Average Annual Growth Rate
ABS	Australian Bureau of Statistics

Acronym	Definition
ARTC	Australian Rail Track Corporation
ACPR	Aged Care Planning Regions
ERP	Estimated Resident Population
ILU	Independent Living Units
LGA	Local Government Area
MHP	Manufactured Home Park
QGSO	Queensland Government Statisticians Office
SEQ	South East Queensland
SRRC	Scenic Rim Regional Council

Section 2 Study Area Overview

The purpose of this section is to obtain a comprehensive understanding of the demographic factors influencing housing need, affordability, and choice in each of the sixteen Study Areas.

2.1   Population & Historical Population Growth

As of 2020, the estimated resident population (ERP) of each Study Area (and growth relative to 2011) is as follows:

- Aratula: 499 persons (up 52 persons);
- Beaudesert and Gleneagle: 9,482 persons (up 1,535 persons);
- Beechmont: 636 persons (up 107 persons);
- Boonah: 3,691 persons (up 404 persons);
- Bromelton: 441 persons (up 63 persons);
- Canungra: 1,809 persons (up 243 persons);
- Harrisville: 481 persons (up 42 persons);
- Kalbar: 1,213 persons (up 202 persons);
- Kooralbyn: 1,874 persons (up 468 persons);
- Mount Alford: 408 persons (up 53 persons);
- Peak Crossing: 506 persons (up 93 persons);
- Rathdowney: 173 persons (down 34 persons);
- Roadvale: 527 persons (up 75 persons);
- Tamborine: 2,213 persons (up 369 persons);
- Tamborine Mountain: 8,344 persons (up 1,090 persons); and
- Warrill View: 341 persons (up 14 persons).

Between 2011 and 2020, Beaudesert and Gleneagle recorded the highest growth in the number of persons, followed by Tamborine Mountain, Kooralbyn, Boonah and Tamborine. These Study Areas represent major population growth areas within Scenic Rim LGA. In average annual growth terms, Kooralbyn recorded the highest average annual growth rate (AAGR) between 2011 and 2020, followed by Beechmont, Tamborine, Kalbar and Beaudesert and Gleneagle. Meanwhile, Rathdowney was the only Study Area to record a decline in total ERP and accordingly, was the only Study Area to record a negative average annual growth rate between 2011 and 2020.

Interestingly, each Study Area (bar Aratula, Boonah, Harrisville, Rathdowney and Warrill View) recorded average growth rates on par with (or above) the growth rates recorded between 2011 and 2020 for Scenic Rim LGA (1.7%) and Queensland (1.6%).

Table 2-1 denotes the historical population of each Study Area and the benchmark areas of Scenic Rim LGA and Queensland between 2011 and 2020.

Table 2-1   Historical Population, Study Areas – benchmarked to Scenic Rim LGA and Queensland, 2011 to 2020

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	AAGR, 2011-20 (%)
Study Areas											
Aratula	447	445	457	494	485	464	487	504	514	499	1.2%
Beaudesert and Gleneagle	7,947	8,073	8,316	8,599	8,690	8,906	9,057	9,250	9,321	9,482	2.0%
Beechmont	529	538	546	554	561	570	581	593	614	636	2.1%
Boonah	3,287	3,305	3,425	3,559	3,542	3,625	3,682	3,700	3,699	3,691	1.3%
Bromelton	378	380	393	407	415	414	434	444	443	441	1.7%
Canungra	1,566	1,561	1,563	1,600	1,615	1,651	1,696	1,720	1,790	1,809	1.6%
Harrisville	439	424	431	434	432	436	442	457	472	481	1.0%
Kalbar	1,011	1,010	1,100	1,147	1,134	1,137	1,145	1,176	1,179	1,213	2.0%
Kooralbyn	1,406	1,471	1,562	1,652	1,693	1,706	1,775	1,775	1,826	1,874	3.2%
Mount Alford	355	361	362	371	381	394	395	405	414	408	1.6%
Peak Crossing	413	431	456	461	483	487	492	502	504	506	2.3%
Rathdowney	207	202	192	186	182	172	173	171	171	173	-2.0%
Roadvale	452	462	465	491	491	495	506	520	535	527	1.7%
Tamborine	1,844	1,875	1,894	1,988	1,990	2,014	2,075	2,112	2,163	2,213	2.0%
Tamborine Mountain	7,254	7,325	7,381	7,538	7,630	7,786	7,934	8,126	8,259	8,344	1.6%
Warrill View	327	329	328	330	337	339	339	340	345	341	0.5%
Benchmark Areas											
Scenic Rim LGA	37,437	37,966	38,732	39,882	40,307	40,984	41,749	42,576	43,120	43,625	1.7%
Queensland	4,476,778	4,568,687	4,652,824	4,719,653	4,777,692	4,845,152	4,927,629	5,009,424	5,093,884	5,176,186	1.6%

Source: QGSO (2021), Estimated resident population by SA1, Australia, 2011 to 2020p, Queensland Treasury, Brisbane; and QGSO (2021), Estimated resident population, Local government area (LGA), Queensland, 1991 to 2020p, Queensland Treasury, Brisbane

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2.2 Socio-Economic Profiles

2.2.1 Aratula

Aratula comprises a single SA1 south of Harrisville, along the Cunningham Highway. The key socio-economic characteristics of this Study Area include:

- Between 2011 and 2016 Censuses the incidence of persons aged 0 to 14 years increased from 16.6% of the population in Aratula to 25.3% in 2016, making this age cohort the most significant in the Study Area, similar to the Queensland trends. Within the Scenic Rim LGA, this SA1 demonstrated a higher incidence of young residents compared to the broader LGA trends;

- The average age of residents in Aratula decreased between the 2011 and 2016 Censuses and was comparatively lower than the average age of residents in the Scenic Rim LGA as of the latest Census;

- As of both the 2011 and 2016 Censuses, the average weekly household income in Aratula was lower than the benchmark areas, a similar trend is evident in the average monthly housing loan repayments in the area (Aratula had repayments of $1,406 per month in 2016, compared to $1,725 in the Scenic Rim LGA). However, average weekly rents demonstrate that rent payments within Aratula have historically been marginally higher than average rents in the Scenic Rim LGA, however, lower than Queensland in 2016. As a proportion of total income, residents in Aratula spent an average of 11.5% of their income on housing costs in 2016, a decline relative to the average housing cost in 2011, and below the 2016 averages for Scenic Rim LGA and Queensland (i.e. housing in Aratula is more affordable than the benchmark areas);

- The small household to small dwelling ratio suggests that the number of small households (one to two persons) in the Study Area was significantly higher than the number of small dwellings (studio to two bedrooms) in 2011 (ratio of 12.5), however, this has since recovered to a ratio of 6.7 in 2016. This recovery is reflective of the increase in small dwelling stock in Aratula between the two Censuses;

- Trends in resident occupations are in line with those in the broader Scenic Rim LGA, with over a third of residents employed as lower white collar workers in 2011 and 2016; and

- Residents of Aratula were most likely employed in the agriculture, forestry and fishing, retail trade and health care and social assistance industries in 2016. Within the Scenic Rim LGA, construction was the most significant industry of employment, whilst the health care and social assistance industry was the most significant industry of employment in Queensland in 2016.

Table 2-2 details the socio-economic characteristics of Aratula as of the 2011 and 2016 Censuses, benchmarked to the Scenic Rim LGA and Queensland.

Table 2-2   Socio-Economic Characteristics – Aratula, Scenic Rim LGA and Queensland, 2011 and 2016

	2011			2016		
	Aratula	Scenic Rim	Queensland	Aratula	Scenic Rim	Queensland
Age Distribution						
0-14 years	16.6%	20.6%	20.2%	25.3%	18.9%	19.4%
15-24 years	13.5%	10.6%	13.6%	7.0%	10.5%	13.0%
25-34 years	9.7%	8.8%	13.6%	13.1%	8.7%	13.7%
35-44 years	11.7%	13.9%	14.3%	10.3%	12.2%	13.4%
45-54 years	14.3%	15.0%	13.6%	11.6%	14.9%	13.4%
55-64 years	13.1%	14.1%	11.6%	14.0%	14.4%	11.8%
65+ years	21.6%	17.0%	13.1%	19.7%	20.2%	15.3%

	2011			2016		
	Aratula	Scenic Rim	Queensland	Aratula	Scenic Rim	Queensland
Average age (years)	41.3	40.0	37.1	39.2	41.8	38.2
Household size	2.6	2.6	2.6	2.5	2.6	2.6
Household Finances						
% of households fully owning home	35.9%	35.2%	28.4%	37.6%	34.0%	27.4%
% of households purchasing home	39.0%	35.4%	32.6%	36.6%	33.3%	31.4%
% of households renting	16.4%	23.6%	32.0%	10.8%	22.8%	32.2%
Average weekly household income	$1,149	$1,279	$1,515	$1,304	$1,530	$1,735
Average monthly housing loan repayment	$1,633	$1,780	$1,892	$1,406	$1,725	$1,820
Average weekly rent repayment	$188	$247	$296	$297	$287	$334
Average housing costs (as a % of income)	15.5%	15.9%	15.6%	11.5%	12.9%	13.8%
Household Size (% of Total Dwellings)						
Small (1 to 2 People)	70.9%	70.6%	70.0%	80.4%	75.3%	74.7%
Medium (3 and 4 People)	18.6%	19.2%	20.6%	14.9%	20.8%	21.8%
Large (>4 Persons)	10.6%	10.1%	9.5%	4.8%	3.9%	3.5%
Dwelling Size (% of Total Dwellings)						
Small (Studio to 2 Bedrooms)	5.7%	18.4%	23.0%	12.1%	17.9%	22.7%
Medium (3 and 4 Bedroom)	85.8%	74.6%	70.6%	79.9%	74.4%	70.1%
Large (>4 Bedrooms)	8.5%	7.0%	6.3%	8.0%	7.6%	7.1%
Small Household to Small Dwelling Ratio (>1 = more small households than dwellings)	12.5	3.8	3.0	6.7	4.2	3.3
Occupation						
Upper White Collar						
Managers	19.5%	16.2%	12.0%	9.7%	15.1%	12.1%
Professionals	5.9%	14.3%	18.9%	6.9%	14.3%	19.8%
Subtotal	25.3%	30.5%	31.0%	16.6%	29.4%	31.9%
Lower White Collar						
Clerical and Admin Workers	13.6%	12.3%	14.7%	10.3%	12.2%	13.6%
Community & Personal Service Workers	11.8%	10.4%	10.0%	14.9%	11.1%	11.3%
Sales Workers	8.1%	7.8%	9.8%	9.7%	8.0%	9.7%
Subtotal	33.5%	30.5%	34.4%	34.9%	31.3%	34.7%
Upper Blue Collar						
Technicians & Trades Workers	13.6%	16.4%	14.9%	16.6%	16.1%	14.3%
Subtotal	13.6%	16.4%	14.9%	16.6%	16.1%	14.3%
Lower Blue Collar						
Machinery Operators & Drivers	14.0%	7.8%	7.3%	7.4%	7.7%	6.9%
Labourers	14.9%	13.0%	10.6%	19.4%	14.1%	10.5%
Subtotal	29.0%	20.9%	17.9%	26.9%	21.7%	17.5%
Employment by Industry (% of employees)						
Agriculture, forestry & fishing	15.8%	8.9%	2.7%	10.9%	8.8%	2.8%
Mining	2.3%	0.9%	2.6%	1.7%	1.0%	2.3%

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	2011			2016		
	Aratula	Scenic Rim	Queensland	Aratula	Scenic Rim	Queensland
Manufacturing	8.1%	8.9%	8.4%	6.9%	6.8%	6.0%
Electricity, gas, water & waste services	0.0%	1.5%	1.2%	0.0%	1.2%	1.1%
Construction	6.8%	10.0%	9.0%	8.6%	10.8%	9.0%
Wholesale trade	5.0%	3.7%	3.6%	4.0%	2.7%	2.6%
Retail trade	12.7%	9.6%	10.7%	9.7%	8.6%	9.9%
Accommodation & food services	6.3%	7.0%	7.0%	7.4%	6.9%	7.3%
Transport, postal & warehousing	9.5%	4.5%	5.3%	5.7%	4.6%	5.1%
Information media & telecommunications	0.0%	1.1%	1.2%	0.0%	0.9%	1.2%
Financial & insurance services	3.2%	1.3%	2.7%	1.7%	1.4%	2.5%
Rental, hiring & real estate services	0.0%	1.5%	1.8%	0.0%	1.6%	2.0%
Professional, scientific & technical services	4.5%	4.5%	6.5%	2.3%	4.6%	6.3%
Administrative & support services	3.6%	2.7%	3.2%	5.7%	3.3%	3.5%
Public administration & safety	2.3%	6.3%	6.7%	3.4%	6.1%	6.6%
Education & training	4.5%	8.5%	7.9%	8.0%	9.4%	9.0%
Health care & social assistance	11.8%	10.7%	11.9%	9.7%	10.5%	13.0%
Arts & recreation services	1.4%	1.7%	1.4%	2.3%	1.9%	1.6%
Other services	3.2%	4.1%	3.9%	0.0%	4.0%	3.9%

Source: Australian Bureau of Statistics Census of Population and Housing (2011 and 2016)

2.2.2   Beaudesert and Gleneagle

Beaudesert and Gleneagle comprises nineteen SA1s in Beaudesert. The key socio-economic characteristics of this Study Area include:

- Within Beaudesert and Gleneagle, the incidence of persons aged over the age of 65 increased from 16.3% of the population in 2011 to 18.3% of the population in 2016, representing the largest shift in age cohort significance. This trend is in line with the Scenic Rim LGA and Queensland. Despite this growing incidence of persons aged over 65 years, the largest age cohort in Beaudesert and Gleneagle was in persons aged 0 to 14 years as of the 2016 Census;

- The average age of residents in Beaudesert and Gleneagle was marginally lower than the broader Scenic Rim LGA, however, was higher than the State average as of 2016. Notably, the average household size was consistent across all three areas assessed in 2016 at 2.6 persons;

- At the last two Censuses, average monthly housing loan repayments within Beaudesert and Gleneagle were lower than demonstrated in the Scenic Rim LGA and Queensland. A similar trend is evident in the average weekly housing income in Beaudesert and Gleneagle ($1,311) compared to the Scenic Rim LGA ($1,530) and Queensland ($1,735). As a proportion of total income, residents in Beaudesert and Gleneagle spent an average of 15.0% of their income on housing costs in 2016, a decline relative to the average housing cost in 2011, and above the 2016 averages for Scenic Rim LGA and Queensland (i.e. housing in Beaudesert and Gleneagle is less affordable than the benchmark areas);

- The small household to small dwelling ratio suggests that the number of small households (one to two persons) in the Study Area was higher than the number of small dwellings (studio to two bedrooms) in 2011 and 2016. This ratio is in line with trends in housing demonstrated in Scenic Rim LGA and Queensland;

- Trends in resident occupations are in line with those in the broader Scenic Rim LGA, with approximately a third of residents employed as lower white collar workers in 2011 and 2016; and

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▪ Residents of Beaudesert and Gleneagle were most likely employed in construction, retail trade and health care and social assistance industries. These three industries were all significant industries of employment in the Scenic Rim LGA and Queensland in 2016.

Table 2-3 details the socio-economic characteristics of Beaudesert and Gleneagle as of the 2011 and 2016 Censuses, benchmarked to the Scenic Rim LGA and Queensland.

Table 2-3   Socio-Economic Characteristics – Beaudesert and Gleneagle, Scenic Rim LGA and Queensland, 2011 and 2016

	2011			2016		
	Beaudesert & Gleneagle	Scenic Rim	Queensland	Beaudesert & Gleneagle	Scenic Rim	Queensland
Age Distribution						
0-14 years	22.2%	20.6%	20.2%	20.2%	18.9%	19.4%
15-24 years	12.8%	10.6%	13.6%	12.6%	10.5%	13.0%
25-34 years	10.4%	8.8%	13.6%	10.2%	8.7%	13.7%
35-44 years	12.3%	13.9%	14.3%	10.7%	12.2%	13.4%
45-54 years	12.6%	15.0%	13.6%	13.4%	14.9%	13.4%
55-64 years	11.4%	14.1%	11.6%	12.4%	14.4%	11.8%
65+ years	16.3%	17.0%	13.1%	18.3%	20.2%	15.3%
Average age (years)	37.1	40.0	37.1	38.7	41.8	38.2
Household size	2.7	2.6	2.6	2.6	2.6	2.6
Household Finances						
% of households fully owning home	30.3%	35.2%	28.4%	28.2%	34.0%	27.4%
% of households purchasing home	26.7%	35.4%	32.6%	22.5%	33.3%	31.4%
% of households renting	37.4%	23.6%	32.0%	39.0%	22.8%	32.2%
Average weekly household income	$1,167	$1,279	$1,515	$1,311	$1,530	$1,735
Average monthly housing loan repayment	$1,724	$1,780	$1,892	$1,644	$1,725	$1,820
Average weekly rent repayment	$243	$247	$296	$285	$287	$334
Average housing costs (as a % of income)	16.9%	15.9%	15.6%	15.0%	12.9%	13.8%
Household Size (% of Total Dwellings)						
Small (1 to 2 People)	69.6%	70.6%	70.0%	76.8%	75.3%	74.7%
Medium (3 and 4 People)	19.7%	19.2%	20.6%	19.4%	20.8%	21.8%
Large (>4 Persons)	10.7%	10.1%	9.5%	3.8%	3.9%	3.5%
Dwelling Size (% of Total Dwellings)						
Small (Studio to 2 Bedrooms)	18.7%	18.4%	23.0%	18.8%	17.9%	22.7%
Medium (3 and 4 Bedroom)	76.9%	74.6%	70.6%	76.7%	74.4%	70.1%
Large (>4 Bedrooms)	4.4%	7.0%	6.3%	4.5%	7.6%	7.1%
Small Household to Small Dwelling Ratio (>1 = more small households than dwellings)	3.7	3.8	3.0	4.1	4.2	3.3
Occupation						
Upper White Collar						
Managers	12.3%	16.2%	12.0%	10.8%	15.1%	12.1%

	2011			2016		
	Beaudesert & Gleneagle	Scenic Rim	Queensland	Beaudesert & Gleneagle	Scenic Rim	Queensland
Professionals	10.8%	14.3%	18.9%	9.9%	14.3%	19.8%
Subtotal	23.2%	30.5%	31.0%	20.7%	29.4%	31.9%
Lower White Collar						
Clerical and Admin Workers	13.1%	12.3%	14.7%	12.6%	12.2%	13.6%
Community & Personal Service Workers	11.5%	10.4%	10.0%	11.7%	11.1%	11.3%
Sales Workers	9.5%	7.8%	9.8%	8.5%	8.0%	9.7%
Subtotal	34.1%	30.5%	34.4%	32.8%	31.3%	34.7%
Upper Blue Collar						
Technicians & Trades Workers	16.4%	16.4%	14.9%	16.4%	16.1%	14.3%
Subtotal	16.4%	16.4%	14.9%	16.4%	16.1%	14.3%
Lower Blue Collar						
Machinery Operators & Drivers	9.9%	7.8%	7.3%	11.4%	7.7%	6.9%
Labourers	15.7%	13.0%	10.6%	17.1%	14.1%	10.5%
Subtotal	25.5%	20.9%	17.9%	28.5%	21.7%	17.5%
Employment by Industry (% of employees)						
Agriculture, forestry & fishing	6.7%	8.9%	2.7%	6.1%	8.8%	2.8%
Mining	0.8%	0.9%	2.6%	1.0%	1.0%	2.3%
Manufacturing	10.7%	8.9%	8.4%	7.8%	6.8%	6.0%
Electricity, gas, water & waste services	1.3%	1.5%	1.2%	1.5%	1.2%	1.1%
Construction	10.2%	10.0%	9.0%	11.7%	10.8%	9.0%
Wholesale trade	3.8%	3.7%	3.6%	2.6%	2.7%	2.6%
Retail trade	10.0%	9.6%	10.7%	11.1%	8.6%	9.9%
Accommodation & food services	7.4%	7.0%	7.0%	6.4%	6.9%	7.3%
Transport, postal & warehousing	4.7%	4.5%	5.3%	5.5%	4.6%	5.1%
Information media & telecommunications	1.2%	1.1%	1.2%	0.5%	0.9%	1.2%
Financial & insurance services	1.3%	1.3%	2.7%	1.4%	1.4%	2.5%
Rental, hiring & real estate services	1.4%	1.5%	1.8%	1.0%	1.6%	2.0%
Professional, scientific & technical services	3.5%	4.5%	6.5%	3.0%	4.6%	6.3%
Administrative & support services	2.7%	2.7%	3.2%	2.7%	3.3%	3.5%
Public administration & safety	6.4%	6.3%	6.7%	6.1%	6.1%	6.6%
Education & training	7.8%	8.5%	7.9%	8.7%	9.4%	9.0%
Health care & social assistance	11.4%	10.7%	11.9%	10.4%	10.5%	13.0%
Arts & recreation services	1.8%	1.7%	1.4%	2.1%	1.9%	1.6%
Other services	4.2%	4.1%	3.9%	4.5%	4.0%	3.9%

Source: Australian Bureau of Statistics Census of Population and Housing (2011 and 2016)

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2.2.3   Beechmont

Beechmont comprises a single SA1 located south of Mount Tamborine. The key socio-economic characteristics of this Study Area include:

- As of the 2011 Census, Beechmont was characterised by a large incidence of persons aged 0 to 14 years (24.9%) compared to the Scenic Rim LGA (20.6%) and Queensland (20.2%). However, as of the 2016 Census, almost 40.0% of the population were aged 45 to 54 years and 55 to 64 years in Beechmont. This trend is in line with the age cohort composition of the Scenic Rim LGA;

- The average age of residents in Beechmont was marginally lower than the broader Scenic Rim LGA, however, both Beechmont and the Scenic Rim LGA demonstrated higher average resident ages than demonstrated in Queensland in 2016. Notably, the average ages of residents in Beechmont increased dramatically from 33.3 years to 41.2 years between the two Censuses;

- As of 2011 and 2016, average weekly rents in the Study Area were significantly higher than the Scenic Rim LGA and Queensland. As of the latest Census, the average monthly housing loan repayments in Beechmont ($1,717) were lower than the Scenic Rim LGA ($1,725) and Queensland ($1,820). As a proportion of total income, residents in Beechmont spent an average of 15.9% of their income on housing costs in 2016, a decline relative to the average housing cost in 2011, and above the 2016 averages for Scenic Rim LGA and Queensland (i.e. housing in Beechmont is less affordable than the benchmark areas);

- The small household to small dwelling ratio suggests that the number of small households (one to two persons) in the Study Area was higher than the number of small dwellings (studio to two bedrooms) in 2011 and 2016, having increased from a ratio of 3.7 to 6.0 between the two Censuses;

- Trends in resident occupations are in line with those in the broader Scenic Rim LGA, with almost a third of residents employed as lower white collar workers in 2011 and 2016; and

- As of 2016, the most significant employment industries in Beechmont were the construction and education and training industries (13.6% and 10.3% of employment), which is largely in line with trends demonstrated in the Scenic Rim LGA and Queensland.

Table 2-4 details the socio-economic characteristics of Beechmont as of the 2011 and 2016 Censuses, benchmarked to the Scenic Rim LGA and Queensland.

Table 2-4   Socio-Economic Characteristics – Beechmont, Scenic Rim LGA and Queensland, 2011 and 2016

	2011			2016		
	Beechmont	Scenic Rim	Queensland	Beechmont	Scenic Rim	Queensland
Age Distribution						
0-14 years	24.9%	20.6%	20.2%	15.3%	18.9%	19.4%
15-24 years	3.3%	10.6%	13.6%	9.4%	10.5%	13.0%
25-34 years	10.2%	8.8%	13.6%	7.4%	8.7%	13.7%
35-44 years	18.4%	13.9%	14.3%	12.6%	12.2%	13.4%
45-54 years	20.0%	15.0%	13.6%	19.9%	14.9%	13.4%
55-64 years	9.2%	14.1%	11.6%	19.0%	14.4%	11.8%
65+ years	7.6%	17.0%	13.1%	13.9%	20.2%	15.3%
Average age (years)	33.3	40.0	37.1	41.2	41.8	38.2
Household size	2.8	2.6	2.6	2.6	2.6	2.6
Household Finances						
% of households fully owning home	25.6%	35.2%	28.4%	33.2%	34.0%	27.4%

	2011			2016		
	Beechmont	Scenic Rim	Queensland	Beechmont	Scenic Rim	Queensland
% of households purchasing home	53.3%	35.4%	32.6%	52.1%	33.3%	31.4%
% of households renting	13.9%	23.6%	32.0%	13.3%	22.8%	32.2%
Average weekly household income	$1,271	$1,279	$1,515	$1,607	$1,530	$1,735
Average monthly housing loan repayment	$1,811	$1,780	$1,892	$1,717	$1,725	$1,820
Average weekly rent repayment	$300	$247	$296	$367	$287	$334
Average housing costs (as a % of income)	20.8%	15.9%	15.6%	15.9%	12.9%	13.8%
Household Size (% of Total Dwellings)						
Small (1 to 2 People)	65.5%	70.6%	70.0%	78.8%	75.3%	74.7%
Medium (3 and 4 People)	23.0%	19.2%	20.6%	19.6%	20.8%	21.8%
Large (>4 Persons)	11.5%	10.1%	9.5%	1.6%	3.9%	3.5%
Dwelling Size (% of Total Dwellings)						
Small (Studio to 2 Bedrooms)	17.9%	18.4%	23.0%	13.1%	17.9%	22.7%
Medium (3 and 4 Bedroom)	72.1%	74.6%	70.6%	77.0%	74.4%	70.1%
Large (>4 Bedrooms)	10.1%	7.0%	6.3%	9.8%	7.6%	7.1%
Small Household to Small Dwelling Ratio (>1 = more small households than dwellings)	3.7	3.8	3.0	6.0	4.2	3.3
Occupation						
Upper White Collar						
Managers	13.5%	16.2%	12.0%	14.3%	15.1%	12.1%
Professionals	20.4%	14.3%	18.9%	15.4%	14.3%	19.8%
Subtotal	33.9%	30.5%	31.0%	29.8%	29.4%	31.9%
Lower White Collar						
Clerical and Admin Workers	13.5%	12.3%	14.7%	12.1%	12.2%	13.6%
Community & Personal Service Workers	9.4%	10.4%	10.0%	8.8%	11.1%	11.3%
Sales Workers	9.8%	7.8%	9.8%	9.2%	8.0%	9.7%
Subtotal	32.7%	30.5%	34.4%	30.1%	31.3%	34.7%
Upper Blue Collar						
Technicians & Trades Workers	20.4%	16.4%	14.9%	21.0%	16.1%	14.3%
Subtotal	20.4%	16.4%	14.9%	21.0%	16.1%	14.3%
Lower Blue Collar						
Machinery Operators & Drivers	6.1%	7.8%	7.3%	2.6%	7.7%	6.9%
Labourers	6.9%	13.0%	10.6%	13.2%	14.1%	10.5%
Subtotal	13.1%	20.9%	17.9%	15.8%	21.7%	17.5%
Employment by Industry (% of employees)						
Agriculture, forestry & fishing	2.9%	8.9%	2.7%	2.6%	8.8%	2.8%
Mining	1.2%	0.9%	2.6%	0.0%	1.0%	2.3%

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	2011			2016		
	Beechmont	Scenic Rim	Queensland	Beechmont	Scenic Rim	Queensland
Manufacturing	3.7%	8.9%	8.4%	5.5%	6.8%	6.0%
Electricity, gas, water & waste services	3.3%	1.5%	1.2%	1.1%	1.2%	1.1%
Construction	9.4%	10.0%	9.0%	13.6%	10.8%	9.0%
Wholesale trade	4.9%	3.7%	3.6%	2.9%	2.7%	2.6%
Retail trade	8.2%	9.6%	10.7%	9.2%	8.6%	9.9%
Accommodation & food services	10.6%	7.0%	7.0%	7.4%	6.9%	7.3%
Transport, postal & warehousing	3.3%	4.5%	5.3%	1.8%	4.6%	5.1%
Information media & telecommunications	0.0%	1.1%	1.2%	1.5%	0.9%	1.2%
Financial & insurance services	1.2%	1.3%	2.7%	2.6%	1.4%	2.5%
Rental, hiring & real estate services	2.9%	1.5%	1.8%	0.0%	1.6%	2.0%
Professional, scientific & technical services	5.3%	4.5%	6.5%	2.2%	4.6%	6.3%
Administrative & support services	3.3%	2.7%	3.2%	3.7%	3.3%	3.5%
Public administration & safety	5.7%	6.3%	6.7%	6.3%	6.1%	6.6%
Education & training	10.2%	8.5%	7.9%	10.3%	9.4%	9.0%
Health care & social assistance	10.6%	10.7%	11.9%	9.2%	10.5%	13.0%
Arts & recreation services	2.9%	1.7%	1.4%	2.9%	1.9%	1.6%
Other services	6.5%	4.1%	3.9%	3.7%	4.0%	3.9%

Source: Australian Bureau of Statistics Census of Population and Housing (2011 and 2016)

2.2.4 Boonah

Boonah comprises eight SA1s in Boonah. The key socio-economic characteristics of this Study Area include:

- Between 2011 and 2016 Censuses the incidence of persons aged 0 to 14 years decreased from 19.4% of the population in Boonah to 16.1% in 2016, whilst the incidence of persons aged 55 years and over increased and represented almost 40.0% of all residents in 2016. As of 2016, the age cohort composition of the population in Boonah was largely in line with the Scenic Rim LGA and Queensland;

- The average age of residents in Boonah increased marginally between the 2011 and 2016 Censuses resulting in a higher average age to Scenic Rim LGA (43.3 years and 41.8 years, respectively). The Scenic Rim LGA and the Study Area also had a higher average age compared to the State;

- As of both the 2011 and 2016 Censuses, the average weekly household income in Boonah was lower than the benchmark areas, totalling $1,100 per week in 2011 and $1,320 per week in 2016. A similar trend is evident in the average monthly housing loan repayments (Boonah had repayments of $1,516 per month in 2016, compared to $1,725 in the Scenic Rim LGA) and in average weekly rents in Boonah ($243 per week in the Study Area and $287 per week in the Scenic Rim LGA). As a proportion of total income, residents in Boonah spent an average of 11.6% of their income on housing costs in 2016, a decline relative to the average housing cost in 2011, and below the 2016 averages for Scenic Rim LGA and Queensland (i.e. housing in Boonah is more affordable than the benchmark areas);

- The small household to small dwelling ratio suggests that the number of small households (one to two persons) in the Study Area was larger than the number of small dwellings (studio to two bedrooms) in 2011 (ratio of 3.2), which remained relatively consistent between the two Censuses (ratio of 3.6 in 2016);

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- Trends in resident occupations are in line with those in the broader Scenic Rim LGA, with approximately a third of residents employed as lower white collar workers in 2011 and 2016. Notably, as of 2016, Boonah demonstrated a higher incidence of lower blue collar workers (28.4%) compared to the benchmark areas; and

- Residents of Boonah were most likely employed in the retail trade (11.6% in 2011 and 9.8% in 2016) and health care and social assistance (12.7% in 2011 and 13.8% in 2016) industries. Within the Scenic Rim LGA, construction was the most significant industry of employment, whilst the health care and social assistance industry was the most significant industry of employment in Queensland in 2016.

Table 2-5 details the socio-economic characteristics of Boonah as of the 2011 and 2016 Censuses, benchmarked to the Scenic Rim LGA and Queensland.

Table 2-5   Socio-Economic Characteristics – Boonah, Scenic Rim LGA and Queensland, 2011 and 2016

	2011			2016		
	Boonah	Scenic Rim	Queensland	Boonah	Scenic Rim	Queensland
Age Distribution						
0-14 years	19.4%	20.6%	20.2%	16.1%	18.9%	19.4%
15-24 years	9.8%	10.6%	13.6%	9.9%	10.5%	13.0%
25-34 years	9.6%	8.8%	13.6%	8.7%	8.7%	13.7%
35-44 years	10.5%	13.9%	14.3%	10.4%	12.2%	13.4%
45-54 years	12.8%	15.0%	13.6%	11.6%	14.9%	13.4%
55-64 years	12.9%	14.1%	11.6%	13.6%	14.4%	11.8%
65+ years	22.6%	17.0%	13.1%	25.9%	20.2%	15.3%
Average age (years)	41.4	40.0	37.1	43.3	41.8	38.2
Household size	2.5	2.6	2.6	2.5	2.6	2.6
Household Finances						
% of households fully owning home	40.6%	35.2%	28.4%	40.7%	34.0%	27.4%
% of households purchasing home	27.8%	35.4%	32.6%	27.8%	33.3%	31.4%
% of households renting	26.7%	23.6%	32.0%	22.8%	22.8%	32.2%
Average weekly household income	$1,100	$1,279	$1,515	$1,320	$1,530	$1,735
Average monthly housing loan repayment	$1,393	$1,780	$1,892	$1,516	$1,725	$1,820
Average weekly rent repayment	$233	$247	$296	$243	$287	$334
Average housing costs (as a % of income)	13.8%	15.9%	15.6%	11.6%	12.9%	13.8%
Household Size (% of Total Dwellings)						
Small (1 to 2 People)	74.3%	70.6%	70.0%	78.2%	75.3%	74.7%
Medium (3 and 4 People)	16.6%	19.2%	20.6%	19.3%	20.8%	21.8%
Large (>4 Persons)	9.1%	10.1%	9.5%	2.5%	3.9%	3.5%
Dwelling Size (% of Total Dwellings)						
Small (Studio to 2 Bedrooms)	23.2%	18.4%	23.0%	21.9%	17.9%	22.7%
Medium (3 and 4 Bedroom)	72.2%	74.6%	70.6%	72.0%	74.4%	70.1%
Large (>4 Bedrooms)	4.6%	7.0%	6.3%	6.1%	7.6%	7.1%
Small Household to Small Dwelling Ratio (>1 = more small households than dwellings)	3.2	3.8	3.0	3.6	4.2	3.3
Occupation						
Upper White Collar						

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	2011			2016		
	Boonah	**Scenic Rim**	**Queensland**	**Boonah**	**Scenic Rim**	**Queensland**
Managers	14.0%	16.2%	12.0%	8.9%	15.1%	12.1%
Professionals	12.9%	14.3%	18.9%	14.7%	14.3%	19.8%
Subtotal	26.9%	30.5%	31.0%	23.6%	29.4%	31.9%
Lower White Collar						
Clerical and Admin Workers	10.1%	12.3%	14.7%	11.2%	12.2%	13.6%
Community & Personal Service Workers	12.0%	10.4%	10.0%	13.1%	11.1%	11.3%
Sales Workers	9.6%	7.8%	9.8%	8.8%	8.0%	9.7%
Subtotal	31.7%	30.5%	34.4%	33.1%	31.3%	34.7%
Upper Blue Collar						
Technicians & Trades Workers	14.7%	16.4%	14.9%	13.0%	16.1%	14.3%
Subtotal	14.7%	16.4%	14.9%	13.0%	16.1%	14.3%
Lower Blue Collar						
Machinery Operators & Drivers	7.9%	7.8%	7.3%	7.7%	7.7%	6.9%
Labourers	17.6%	13.0%	10.6%	20.7%	14.1%	10.5%
Subtotal	25.5%	20.9%	17.9%	28.4%	21.7%	17.5%
Employment by Industry (% of employees)						
Agriculture, forestry & fishing	8.7%	8.9%	2.7%	8.5%	8.8%	2.8%
Mining	0.0%	0.9%	2.6%	1.1%	1.0%	2.3%
Manufacturing	7.3%	8.9%	8.4%	7.0%	6.8%	6.0%
Electricity, gas, water & waste services	1.6%	1.5%	1.2%	0.8%	1.2%	1.1%
Construction	7.7%	10.0%	9.0%	8.3%	10.8%	9.0%
Wholesale trade	4.4%	3.7%	3.6%	3.5%	2.7%	2.6%
Retail trade	11.6%	9.6%	10.7%	9.8%	8.6%	9.9%
Accommodation & food services	7.9%	7.0%	7.0%	6.1%	6.9%	7.3%
Transport, postal & warehousing	3.8%	4.5%	5.3%	4.4%	4.6%	5.1%
Information media & telecommunications	1.0%	1.1%	1.2%	0.7%	0.9%	1.2%
Financial & insurance services	1.4%	1.3%	2.7%	2.3%	1.4%	2.5%
Rental, hiring & real estate services	1.3%	1.5%	1.8%	0.4%	1.6%	2.0%
Professional, scientific & technical services	2.8%	4.5%	6.5%	3.8%	4.6%	6.3%
Administrative & support services	1.4%	2.7%	3.2%	3.3%	3.3%	3.5%
Public administration & safety	6.7%	6.3%	6.7%	6.2%	6.1%	6.6%
Education & training	8.2%	8.5%	7.9%	9.4%	9.4%	9.0%
Health care & social assistance	12.7%	10.7%	11.9%	13.8%	10.5%	13.0%
Arts & recreation services	1.0%	1.7%	1.4%	1.0%	1.9%	1.6%
Other services	4.0%	4.1%	3.9%	4.5%	4.0%	3.9%

Source: Australian Bureau of Statistics Census of Population and Housing (2011 and 2016)

2.2.5 Bromelton

Bromelton comprises two SA1s to the west of Beaudesert. The key socio-economic characteristics of this Study Area include:

- Within Bromelton, the incidence of persons aged 0 to 14 years decreased from 23.6% of the population in 2011 to 17.2% of the population in 2016, representing the largest shift in age cohort significance. In contrast, the most significant change in the Scenic Rim LGA was an increase of 3.2% in the incidence of residents aged over 65 years, which is similar to the growth demonstrated across Queensland;

- The average age of residents in Bromelton (39.5 years) was marginally lower than the broader Scenic Rim LGA (41.8 years), however, was higher than the State average (38.2 years) as of 2016. Notably, the average household size was highest in Bromelton compared to the benchmark areas;

- In 2011, the average monthly housing loan repayment was largest in the Study Area compared to the other areas analysed, however by 2016, loan repayments decreased to $1,560 per month (i.e. lower than the benchmark areas). Housing loan repayments as a proportion of income were lowest in Bromelton (9.3%) compared to the Scenic Rim LGA (12.9%) and Queensland (13.8%), despite having the highest average weekly household income in 2016. As of the 2016 Census, housing in Bromelton was more affordable than the benchmark areas;

- The small household to small dwelling ratio suggests that the number of small households (one to two persons) in the Study Area was significantly higher than the number of small dwellings (studio to two bedrooms) in 2011 and 2016. The ratio worsened from 4.9 in 2011 to 6.2 in 2016 between the two Censuses;

- Residents of Bromelton were most likely employed as upper white collar workers as of the 2011 and 2016 Censuses, however, the most common occupation for residents of the Scenic Rim LGA and Queensland was lower white collar workers in 2011 and 2016; and

- Residents of Bromelton were most likely employed in agriculture, forestry and fishing (21.2%) and manufacturing (11.9%) in 2016. Between 2011 and 2016, the largest growth in employment by industry was within the agriculture, forestry and fishing industry in Bromelton. Meanwhile, in Scenic Rim LGA and Queensland, the education and training industry recorded the largest growth between the 2011 and 2016 Censuses.

Table 2-6 details the socio-economic characteristics of Bromelton as of the 2011 and 2016 Censuses, benchmarked to the Scenic Rim LGA and Queensland.

Table 2-6   Socio-Economic Characteristics – Bromelton, Scenic Rim LGA and Queensland, 2011 and 2016

	2011			2016		
	Bromelton	Scenic Rim	Queensland	Bromelton	Scenic Rim	Queensland
Age Distribution						
0-14 years	23.6%	20.6%	20.2%	17.2%	18.9%	19.4%
15-24 years	9.2%	10.6%	13.6%	11.7%	10.5%	13.0%
25-34 years	6.8%	8.8%	13.6%	7.5%	8.7%	13.7%
35-44 years	13.6%	13.9%	14.3%	17.0%	12.2%	13.4%
45-54 years	12.2%	15.0%	13.6%	15.7%	14.9%	13.4%
55-64 years	15.7%	14.1%	11.6%	20.7%	14.4%	11.8%
65+ years	7.3%	17.0%	13.1%	10.2%	20.2%	15.3%
Average age (years)	31.6	40.0	37.1	39.5	41.8	38.2
Household size	2.8	2.6	2.6	3.0	2.6	2.6
Household Finances						
% of households fully owning home	41.4%	35.2%	28.4%	36.3%	34.0%	27.4%
% of households purchasing home	28.6%	35.4%	32.6%	27.4%	33.3%	31.4%
% of households renting	24.1%	23.6%	32.0%	23.7%	22.8%	32.2%
Average weekly household income	$1,395	$1,279	$1,515	$1,800	$1,530	$1,735
Average monthly housing loan repayment	$2,204	$1,780	$1,892	$1,560	$1,725	$1,820

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	2011			2016		
	Bromelton	Scenic Rim	Queensland	Bromelton	Scenic Rim	Queensland
Average weekly rent repayment	$227	$247	$296	$289	$287	$334
Average housing costs (as a % of income)	14.3%	15.9%	15.6%	9.3%	12.9%	13.8%
Household Size (% of Total Dwellings)						
Small (1 to 2 People)	72.7%	70.6%	70.0%	63.3%	75.3%	74.7%
Medium (3 and 4 People)	18.8%	19.2%	20.6%	26.7%	20.8%	21.8%
Large (>4 Persons)	8.6%	10.1%	9.5%	10.0%	3.9%	3.5%
Dwelling Size (% of Total Dwellings)						
Small (Studio to 2 Bedrooms)	14.7%	18.4%	23.0%	10.2%	17.9%	22.7%
Medium (3 and 4 Bedroom)	79.1%	74.6%	70.6%	71.7%	74.4%	70.1%
Large (>4 Bedrooms)	6.2%	7.0%	6.3%	18.1%	7.6%	7.1%
Small Household to Small Dwelling Ratio (>1 = more small households than dwellings)	4.9	3.8	3.0	6.2	4.2	3.3
Occupation						
Upper White Collar						
Managers	24.6%	16.2%	12.0%	20.2%	15.1%	12.1%
Professionals	10.2%	14.3%	18.9%	10.4%	14.3%	19.8%
Subtotal	34.8%	30.5%	31.0%	30.6%	29.4%	31.9%
Lower White Collar						
Clerical and Admin Workers	7.5%	12.3%	14.7%	8.3%	12.2%	13.6%
Community & Personal Service Workers	8.6%	10.4%	10.0%	10.4%	11.1%	11.3%
Sales Workers	8.6%	7.8%	9.8%	6.7%	8.0%	9.7%
Subtotal	24.6%	30.5%	34.4%	25.4%	31.3%	34.7%
Upper Blue Collar						
Technicians & Trades Workers	15.0%	16.4%	14.9%	14.5%	16.1%	14.3%
Subtotal	15.0%	16.4%	14.9%	14.5%	16.1%	14.3%
Lower Blue Collar						
Machinery Operators & Drivers	10.2%	7.8%	7.3%	5.2%	7.7%	6.9%
Labourers	12.3%	13.0%	10.6%	24.9%	14.1%	10.5%
Subtotal	22.5%	20.9%	17.9%	30.1%	21.7%	17.5%
Employment by Industry (% of employees)						
Agriculture, forestry & fishing	16.6%	8.9%	2.7%	21.2%	8.8%	2.8%
Mining	1.6%	0.9%	2.6%	2.6%	1.0%	2.3%
Manufacturing	12.8%	8.9%	8.4%	11.9%	6.8%	6.0%
Electricity, gas, water & waste services	0.0%	1.5%	1.2%	2.1%	1.2%	1.1%
Construction	12.3%	10.0%	9.0%	9.8%	10.8%	9.0%
Wholesale trade	2.1%	3.7%	3.6%	1.6%	2.7%	2.6%
Retail trade	10.7%	9.6%	10.7%	6.7%	8.6%	9.9%
Accommodation & food services	1.6%	7.0%	7.0%	3.6%	6.9%	7.3%
Transport, postal & warehousing	5.9%	4.5%	5.3%	5.2%	4.6%	5.1%
Information media & telecommunications	0.0%	1.1%	1.2%	0.0%	0.9%	1.2%

	2011			2016		
	Bromelton	Scenic Rim	Queensland	Bromelton	Scenic Rim	Queensland
Financial & insurance services	0.0%	1.3%	2.7%	0.0%	1.4%	2.5%
Rental, hiring & real estate services	0.0%	1.5%	1.8%	0.0%	1.6%	2.0%
Professional, scientific & technical services	2.7%	4.5%	6.5%	5.2%	4.6%	6.3%
Administrative & support services	2.1%	2.7%	3.2%	5.2%	3.3%	3.5%
Public administration & safety	5.3%	6.3%	6.7%	3.6%	6.1%	6.6%
Education & training	5.3%	8.5%	7.9%	6.2%	9.4%	9.0%
Health care & social assistance	8.6%	10.7%	11.9%	6.2%	10.5%	13.0%
Arts & recreation services	2.7%	1.7%	1.4%	3.1%	1.9%	1.6%
Other services	5.3%	4.1%	3.9%	3.6%	4.0%	3.9%

Source: Australian Bureau of Statistics Census of Population and Housing (2011 and 2016)

2.2.6   Canungra

Canungra comprises four SA1s located to the south east of Mount Tamborine. The key socio-economic characteristics of this Study Area include:

- As of the 2011 Census, Canungra was characterised by a large incidence of persons aged 0 to 14 years (22.6%) compared to the Scenic Rim LGA (20.6%) and Queensland (20.2%). However, as of the 2016 Census, the incidence of persons aged 0 to 14 years decreased by 3.8%, whilst the proportion of Canungra residents aged 45 years and over has increased between 2011 and 2016, suggesting an ageing population. This trend is also evident in the increasing average age of residents in the Study Area (34.1 years in 2011, increasing to 37.1 years in 2016). Despite the increased average age of Canungra residents, this area has a lower average age than residents of Scenic Rim LGA and Queensland;

- Between 2011 and 2016, the average household size was highest in Canungra at 2.8 persons per household in 2016, relative to the benchmark areas;

- As of 2016, the average weekly household income was highest in Canungra ($1,795 per week) compared to the benchmark areas in the same year. This is also reflected in the average monthly housing loan repayments and average weekly rents in the Study Area. Notably, Canungra, Scenic Rim LGA and Queensland recorded a similar proportion of income spent on housing costs in 2016. Thus, housing in Canungra was less affordable relative to Scenic Rim LGA in 2016;

- The small household to small dwelling ratio suggests that the number of small households (one to two persons) in the Study Area was approximately four times the number of small dwellings (studio to two bedrooms) in 2011 and almost five the number of dwellings in 2016. This suggests a reduction in the availability of small dwellings within the Study Area relative to small households;

- Trends in resident occupations are in line with those in the broader Scenic Rim LGA, with almost a third of residents employed as lower white collar workers in 2011 and 2016; and

- As of the past two Censuses, employment in Canungra was largely concentrated in the construction and accommodation and food services industries, representing 30.2% of employment in 2011 and 30.3% in 2016. Between 2011 and 2016, the Scenic Rim LGA experienced a marginal increase in construction employment and a decrease in accommodation and food services employment.

Table 2-7 details the socio-economic characteristics of Canungra as of the 2011 and 2016 Censuses, benchmarked to the Scenic Rim LGA and Queensland.

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Table 2-7   Socio-Economic Characteristics – Canungra, Scenic Rim LGA and Queensland, 2011 and 2016

	2011			2016		
	Canungra	Scenic Rim	Queensland	Canungra	Scenic Rim	Queensland
Age Distribution						
0-14 years	22.6%	20.6%	20.2%	18.8%	18.9%	19.4%
15-24 years	11.6%	10.6%	13.6%	14.2%	10.5%	13.0%
25-34 years	10.6%	8.8%	13.6%	10.6%	8.7%	13.7%
35-44 years	16.7%	13.9%	14.3%	12.4%	12.2%	13.4%
45-54 years	15.0%	15.0%	13.6%	16.4%	14.9%	13.4%
55-64 years	10.7%	14.1%	11.6%	14.5%	14.4%	11.8%
65+ years	9.5%	17.0%	13.1%	11.5%	20.2%	15.3%
Average age (years)	34.1	40.0	37.1	37.1	41.8	38.2
Household size	2.8	2.6	2.6	2.8	2.6	2.6
Household Finances						
% of households fully owning home	25.6%	35.2%	28.4%	26.3%	34.0%	27.4%
% of households purchasing home	45.9%	35.4%	32.6%	42.5%	33.3%	31.4%
% of households renting	22.7%	23.6%	32.0%	19.3%	22.8%	32.2%
Average weekly household income	$1,428	$1,279	$1,515	$1,795	$1,530	$1,735
Average monthly housing loan repayment	$1,837	$1,780	$1,892	$1,824	$1,725	$1,820
Average weekly rent repayment	$308	$247	$296	$360	$287	$334
Average housing costs (as a % of income)	18.5%	15.9%	15.6%	13.8%	12.9%	13.8%
Household Size (% of Total Dwellings)						
Small (1 to 2 People)	64.5%	70.6%	70.0%	68.9%	75.3%	74.7%
Medium (3 and 4 People)	24.0%	19.2%	20.6%	26.1%	20.8%	21.8%
Large (>4 Persons)	11.5%	10.1%	9.5%	5.0%	3.9%	3.5%
Dwelling Size (% of Total Dwellings)						
Small (Studio to 2 Bedrooms)	17.0%	18.4%	23.0%	15.1%	17.9%	22.7%
Medium (3 and 4 Bedroom)	75.5%	74.6%	70.6%	77.3%	74.4%	70.1%
Large (>4 Bedrooms)	7.5%	7.0%	6.3%	7.6%	7.6%	7.1%
Small Household to Small Dwelling Ratio (>1 = more small households than dwellings)	3.8	3.8	3.0	4.6	4.2	3.3
Occupation						
Upper White Collar						
Managers	13.7%	16.2%	12.0%	14.6%	15.1%	12.1%
Professionals	12.1%	14.3%	18.9%	13.2%	14.3%	19.8%
Subtotal	25.8%	30.5%	31.0%	27.7%	29.4%	31.9%
Lower White Collar						
Clerical and Admin Workers	12.4%	12.3%	14.7%	11.9%	12.2%	13.6%
Community & Personal Service Workers	11.2%	10.4%	10.0%	13.8%	11.1%	11.3%
Sales Workers	6.4%	7.8%	9.8%	6.9%	8.0%	9.7%
Subtotal	29.9%	30.5%	34.4%	32.6%	31.3%	34.7%

	2011			2016		
	Canungra	Scenic Rim	Queensland	Canungra	Scenic Rim	Queensland
Upper Blue Collar						
Technicians & Trades Workers	20.2%	16.4%	14.9%	20.5%	16.1%	14.3%
Subtotal	20.2%	16.4%	14.9%	20.5%	16.1%	14.3%
Lower Blue Collar						
Machinery Operators & Drivers	8.4%	7.8%	7.3%	7.9%	7.7%	6.9%
Labourers	13.2%	13.0%	10.6%	11.8%	14.1%	10.5%
Subtotal	21.5%	20.9%	17.9%	19.7%	21.7%	17.5%
Employment by Industry (% of employees)						
Agriculture, forestry & fishing	3.3%	8.9%	2.7%	1.8%	8.8%	2.8%
Mining	0.4%	0.9%	2.6%	0.4%	1.0%	2.3%
Manufacturing	7.3%	8.9%	8.4%	4.6%	6.8%	6.0%
Electricity, gas, water & waste services	0.8%	1.5%	1.2%	1.2%	1.2%	1.1%
Construction	15.3%	10.0%	9.0%	16.1%	10.8%	9.0%
Wholesale trade	1.5%	3.7%	3.6%	2.4%	2.7%	2.6%
Retail trade	6.8%	9.6%	10.7%	7.9%	8.6%	9.9%
Accommodation & food services	14.9%	7.0%	7.0%	14.2%	6.9%	7.3%
Transport, postal & warehousing	3.9%	4.5%	5.3%	4.1%	4.6%	5.1%
Information media & telecommunications	1.1%	1.1%	1.2%	0.9%	0.9%	1.2%
Financial & insurance services	1.5%	1.3%	2.7%	0.6%	1.4%	2.5%
Rental, hiring & real estate services	2.5%	1.5%	1.8%	2.3%	1.6%	2.0%
Professional, scientific & technical services	5.9%	4.5%	6.5%	4.0%	4.6%	6.3%
Administrative & support services	3.7%	2.7%	3.2%	3.8%	3.3%	3.5%
Public administration & safety	7.4%	6.3%	6.7%	6.4%	6.1%	6.6%
Education & training	5.6%	8.5%	7.9%	5.6%	9.4%	9.0%
Health care & social assistance	7.8%	10.7%	11.9%	10.6%	10.5%	13.0%
Arts & recreation services	2.1%	1.7%	1.4%	2.7%	1.9%	1.6%
Other services	3.7%	4.1%	3.9%	3.6%	4.0%	3.9%

Source: Australian Bureau of Statistics Census of Population and Housing (2011 and 2016)

2.2.7   Harrisville

Harrisville comprises a single SA1 in Harrisville, east of Cunningham Highway. The key socio-economic characteristics of this Study Area include:

- Between 2011 and 2016 Censuses, the incidence of persons aged 0 to 14 years decreased from 29.2% of the population in Harrisville to 20.4% in 2016. Despite this decrease in significance, this age cohort remains the largest within the Study Area. Scenic Rim LGA demonstrated a smaller decrease in the incidence of persons aged 0 to 14, however, the largest cohort in the LGA shifted from the 0 to 14 years cohort in 2011 to the 65 years and older cohort in 2016;

- The average age of residents in Harrisville increased between the 2011 and 2016 Censuses (from 33.5 years to 34.1 years, respectively) and was comparatively lower than the average age of residents in the Scenic Rim LGA (41.8 years in 2016) and Queensland (38.2 years in 2016) as of the latest Census;

▪ As of the 2016 Census, the average weekly household income in Harrisville was lower than the benchmark areas, a similar trend is evident in the average monthly housing loan repayments in the area (Harrisville had repayments of $1,486 per month in 2016, compared to $1,725 in the Scenic Rim LGA and $1,820 in Queensland) and in average weekly rents ($274 per week in the Study Area, compared to $287 in the broader LGA and $334 in Queensland). As a proportion of total income, residents in Harrisville spent an average of 14.8% of their income on housing costs in 2016, a decline relative to the average housing cost in 2011, and above the 2016 averages for Scenic Rim LGA and Queensland (i.e. housing in Harrisville is less affordable than the benchmark areas);

▪ The small household to small dwelling ratio suggests that the number of small households (one to two persons) in the Study Area was significantly higher than the number of small dwellings (studio to two bedrooms) in 2011 (ratio of 4.3), however, the ratio increased to a ratio of 5.9 in 2016;

▪ Trends in resident occupations are in line with those in the broader Scenic Rim LGA, with over a third of residents employed as lower white collar workers in 2011 and 2016; and

▪ Residents of Harrisville were most likely employed in the manufacturing and health care and social assistance industries, representing 12.4% and 11.9% of employment in 2016, respectively. Within Queensland, the most significant industry of employment in both 2011 and 2016 was the health care and social assistance industry.

Table 2-8 details the socio-economic characteristics of Harrisville as of the 2011 and 2016 Censuses, benchmarked to the Scenic Rim LGA and Queensland.

Table 2-8   Socio-Economic Characteristics – Harrisville, Scenic Rim LGA and Queensland, 2011 and 2016

	2011			2016		
	Harrisville	Scenic Rim	Queensland	Harrisville	Scenic Rim	Queensland
Age Distribution						
0-14 years	29.2%	20.6%	20.2%	20.4%	18.9%	19.4%
15-24 years	12.1%	10.6%	13.6%	10.5%	10.5%	13.0%
25-34 years	15.7%	8.8%	13.6%	12.2%	8.7%	13.7%
35-44 years	12.6%	13.9%	14.3%	14.5%	12.2%	13.4%
45-54 years	17.1%	15.0%	13.6%	16.4%	14.9%	13.4%
55-64 years	10.7%	14.1%	11.6%	9.1%	14.4%	11.8%
65+ years	7.0%	17.0%	13.1%	10.5%	20.2%	15.3%
Average age (years)	33.5	40.0	37.1	34.1	41.8	38.2
Household size	3.0	2.6	2.6	2.7	2.6	2.6
Household Finances						
% of households fully owning home	24.8%	35.2%	28.4%	24.4%	34.0%	27.4%
% of households purchasing home	43.4%	35.4%	32.6%	38.5%	33.3%	31.4%
% of households renting	29.7%	23.6%	32.0%	28.2%	22.8%	32.2%
Average weekly household income	$1,306	$1,279	$1,515	$1,416	$1,530	$1,735
Average monthly housing loan repayment	$1,537	$1,780	$1,892	$1,486	$1,725	$1,820
Average weekly rent repayment	$221	$247	$296	$274	$287	$334
Average housing costs (as a % of income)	16.8%	15.9%	15.6%	14.8%	12.9%	13.8%
Household Size (% of Total Dwellings)						
Small (1 to 2 People)	58.6%	70.6%	70.0%	72.5%	75.3%	74.7%
Medium (3 and 4 People)	25.7%	19.2%	20.6%	27.5%	20.8%	21.8%
Large (>4 Persons)	15.8%	10.1%	9.5%	0.0%	3.9%	3.5%

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	2011			2016		
	Harrisville	Scenic Rim	Queensland	Harrisville	Scenic Rim	Queensland
Dwelling Size (% of Total Dwellings)						
Small (Studio to 2 Bedrooms)	13.7%	18.4%	23.0%	12.2%	17.9%	22.7%
Medium (3 and 4 Bedroom)	77.9%	74.6%	70.6%	82.3%	74.4%	70.1%
Large (>4 Bedrooms)	8.4%	7.0%	6.3%	5.4%	7.6%	7.1%
Small Household to Small Dwelling Ratio (>1 = more small households than dwellings)	4.3	3.8	3.0	5.9	4.2	3.3
Occupation						
Upper White Collar						
Managers	11.7%	16.2%	12.0%	10.9%	15.1%	12.1%
Professionals	3.4%	14.3%	18.9%	3.0%	14.3%	19.8%
Subtotal	15.1%	30.5%	31.0%	13.9%	29.4%	31.9%
Lower White Collar						
Clerical and Admin Workers	10.1%	12.3%	14.7%	10.0%	12.2%	13.6%
Community & Personal Service Workers	16.8%	10.4%	10.0%	16.9%	11.1%	11.3%
Sales Workers	10.6%	7.8%	9.8%	8.5%	8.0%	9.7%
Subtotal	37.4%	30.5%	34.4%	35.3%	31.3%	34.7%
Upper Blue Collar						
Technicians & Trades Workers	25.7%	16.4%	14.9%	19.4%	16.1%	14.3%
Subtotal	25.7%	16.4%	14.9%	19.4%	16.1%	14.3%
Lower Blue Collar						
Machinery Operators & Drivers	7.8%	7.8%	7.3%	8.0%	7.7%	6.9%
Labourers	15.1%	13.0%	10.6%	16.9%	14.1%	10.5%
Subtotal	22.9%	20.9%	17.9%	24.9%	21.7%	17.5%
Employment by Industry (% of employees)						
Agriculture, forestry & fishing	7.8%	8.9%	2.7%	4.0%	8.8%	2.8%
Mining	0.0%	0.9%	2.6%	0.0%	1.0%	2.3%
Manufacturing	12.8%	8.9%	8.4%	12.4%	6.8%	6.0%
Electricity, gas, water & waste services	3.9%	1.5%	1.2%	2.0%	1.2%	1.1%
Construction	9.5%	10.0%	9.0%	10.4%	10.8%	9.0%
Wholesale trade	6.1%	3.7%	3.6%	6.0%	2.7%	2.6%
Retail trade	8.9%	9.6%	10.7%	10.4%	8.6%	9.9%
Accommodation & food services	6.1%	7.0%	7.0%	5.5%	6.9%	7.3%
Transport, postal & warehousing	8.9%	4.5%	5.3%	8.5%	4.6%	5.1%
Information media & telecommunications	0.0%	1.1%	1.2%	0.0%	0.9%	1.2%
Financial & insurance services	0.0%	1.3%	2.7%	3.0%	1.4%	2.5%
Rental, hiring & real estate services	2.2%	1.5%	1.8%	2.0%	1.6%	2.0%
Professional, scientific & technical services	2.8%	4.5%	6.5%	2.0%	4.6%	6.3%
Administrative & support services	1.7%	2.7%	3.2%	4.5%	3.3%	3.5%

	2011			2016		
	Harrisville	Scenic Rim	Queensland	Harrisville	Scenic Rim	Queensland
Public administration & safety	8.9%	6.3%	6.7%	8.5%	6.1%	6.6%
Education & training	3.9%	8.5%	7.9%	6.0%	9.4%	9.0%
Health care & social assistance	12.8%	10.7%	11.9%	11.9%	10.5%	13.0%
Arts & recreation services	1.7%	1.7%	1.4%	0.0%	1.9%	1.6%
Other services	6.7%	4.1%	3.9%	5.0%	4.0%	3.9%

Source: Australian Bureau of Statistics Census of Population and Housing (2011 and 2016)

2.2.8   Kalbar

Kalbar comprises three SA1s to the north west of Boonah. The key socio-economic characteristics of this Study Area include:

- Between 2011 and 2016, the largest shift in age composition of Kalbar was the 5.5% increase in the incidence of residents aged over 65 years. A similar trend was evident in the Scenic Rim LGA (3.2% increase) and in Queensland (2.1%) over the same time period. There was also a notable decrease in the incidence of persons aged 35 to 44 years across all three areas analysed, a further reflection of the ageing population in Queensland;

- The average age of residents in Kalbar was marginally lower than the broader Scenic Rim LGA, however, was higher than the State average as of 2016. Notably, the average household size was consistent across all three areas assessed in 2016 at 2.6 persons;

- At the last two Censuses, average monthly housing loan repayments within Kalbar were lower than demonstrated in the Scenic Rim LGA and Queensland. A similar trend is evident in the average weekly housing income in Kalbar ($1,415) compared to the Scenic Rim LGA ($1,530) and Queensland ($1,735). As a proportion of total income, residents in Kalbar spent an average of 10.0% of their income on housing costs in 2016, a decline relative to the average housing cost in 2011, and below the 2016 averages for Scenic Rim LGA and Queensland (i.e. housing in Kalbar is more affordable than the benchmark areas);

- The small household to small dwelling ratio suggests that the number of small households (one to two persons) in the Study Area was more than six times the number of small dwellings (studio to two bedrooms) as of 2011. However, the ratio decreased marginally from 6.0 in 2011 to 5.3 in 2016, suggesting an increase in the relative availability of small dwellings within the Study Area;

- Trends in resident occupations are in line with those in the broader Scenic Rim LGA, with almost a third of residents employed as lower white collar workers in 2011 and 2016; and

- Residents of Kalbar were most likely employed in agriculture, forestry and fishing and health care and social assistance industries. Within the Scenic Rim LGA and Queensland, the health care and social assistance industry was also a significant industry of employment. Notably, the incidence of employment in the administrative and support services industry in Kalbar demonstrated the largest growth between the two Censuses.

Table 2-9 details the socio-economic characteristics of Kalbar as of the 2011 and 2016 Censuses, benchmarked to the Scenic Rim LGA and Queensland.

Table 2-9   Socio-Economic Characteristics – Kalbar, Scenic Rim LGA and Queensland, 2011 and 2016

	2011			2016		
	Kalbar	Scenic Rim	Queensland	Kalbar	Scenic Rim	Queensland
Age Distribution						
0-14 years	24.0%	20.6%	20.2%	22.9%	18.9%	19.4%
15-24 years	10.0%	10.6%	13.6%	9.1%	10.5%	13.0%

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	2011			2016		
	Kalbar	Scenic Rim	Queensland	Kalbar	Scenic Rim	Queensland
25-34 years	12.1%	8.8%	13.6%	10.9%	8.7%	13.7%
35-44 years	14.8%	13.9%	14.3%	12.8%	12.2%	13.4%
45-54 years	10.9%	15.0%	13.6%	14.0%	14.9%	13.4%
55-64 years	12.4%	14.1%	11.6%	12.9%	14.4%	11.8%
65+ years	13.2%	17.0%	13.1%	18.8%	20.2%	15.3%
Average age (years)	35.6	40.0	37.1	40.0	41.8	38.2
Household size	2.7	2.6	2.6	2.6	2.6	2.6
Household Finances						
% of households fully owning home	41.0%	35.2%	28.4%	36.4%	34.0%	27.4%
% of households purchasing home	32.2%	35.4%	32.6%	33.2%	33.3%	31.4%
% of households renting	16.9%	23.6%	32.0%	17.2%	22.8%	32.2%
Average weekly household income	$1,191	$1,279	$1,515	$1,415	$1,530	$1,735
Average monthly housing loan repayment	$1,342	$1,780	$1,892	$1,335	$1,725	$1,820
Average weekly rent repayment	$210	$247	$296	$227	$287	$334
Average housing costs (as a % of income)	11.3%	15.9%	15.6%	10.0%	12.9%	13.8%
Household Size (% of Total Dwellings)						
Small (1 to 2 People)	68.8%	70.6%	70.0%	73.0%	75.3%	74.7%
Medium (3 and 4 People)	20.1%	19.2%	20.6%	23.1%	20.8%	21.8%
Large (>4 Persons)	11.2%	10.1%	9.5%	4.0%	3.9%	3.5%
Dwelling Size (% of Total Dwellings)						
Small (Studio to 2 Bedrooms)	11.5%	18.4%	23.0%	13.7%	17.9%	22.7%
Medium (3 and 4 Bedroom)	84.1%	74.6%	70.6%	78.3%	74.4%	70.1%
Large (>4 Bedrooms)	4.3%	7.0%	6.3%	8.0%	7.6%	7.1%
Small Household to Small Dwelling Ratio (>1 = more small households than dwellings)	6.0	3.8	3.0	5.3	4.2	3.3
Occupation						
Upper White Collar						
Managers	11.9%	16.2%	12.0%	14.7%	15.1%	12.1%
Professionals	12.8%	14.3%	18.9%	11.3%	14.3%	19.8%
Subtotal	24.7%	30.5%	31.0%	26.1%	29.4%	31.9%
Lower White Collar						
Clerical and Admin Workers	11.0%	12.3%	14.7%	12.8%	12.2%	13.6%
Community & Personal Service Workers	8.9%	10.4%	10.0%	11.5%	11.1%	11.3%
Sales Workers	9.1%	7.8%	9.8%	8.3%	8.0%	9.7%
Subtotal	29.0%	30.5%	34.4%	32.7%	31.3%	34.7%
Upper Blue Collar						
Technicians & Trades Workers	18.5%	16.4%	14.9%	14.7%	16.1%	14.3%
Subtotal	18.5%	16.4%	14.9%	14.7%	16.1%	14.3%
Lower Blue Collar						

	2011			2016		
	Kalbar	Scenic Rim	Queensland	Kalbar	Scenic Rim	Queensland
Machinery Operators & Drivers	8.9%	7.8%	7.3%	9.0%	7.7%	6.9%
Labourers	18.9%	13.0%	10.6%	18.6%	14.1%	10.5%
Subtotal	27.9%	20.9%	17.9%	27.6%	21.7%	17.5%
Employment by Industry (% of employees)						
Agriculture, forestry & fishing	16.2%	8.9%	2.7%	14.5%	8.8%	2.8%
Mining	2.5%	0.9%	2.6%	0.9%	1.0%	2.3%
Manufacturing	8.9%	8.9%	8.4%	6.4%	6.8%	6.0%
Electricity, gas, water & waste services	3.0%	1.5%	1.2%	1.7%	1.2%	1.1%
Construction	6.8%	10.0%	9.0%	7.1%	10.8%	9.0%
Wholesale trade	4.1%	3.7%	3.6%	3.4%	2.7%	2.6%
Retail trade	8.2%	9.6%	10.7%	9.6%	8.6%	9.9%
Accommodation & food services	5.9%	7.0%	7.0%	5.1%	6.9%	7.3%
Transport, postal & warehousing	3.0%	4.5%	5.3%	3.4%	4.6%	5.1%
Information media & telecommunications	0.0%	1.1%	1.2%	0.0%	0.9%	1.2%
Financial & insurance services	1.4%	1.3%	2.7%	0.6%	1.4%	2.5%
Rental, hiring & real estate services	0.0%	1.5%	1.8%	0.9%	1.6%	2.0%
Professional, scientific & technical services	3.9%	4.5%	6.5%	2.1%	4.6%	6.3%
Administrative & support services	0.7%	2.7%	3.2%	2.8%	3.3%	3.5%
Public administration & safety	5.7%	6.3%	6.7%	6.6%	6.1%	6.6%
Education & training	8.9%	8.5%	7.9%	9.6%	9.4%	9.0%
Health care & social assistance	12.8%	10.7%	11.9%	14.1%	10.5%	13.0%
Arts & recreation services	0.7%	1.7%	1.4%	0.0%	1.9%	1.6%
Other services	3.9%	4.1%	3.9%	4.9%	4.0%	3.9%

Source: Australian Bureau of Statistics Census of Population and Housing (2011 and 2016)

2.2.9 Kooralbyn

Kooralbyn comprises two SA1s to the south west of Beaudesert. The key socio-economic characteristics of this Study Area include:

▪ As of the 2011 Census, Kooralbyn was characterised by a large incidence of persons aged 0 to 14 years (19.5%), this incidence is in line with Scenic Rim LGA (20.6%) and Queensland (20.2%). However, as of the 2016 Census, over a third of the population were aged over 55 years in Kooralbyn. This trend is in line with the age cohort composition of the Scenic Rim LGA. The smallest age cohort (in both 2011 and 2016) in Kooralbyn and the Scenic Rim LGA is the 25 to 34 years cohort;

▪ The average age of residents in Kooralbyn was in line with the Scenic Rim LGA (41.8 years) in 2016 and was higher than the State (38.2 years) in the same year. Average household size remained consistent between the two Censuses across all three areas analysed, however, was lowest in the Study Area at 2.4 persons per household;

▪ As of 2011 and 2016, average weekly rents in the Study Area were lower than the Scenic Rim LGA and Queensland. As of the latest Census, the average monthly housing loan repayments in Kooralbyn ($1,346) were also lower than the Scenic Rim LGA ($1,725) and Queensland ($1,820). Notably, the proportion of household

income spent on housing costs for residents of Kooralbyn was higher than the benchmark areas at the past two Censuses;

▪ The small household to small dwelling ratio suggests that the number of small households (one to two persons) in the Study Area was similar to the number of small dwellings (studio to two bedrooms) in 2011 and 2016, with ratios of 3.1 and 2.8 in 2011 and 2016, respectively;

▪ Trends in resident occupations are in line with those in the broader Scenic Rim LGA, with approximately a third of residents employed as lower white collar workers in 2011 and 2016. However, between the two Censuses, there was an increase in the proportion of lower blue collar workers in the Study Area, reaching over a quarter of the labour force in 2016; and

▪ As of 2016, the most significant employment industry in Kooralbyn was the accommodation and food services industry. This industry also demonstrated the largest growth in employment in Kooralbyn between 2011 and 2016, representing a 7.6% increase. In 2016, the most significant industries of employment in the other benchmark areas included construction, health care and social assistance and education and training.

Table 2-10 details the socio-economic characteristics of Kooralbyn as of the 2011 and 2016 Censuses, benchmarked to the Scenic Rim LGA and Queensland.

Table 2-10   Socio-Economic Characteristics – Kooralbyn, Scenic Rim LGA and Queensland, 2011 and 2016

	2011			2016		
	Kooralbyn	Scenic Rim	Queensland	Kooralbyn	Scenic Rim	Queensland
Age Distribution						
0-14 years	19.5%	20.6%	20.2%	18.9%	18.9%	19.4%
15-24 years	9.7%	10.6%	13.6%	10.2%	10.5%	13.0%
25-34 years	8.4%	8.8%	13.6%	7.2%	8.7%	13.7%
35-44 years	12.6%	13.9%	14.3%	12.6%	12.2%	13.4%
45-54 years	15.7%	15.0%	13.6%	14.6%	14.9%	13.4%
55-64 years	15.4%	14.1%	11.6%	15.2%	14.4%	11.8%
65+ years	16.2%	17.0%	13.1%	20.9%	20.2%	15.3%
Average age (years)	39.2	40.0	37.1	41.8	41.8	38.2
Household size	2.4	2.6	2.6	2.4	2.6	2.6
Household Finances						
% of households fully owning home	29.8%	35.2%	28.4%	30.4%	34.0%	27.4%
% of households purchasing home	42.5%	35.4%	32.6%	36.6%	33.3%	31.4%
% of households renting	21.6%	23.6%	32.0%	24.3%	22.8%	32.2%
Average weekly household income	$1,058	$1,279	$1,515	$1,063	$1,530	$1,735
Average monthly housing loan repayment	$1,570	$1,780	$1,892	$1,346	$1,725	$1,820
Average weekly rent repayment	$226	$247	$296	$228	$287	$334
Average housing costs (as a % of income)	19.2%	15.9%	15.6%	15.9%	12.9%	13.8%
Household Size (% of Total Dwellings)						
Small (1 to 2 People)	79.5%	70.6%	70.0%	82.7%	75.3%	74.7%
Medium (3 and 4 People)	13.3%	19.2%	20.6%	15.0%	20.8%	21.8%
Large (>4 Persons)	7.2%	10.1%	9.5%	2.3%	3.9%	3.5%
Dwelling Size (% of Total Dwellings)						
Small (Studio to 2 Bedrooms)	25.3%	18.4%	23.0%	29.2%	17.9%	22.7%

	2011			2016		
	Kooralbyn	Scenic Rim	Queensland	Kooralbyn	Scenic Rim	Queensland
Medium (3 and 4 Bedroom)	68.5%	74.6%	70.6%	66.6%	74.4%	70.1%
Large (>4 Bedrooms)	6.1%	7.0%	6.3%	4.3%	7.6%	7.1%
Small Household to Small Dwelling Ratio (>1 = more small households than dwellings)	3.1	3.8	3.0	2.8	4.2	3.3
Occupation						
Upper White Collar						
Managers	9.4%	16.2%	12.0%	6.0%	15.1%	12.1%
Professionals	14.8%	14.3%	18.9%	11.7%	14.3%	19.8%
Subtotal	24.1%	30.5%	31.0%	17.7%	29.4%	31.9%
Lower White Collar						
Clerical and Admin Workers	17.7%	12.3%	14.7%	10.8%	12.2%	13.6%
Community & Personal Service Workers	12.1%	10.4%	10.0%	14.1%	11.1%	11.3%
Sales Workers	7.3%	7.8%	9.8%	9.4%	8.0%	9.7%
Subtotal	37.0%	30.5%	34.4%	34.3%	31.3%	34.7%
Upper Blue Collar						
Technicians & Trades Workers	15.2%	16.4%	14.9%	17.7%	16.1%	14.3%
Subtotal	15.2%	16.4%	14.9%	17.7%	16.1%	14.3%
Lower Blue Collar						
Machinery Operators & Drivers	10.0%	7.8%	7.3%	9.7%	7.7%	6.9%
Labourers	12.7%	13.0%	10.6%	16.4%	14.1%	10.5%
Subtotal	22.7%	20.9%	17.9%	26.1%	21.7%	17.5%
Employment by Industry (% of employees)						
Agriculture, forestry & fishing	2.1%	8.9%	2.7%	4.1%	8.8%	2.8%
Mining	0.0%	0.9%	2.6%	0.0%	1.0%	2.3%
Manufacturing	11.9%	8.9%	8.4%	7.6%	6.8%	6.0%
Electricity, gas, water & waste services	1.2%	1.5%	1.2%	0.7%	1.2%	1.1%
Construction	10.4%	10.0%	9.0%	10.4%	10.8%	9.0%
Wholesale trade	4.0%	3.7%	3.6%	3.2%	2.7%	2.6%
Retail trade	9.1%	9.6%	10.7%	9.0%	8.6%	9.9%
Accommodation & food services	5.0%	7.0%	7.0%	12.5%	6.9%	7.3%
Transport, postal & warehousing	6.2%	4.5%	5.3%	2.5%	4.6%	5.1%
Information media & telecommunications	0.8%	1.1%	1.2%	0.0%	0.9%	1.2%
Financial & insurance services	1.7%	1.3%	2.7%	1.6%	1.4%	2.5%
Rental, hiring & real estate services	1.9%	1.5%	1.8%	3.0%	1.6%	2.0%
Professional, scientific & technical services	4.0%	4.5%	6.5%	3.9%	4.6%	6.3%
Administrative & support services	3.7%	2.7%	3.2%	2.8%	3.3%	3.5%
Public administration & safety	5.6%	6.3%	6.7%	3.2%	6.1%	6.6%
Education & training	10.4%	8.5%	7.9%	8.7%	9.4%	9.0%

	2011			2016		
	Kooralbyn	Scenic Rim	Queensland	Kooralbyn	Scenic Rim	Queensland
Health care & social assistance	13.3%	10.7%	11.9%	12.2%	10.5%	13.0%
Arts & recreation services	0.8%	1.7%	1.4%	2.7%	1.9%	1.6%
Other services	3.7%	4.1%	3.9%	3.7%	4.0%	3.9%

Source: Australian Bureau of Statistics Census of Population and Housing (2011 and 2016)

2.2.10   Mount Alford

Mount Alford comprises a single SA1 located to the south west of Boonah. The key socio-economic characteristics of this Study Area include:

- Between 2011 and 2016 Censuses, the incidence of persons aged 35 to 44 years in Mount Alford decreased from 15.9% of the population in 2011 to 8.1% in 2016, representing the most significant change to the composition of the Study Areas population between 2011 and 2016. In line with trends demonstrated in the Scenic Rim LGA and Queensland, Mount Alford also demonstrated significant growth in the incidence of persons aged 65 years and older, with this age cohort accounting for almost a quarter of all residents by 2016;

- The average age of residents in Mount Alford increased between the 2011 and 2016 Censuses and was comparatively higher than the average age of residents in the Scenic Rim LGA and Queensland as of the latest Census;

- As of the 2016 Census, the average weekly household income in Mount Alford was higher than the benchmark areas. Conversely, the average monthly housing loan repayments in the Study Area were lower than the average in the broader Scenic Rim LGA and Queensland, therefore resulting in a lower proportion of household incomes spent on housing costs as of the 2016 Census;

- The small household to small dwelling ratio suggests that the number of small households (one to two persons) in the Study Area was marginally higher than the number of small dwellings (studio to two bedrooms) in 2016 (ratio of 4.0). This ratio is in line with the overall imbalance of small households to dwellings in the Scenic Rim LGA;

- Trends in resident occupations are in line with those in the broader Scenic Rim LGA, with almost a third of residents employed as lower white collar workers in 2011 and 2016. However, between the two Censuses there was an increase in the proportion of lower blue collar workers, reaching well over a quarter of the labour force in 2016; and

- Residents of Mount Alford were most likely employed in the public administration and safety industry in 2011 (12.2% of employment) and the agriculture, forestry and fishing industry in 2016 (12.6% of employment). There is also growing employment in the health care and social assistance industry, reflective of the strength in employment in this industry across the broader LGA in 2016.

Table 2-11 details the socio-economic characteristics of Mount Alford as of the 2011 and 2016 Censuses, benchmarked to the Scenic Rim LGA and Queensland.

Table 2-11   Socio-Economic Characteristics – Mount Alford, Scenic Rim LGA and Queensland, 2011 and 2016

	2011			2016		
	Mount Alford	Scenic Rim	Queensland	Mount Alford	Scenic Rim	Queensland
Age Distribution						
0-14 years	17.0%	20.6%	20.2%	13.6%	18.9%	19.4%
15-24 years	9.8%	10.6%	13.6%	7.0%	10.5%	13.0%
25-34 years	2.9%	8.8%	13.6%	5.7%	8.7%	13.7%

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	2011			2016		
	Mount Alford	Scenic Rim	Queensland	Mount Alford	Scenic Rim	Queensland
35-44 years	15.9%	13.9%	14.3%	8.1%	12.2%	13.4%
45-54 years	17.6%	15.0%	13.6%	16.2%	14.9%	13.4%
55-64 years	18.2%	14.1%	11.6%	17.0%	14.4%	11.8%
65+ years	16.1%	17.0%	13.1%	23.2%	20.2%	15.3%
Average age (years)	41.6	40.0	37.1	42.6	41.8	38.2
Household size	2.5	2.6	2.6	2.4	2.6	2.6
Household Finances						
% of households fully owning home	37.2%	35.2%	28.4%	37.3%	34.0%	27.4%
% of households purchasing home	37.2%	35.4%	32.6%	34.8%	33.3%	31.4%
% of households renting	19.0%	23.6%	32.0%	19.3%	22.8%	32.2%
Average weekly household income	$1,327	$1,279	$1,515	$1,788	$1,530	$1,735
Average monthly housing loan repayment	$1,637	$1,780	$1,892	$1,701	$1,725	$1,820
Average weekly rent repayment	$143	$247	$296	$179	$287	$334
Average housing costs (as a % of income)	12.6%	15.9%	15.6%	9.6%	12.9%	13.8%
Household Size (% of Total Dwellings)						
Small (1 to 2 People)	74.6%	70.6%	70.0%	78.0%	75.3%	74.7%
Medium (3 and 4 People)	21.0%	19.2%	20.6%	22.0%	20.8%	21.8%
Large (>4 Persons)	4.3%	10.1%	9.5%	0.0%	3.9%	3.5%
Dwelling Size (% of Total Dwellings)						
Small (Studio to 2 Bedrooms)	24.0%	18.4%	23.0%	19.6%	17.9%	22.7%
Medium (3 and 4 Bedroom)	70.5%	74.6%	70.6%	75.5%	74.4%	70.1%
Large (>4 Bedrooms)	5.4%	7.0%	6.3%	4.9%	7.6%	7.1%
Small Household to Small Dwelling Ratio (>1 = more small households than dwellings)	3.1	3.8	3.0	4.0	4.2	3.3
Occupation						
Upper White Collar						
Managers	19.9%	16.2%	12.0%	11.0%	15.1%	12.1%
Professionals	12.7%	14.3%	18.9%	16.5%	14.3%	19.8%
Subtotal	32.6%	30.5%	31.0%	27.5%	29.4%	31.9%
Lower White Collar						
Clerical and Admin Workers	9.9%	12.3%	14.7%	11.5%	12.2%	13.6%
Community & Personal Service Workers	9.4%	10.4%	10.0%	9.9%	11.1%	11.3%
Sales Workers	11.6%	7.8%	9.8%	8.8%	8.0%	9.7%
Subtotal	30.9%	30.5%	34.4%	30.2%	31.3%	34.7%
Upper Blue Collar						
Technicians & Trades Workers	8.8%	16.4%	14.9%	11.5%	16.1%	14.3%
Subtotal	8.8%	16.4%	14.9%	11.5%	16.1%	14.3%
Lower Blue Collar						
Machinery Operators & Drivers	9.4%	7.8%	7.3%	12.6%	7.7%	6.9%

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	2011			2016		
	Mount Alford	Scenic Rim	Queensland	Mount Alford	Scenic Rim	Queensland
Labourers	18.8%	13.0%	10.6%	17.0%	14.1%	10.5%
Subtotal	28.2%	20.9%	17.9%	29.7%	21.7%	17.5%
Employment by Industry (% of employees)						
Agriculture, forestry & fishing	9.9%	8.9%	2.7%	12.6%	8.8%	2.8%
Mining	0.0%	0.9%	2.6%	0.0%	1.0%	2.3%
Manufacturing	10.5%	8.9%	8.4%	7.7%	6.8%	6.0%
Electricity, gas, water & waste services	0.0%	1.5%	1.2%	0.0%	1.2%	1.1%
Construction	10.5%	10.0%	9.0%	9.9%	10.8%	9.0%
Wholesale trade	7.7%	3.7%	3.6%	5.5%	2.7%	2.6%
Retail trade	11.0%	9.6%	10.7%	8.2%	8.6%	9.9%
Accommodation & food services	7.7%	7.0%	7.0%	6.0%	6.9%	7.3%
Transport, postal & warehousing	2.8%	4.5%	5.3%	7.7%	4.6%	5.1%
Information media & telecommunications	0.0%	1.1%	1.2%	0.0%	0.9%	1.2%
Financial & insurance services	0.0%	1.3%	2.7%	0.0%	1.4%	2.5%
Rental, hiring & real estate services	0.0%	1.5%	1.8%	0.0%	1.6%	2.0%
Professional, scientific & technical services	3.3%	4.5%	6.5%	4.4%	4.6%	6.3%
Administrative & support services	5.0%	2.7%	3.2%	3.8%	3.3%	3.5%
Public administration & safety	12.2%	6.3%	6.7%	7.7%	6.1%	6.6%
Education & training	11.0%	8.5%	7.9%	11.5%	9.4%	9.0%
Health care & social assistance	7.2%	10.7%	11.9%	9.9%	10.5%	13.0%
Arts & recreation services	0.0%	1.7%	1.4%	0.0%	1.9%	1.6%
Other services	2.2%	4.1%	3.9%	4.4%	4.0%	3.9%

Source: Australian Bureau of Statistics Census of Population and Housing (2011 and 2016)

2.2.11   Peak Crossing

Peak Crossing comprises a single SA1 to the north of Harrisvale. The key socio-economic characteristics of this Study Area include:

- Within Peak Crossing, the incidence of persons aged over the age of 65 decreased marginally from 9.3% of the population in 2011 to 9.0% of the population in 2016. The largest shift in age cohort significance in Peak Crossing was in the 15 to 24 years age cohort, which increased by 1.8% between 2011 and 2016. Comparatively, the Scenic Rim LGA and Queensland demonstrated the most significant growth in the 65 years and over age cohort over the same period;

- The average age of residents in Peak Crossing was significantly lower than the broader Scenic Rim LGA at 31.6 years, compared to 41.8 years. Additionally, the average household size in the Study Area increased from 2.9 persons in 2011 to 3.1 persons in 2016, significantly larger than the average of 2.6 persons per household in the Scenic Rim LGA and Queensland in 2016;

- At the last two Censuses, average monthly housing loan repayments within Peak Crossing were significantly higher than demonstrated in the Scenic Rim LGA and Queensland. Despite this, the average weekly housing income was only marginally higher in the Study Area compared to the other benchmark areas in 2016. As a proportion of total income, residents in Peak Crossing spent an average of 16.3% of their income on housing

costs in 2016, a decline relative to the average housing cost in 2011, and above the 2016 averages for Scenic Rim LGA and Queensland (i.e. housing in Peak Crossing is less affordable than the benchmark areas);

▪ The small household to small dwelling ratio suggests that the number of small households (one to two persons) in the Study Area was higher than the number of small dwellings (studio to two bedrooms) in 2011 at a ratio of 6.7. However, between 2011 and 2016 this ratio increased to 13.6, suggesting significant growth in the incidence of small households within Peak Crossing;

▪ Trends in resident occupations are in line with those in the broader Scenic Rim LGA, with approximately a third of residents employed as lower white collar workers in 2011 and 2016; and

▪ In 2011, the industry of the most significance to resident employment was manufacturing (15.2% of employment), however, by 2016 employment was largest in the construction industry (13.3%) in Peak Crossing. Between 2011 and 2016, employment growth was most significant in the health care and social assistance industry, which is in line with employment in the Scenic Rim LGA and Queensland.

Table 2-12 details the socio-economic characteristics of Peak Crossing as of the 2011 and 2016 Censuses, benchmarked to the Scenic Rim LGA and Queensland.

Table 2-12   Socio-Economic Characteristics – Peak Crossing, Scenic Rim LGA and Queensland, 2011 and 2016

	2011			2016		
	Peak Crossing	Scenic Rim	Queensland	Peak Crossing	Scenic Rim	Queensland
Age Distribution						
0-14 years	24.4%	20.6%	20.2%	23.7%	18.9%	19.4%
15-24 years	10.6%	10.6%	13.6%	12.4%	10.5%	13.0%
25-34 years	10.3%	8.8%	13.6%	10.7%	8.7%	13.7%
35-44 years	17.6%	13.9%	14.3%	16.6%	12.2%	13.4%
45-54 years	13.8%	15.0%	13.6%	14.3%	14.9%	13.4%
55-64 years	6.5%	14.1%	11.6%	7.6%	14.4%	11.8%
65+ years	9.3%	17.0%	13.1%	9.0%	20.2%	15.3%
Average age (years)	31.1	40.0	37.1	31.6	41.8	38.2
Household size	2.9	2.6	2.6	3.1	2.6	2.6
Household Finances						
% of households fully owning home	31.2%	35.2%	28.4%	29.2%	34.0%	27.4%
% of households purchasing home	49.3%	35.4%	32.6%	50.0%	33.3%	31.4%
% of households renting	8.0%	23.6%	32.0%	11.7%	22.8%	32.2%
Average weekly household income	$1,395	$1,279	$1,515	$1,813	$1,530	$1,735
Average monthly housing loan repayment	$2,028	$1,780	$1,892	$2,271	$1,725	$1,820
Average weekly rent repayment	$266	$247	$296	$286	$287	$334
Average housing costs (as a % of income)	18.1%	15.9%	15.6%	16.3%	12.9%	13.8%
Household Size (% of Total Dwellings)						
Small (1 to 2 People)	56.5%	70.6%	70.0%	66.2%	75.3%	74.7%
Medium (3 and 4 People)	29.3%	19.2%	20.6%	31.7%	20.8%	21.8%
Large (>4 Persons)	14.3%	10.1%	9.5%	2.1%	3.9%	3.5%
Dwelling Size (% of Total Dwellings)						

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	2011			2016		
	Peak Crossing	Scenic Rim	Queensland	Peak Crossing	Scenic Rim	Queensland
Small (Studio to 2 Bedrooms)	8.4%	18.4%	23.0%	4.9%	17.9%	22.7%
Medium (3 and 4 Bedroom)	80.9%	74.6%	70.6%	81.9%	74.4%	70.1%
Large (>4 Bedrooms)	10.7%	7.0%	6.3%	13.2%	7.6%	7.1%
Small Household to Small Dwelling Ratio (>1 = more small households than dwellings)	6.7	3.8	3.0	13.6	4.2	3.3
Occupation						
Upper White Collar						
Managers	10.8%	16.2%	12.0%	12.0%	15.1%	12.1%
Professionals	6.4%	14.3%	18.9%	9.0%	14.3%	19.8%
Subtotal	17.2%	30.5%	31.0%	21.0%	29.4%	31.9%
Lower White Collar						
Clerical and Admin Workers	14.7%	12.3%	14.7%	16.3%	12.2%	13.6%
Community & Personal Service Workers	7.8%	10.4%	10.0%	11.2%	11.1%	11.3%
Sales Workers	11.8%	7.8%	9.8%	5.2%	8.0%	9.7%
Subtotal	34.3%	30.5%	34.4%	32.6%	31.3%	34.7%
Upper Blue Collar						
Technicians & Trades Workers	21.1%	16.4%	14.9%	21.5%	16.1%	14.3%
Subtotal	21.1%	16.4%	14.9%	21.5%	16.1%	14.3%
Lower Blue Collar						
Machinery Operators & Drivers	11.8%	7.8%	7.3%	8.6%	7.7%	6.9%
Labourers	11.3%	13.0%	10.6%	14.6%	14.1%	10.5%
Subtotal	23.0%	20.9%	17.9%	23.2%	21.7%	17.5%
Employment by Industry (% of employees)						
Agriculture, forestry & fishing	1.5%	8.9%	2.7%	3.0%	8.8%	2.8%
Mining	0.0%	0.9%	2.6%	1.3%	1.0%	2.3%
Manufacturing	15.2%	8.9%	8.4%	12.0%	6.8%	6.0%
Electricity, gas, water & waste services	3.9%	1.5%	1.2%	1.7%	1.2%	1.1%
Construction	10.3%	10.0%	9.0%	13.3%	10.8%	9.0%
Wholesale trade	4.4%	3.7%	3.6%	2.6%	2.7%	2.6%
Retail trade	13.7%	9.6%	10.7%	6.0%	8.6%	9.9%
Accommodation & food services	2.9%	7.0%	7.0%	1.7%	6.9%	7.3%
Transport, postal & warehousing	13.2%	4.5%	5.3%	4.7%	4.6%	5.1%
Information media & telecommunications	0.0%	1.1%	1.2%	1.7%	0.9%	1.2%
Financial & insurance services	0.0%	1.3%	2.7%	1.7%	1.4%	2.5%
Rental, hiring & real estate services	0.0%	1.5%	1.8%	0.0%	1.6%	2.0%
Professional, scientific & technical services	4.4%	4.5%	6.5%	3.4%	4.6%	6.3%

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	2011			2016		
	Peak Crossing	Scenic Rim	Queensland	Peak Crossing	Scenic Rim	Queensland
Administrative & support services	4.9%	2.7%	3.2%	5.2%	3.3%	3.5%
Public administration & safety	8.3%	6.3%	6.7%	10.3%	6.1%	6.6%
Education & training	6.4%	8.5%	7.9%	9.0%	9.4%	9.0%
Health care & social assistance	4.4%	10.7%	11.9%	9.9%	10.5%	13.0%
Arts & recreation services	0.0%	1.7%	1.4%	2.6%	1.9%	1.6%
Other services	2.9%	4.1%	3.9%	5.2%	4.0%	3.9%

Source: Australian Bureau of Statistics Census of Population and Housing (2011 and 2016)

2.2.12 Rathdowney

Rathdowney comprises a single SA1 located south of Beaudesert. The key socio-economic characteristics of this Study Area include:

- As of the 2011 Census, Rathdowney was characterised by a large incidence of persons aged 0 to 14 years (25.7%) compared to the Scenic Rim LGA (20.6%) and Queensland (20.2%). However, as of the 2016 Census, over 40.0% of the population were aged over 55 years. This trend is in line with the age cohort composition of the Scenic Rim LGA;

- The average age of residents in Rathdowney (41.5 years) was in line with the Scenic Rim LGA in 2016, however, was significantly lower in 2011 (33.3 years). Both Rathdowney and the Scenic Rim LGA demonstrated significantly higher average resident ages than were demonstrated in Queensland in 2016;

- As of 2011 and 2016, average weekly rents in the Study Area were lower than the Scenic Rim LGA and Queensland. As of the latest Census, the average monthly housing loan repayments in Rathdowney ($1,300) were lower than the Scenic Rim LGA ($1,725) and Queensland ($1,820), which is reflective of the average household incomes in each area. As a proportion of total income, residents in Rathdowney spent an average of 12.2% of their income on housing costs in 2016, a decline relative to the average housing cost in 2011, and below the 2016 averages for Scenic Rim LGA and Queensland;

- The small household to small dwelling ratio suggests that the number of small households (one to two persons) in the Study Area was higher than the number of small dwellings (studio to two bedrooms) in 2011 and 2016, having increased from a ratio of 3.3 to 3.8, respectively between the two Censuses;

- Trends in resident occupations are in line with those in the broader Scenic Rim LGA, with approximately two-fifths of residents employed as lower white collar workers in 2011 and 2016. Notably, the proportion of upper white collar workers in Rathdowney was lower than the other benchmark areas in both 2011 and 2016; and

- As of 2016, the most significant employment industries in Rathdowney were education and training (21.5%), health care and social assistance (13.8%) and manufacturing (13.8%).

Table 2-13 details the socio-economic characteristics of Rathdowney as of the 2011 and 2016 Censuses, benchmarked to the Scenic Rim LGA and Queensland.

Table 2-13   Socio-Economic Characteristics – Rathdowney, Scenic Rim LGA and Queensland, 2011 and 2016

	2011			2016		
	Rathdowney	Scenic Rim	Queensland	Rathdowney	Scenic Rim	Queensland
Age Distribution						
0-14 years	25.7%	20.6%	20.2%	20.1%	18.9%	19.4%
15-24 years	12.9%	10.6%	13.6%	11.2%	10.5%	13.0%

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	2011			2016		
	Rathdowney	Scenic Rim	Queensland	Rathdowney	Scenic Rim	Queensland
25-34 years	7.4%	8.8%	13.6%	8.3%	8.7%	13.7%
35-44 years	6.4%	13.9%	14.3%	3.6%	12.2%	13.4%
45-54 years	15.3%	15.0%	13.6%	10.7%	14.9%	13.4%
55-64 years	10.9%	14.1%	11.6%	16.0%	14.4%	11.8%
65+ years	12.9%	17.0%	13.1%	26.0%	20.2%	15.3%
Average age (years)	33.3	40.0	37.1	41.5	41.8	38.2
Household size	2.8	2.6	2.6	2.4	2.6	2.6
Household Finances						
% of households fully owning home	47.9%	35.2%	28.4%	50.7%	34.0%	27.4%
% of households purchasing home	28.8%	35.4%	32.6%	33.3%	33.3%	31.4%
% of households renting	26.0%	23.6%	32.0%	24.6%	22.8%	32.2%
Average weekly household income	$948	$1,279	$1,515	$1,250	$1,530	$1,735
Average monthly housing loan repayment	$1,355	$1,780	$1,892	$1,300	$1,725	$1,820
Average weekly rent repayment	$233	$247	$296	$212	$287	$334
Average housing costs (as a % of income)	15.9%	15.9%	15.6%	12.2%	12.9%	13.8%
Household Size (% of Total Dwellings)						
Small (1 to 2 People)	80.0%	70.6%	70.0%	80.3%	75.3%	74.7%
Medium (3 and 4 People)	14.3%	19.2%	20.6%	19.7%	20.8%	21.8%
Large (>4 Persons)	5.7%	10.1%	9.5%	0.0%	3.9%	3.5%
Dwelling Size (% of Total Dwellings)						
Small (Studio to 2 Bedrooms)	24.6%	18.4%	23.0%	21.2%	17.9%	22.7%
Medium (3 and 4 Bedroom)	70.8%	74.6%	70.6%	74.2%	74.4%	70.1%
Large (>4 Bedrooms)	4.6%	7.0%	6.3%	4.5%	7.6%	7.1%
Small Household to Small Dwelling Ratio (>1 = more small households than dwellings)	3.3	3.8	3.0	3.8	4.2	3.3
Occupation						
Upper White Collar						
Managers	7.0%	16.2%	12.0%	10.8%	15.1%	12.1%
Professionals	15.5%	14.3%	18.9%	7.7%	14.3%	19.8%
Subtotal	22.5%	30.5%	31.0%	18.5%	29.4%	31.9%
Lower White Collar						
Clerical and Admin Workers	9.9%	12.3%	14.7%	4.6%	12.2%	13.6%
Community & Personal Service Workers	21.1%	10.4%	10.0%	27.7%	11.1%	11.3%
Sales Workers	8.5%	7.8%	9.8%	6.2%	8.0%	9.7%
Subtotal	39.4%	30.5%	34.4%	38.5%	31.3%	34.7%
Upper Blue Collar						
Technicians & Trades Workers	5.6%	16.4%	14.9%	18.5%	16.1%	14.3%
Subtotal	5.6%	16.4%	14.9%	18.5%	16.1%	14.3%
Lower Blue Collar						

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	2011			2016		
	Rathdowney	Scenic Rim	Queensland	Rathdowney	Scenic Rim	Queensland
Machinery Operators & Drivers	4.2%	7.8%	7.3%	6.2%	7.7%	6.9%
Labourers	28.2%	13.0%	10.6%	21.5%	14.1%	10.5%
Subtotal	32.4%	20.9%	17.9%	27.7%	21.7%	17.5%
Employment by Industry (% of employees)						
Agriculture, forestry & fishing	9.9%	8.9%	2.7%	4.6%	8.8%	2.8%
Mining	0.0%	0.9%	2.6%	0.0%	1.0%	2.3%
Manufacturing	4.2%	8.9%	8.4%	13.8%	6.8%	6.0%
Electricity, gas, water & waste services	0.0%	1.5%	1.2%	0.0%	1.2%	1.1%
Construction	4.2%	10.0%	9.0%	4.6%	10.8%	9.0%
Wholesale trade	0.0%	3.7%	3.6%	0.0%	2.7%	2.6%
Retail trade	8.5%	9.6%	10.7%	9.2%	8.6%	9.9%
Accommodation & food services	11.3%	7.0%	7.0%	10.8%	6.9%	7.3%
Transport, postal & warehousing	4.2%	4.5%	5.3%	6.2%	4.6%	5.1%
Information media & telecommunications	0.0%	1.1%	1.2%	0.0%	0.9%	1.2%
Financial & insurance services	0.0%	1.3%	2.7%	0.0%	1.4%	2.5%
Rental, hiring & real estate services	0.0%	1.5%	1.8%	0.0%	1.6%	2.0%
Professional, scientific & technical services	0.0%	4.5%	6.5%	0.0%	4.6%	6.3%
Administrative & support services	0.0%	2.7%	3.2%	0.0%	3.3%	3.5%
Public administration & safety	7.0%	6.3%	6.7%	12.3%	6.1%	6.6%
Education & training	5.6%	8.5%	7.9%	21.5%	9.4%	9.0%
Health care & social assistance	14.1%	10.7%	11.9%	13.8%	10.5%	13.0%
Arts & recreation services	0.0%	1.7%	1.4%	0.0%	1.9%	1.6%
Other services	4.2%	4.1%	3.9%	6.2%	4.0%	3.9%

Source: Australian Bureau of Statistics Census of Population and Housing (2011 and 2016)

2.2.13 Roadvale

Roadvale comprises a single SA1 immediately north of Boonah. The key socio-economic characteristics of this Study Area include:

- Between 2011 and 2016 Censuses, the incidence of persons aged 0 to 14 years decreased from 26.2% of the population in Roadvale to 18.7% in 2016, representing the most significant shift in age cohorts. Notably, there was also an increase in the incidence of persons ages over 55 years in the order of 4.5% in Roadvale, a trend which is also prevalent in Scenic Rim LGA and across the State;

- The average age of residents in Roadvale was similar to that of Scenic Rim LGA in both 2011 and 2016. The average resident age in Scenic Rim LGA remained higher than that of the State between the two Censuses;

- As of 2011, the average household weekly income in Roadvale was higher than the Scenic Rim LGA, however, as of the 2016 Census, average incomes were higher in the Scenic Rim LGA. Across both Censuses, the proportion of household income spent on housing costs was lower in Roadvale compared to both benchmark areas;

- The small household to small dwelling ratio suggests that the number of small households (one to two persons) in the Study Area was higher than the number of small dwellings (studio to two bedrooms) in 2011 and 2016, with a ratio of 4.2 in 2016. This ratio is in line with the disparity in the broader Scenic Rim LGA;

- Residents of Roadvale were most likely to be upper blue collar workers, followed by lower white collar workers in 2016. In the Scenic Rim LGA and Queensland, almost a third of the workforce were lower white collar workers as of 2016; and

- Residents of Roadvale were most likely employed in the agriculture, forestry and fishing and health care and social assistance industries. Within the Scenic Rim LGA, construction was the most significant industry of employment, whilst the health care and social assistance industry was the most significant industry of employment in Queensland in 2016.

Table 2-14 details the socio-economic characteristics of Roadvale as of the 2011 and 2016 Censuses, benchmarked to the Scenic Rim LGA and Queensland.

Table 2-14   Socio-Economic Characteristics – Roadvale, Scenic Rim LGA and Queensland, 2011 and 2016

	2011			2016		
	Roadvale	Scenic Rim	Queensland	Roadvale	Scenic Rim	Queensland
Age Distribution						
0-14 years	26.2%	20.6%	20.2%	18.7%	18.9%	19.4%
15-24 years	6.3%	10.6%	13.6%	11.5%	10.5%	13.0%
25-34 years	8.6%	8.8%	13.6%	7.8%	8.7%	13.7%
35-44 years	14.9%	13.9%	14.3%	9.5%	12.2%	13.4%
45-54 years	15.1%	15.0%	13.6%	14.0%	14.9%	13.4%
55-64 years	14.7%	14.1%	11.6%	16.5%	14.4%	11.8%
65+ years	16.0%	17.0%	13.1%	18.7%	20.2%	15.3%
Average age (years)	39.4	40.0	37.1	40.0	41.8	38.2
Household size	2.8	2.6	2.6	2.6	2.6	2.6
Household Finances						
% of households fully owning home	49.4%	35.2%	28.4%	41.3%	34.0%	27.4%
% of households purchasing home	37.5%	35.4%	32.6%	30.7%	33.3%	31.4%
% of households renting	10.0%	23.6%	32.0%	13.2%	22.8%	32.2%
Average weekly household income	$1,386	$1,279	$1,515	$1,463	$1,530	$1,735
Average monthly housing loan repayment	$1,678	$1,780	$1,892	$1,507	$1,725	$1,820
Average weekly rent repayment	$116	$247	$296	$200	$287	$334
Average housing costs (as a % of income)	11.3%	15.9%	15.6%	9.1%	12.9%	13.8%
Household Size (% of Total Dwellings)						
Small (1 to 2 People)	65.5%	70.6%	70.0%	77.4%	75.3%	74.7%
Medium (3 and 4 People)	21.8%	19.2%	20.6%	18.5%	20.8%	21.8%
Large (>4 Persons)	12.6%	10.1%	9.5%	4.2%	3.9%	3.5%
Dwelling Size (% of Total Dwellings)						
Small (Studio to 2 Bedrooms)	16.8%	18.4%	23.0%	18.3%	17.9%	22.7%
Medium (3 and 4 Bedroom)	75.5%	74.6%	70.6%	74.3%	74.4%	70.1%
Large (>4 Bedrooms)	7.7%	7.0%	6.3%	7.4%	7.6%	7.1%
Small Household to Small Dwelling Ratio (>1 = more small households than dwellings)	3.9	3.8	3.0	4.2	4.2	3.3
Occupation						

	2011			2016		
	Roadvale	Scenic Rim	Queensland	Roadvale	Scenic Rim	Queensland
Upper White Collar						
Managers	19.2%	16.2%	12.0%	9.8%	15.1%	12.1%
Professionals	10.3%	14.3%	18.9%	9.8%	14.3%	19.8%
Subtotal	29.6%	30.5%	31.0%	19.7%	29.4%	31.9%
Lower White Collar						
Clerical and Admin Workers	10.8%	12.3%	14.7%	12.8%	12.2%	13.6%
Community & Personal Service Workers	8.4%	10.4%	10.0%	9.8%	11.1%	11.3%
Sales Workers	6.4%	7.8%	9.8%	3.8%	8.0%	9.7%
Subtotal	25.6%	30.5%	34.4%	26.5%	31.3%	34.7%
Upper Blue Collar						
Technicians & Trades Workers	24.1%	16.4%	14.9%	28.2%	16.1%	14.3%
Subtotal	24.1%	16.4%	14.9%	28.2%	16.1%	14.3%
Lower Blue Collar						
Machinery Operators & Drivers	7.9%	7.8%	7.3%	7.3%	7.7%	6.9%
Labourers	10.8%	13.0%	10.6%	16.2%	14.1%	10.5%
Subtotal	18.7%	20.9%	17.9%	23.5%	21.7%	17.5%
Employment by Industry (% of employees)						
Agriculture, forestry & fishing	7.9%	8.9%	2.7%	13.2%	8.8%	2.8%
Mining	0.0%	0.9%	2.6%	0.0%	1.0%	2.3%
Manufacturing	14.3%	8.9%	8.4%	3.4%	6.8%	6.0%
Electricity, gas, water & waste services	1.5%	1.5%	1.2%	1.7%	1.2%	1.1%
Construction	3.9%	10.0%	9.0%	11.1%	10.8%	9.0%
Wholesale trade	6.4%	3.7%	3.6%	3.0%	2.7%	2.6%
Retail trade	8.9%	9.6%	10.7%	9.8%	8.6%	9.9%
Accommodation & food services	3.0%	7.0%	7.0%	6.0%	6.9%	7.3%
Transport, postal & warehousing	5.4%	4.5%	5.3%	1.7%	4.6%	5.1%
Information media & telecommunications	0.0%	1.1%	1.2%	0.0%	0.9%	1.2%
Financial & insurance services	3.0%	1.3%	2.7%	1.3%	1.4%	2.5%
Rental, hiring & real estate services	0.0%	1.5%	1.8%	1.3%	1.6%	2.0%
Professional, scientific & technical services	3.0%	4.5%	6.5%	5.1%	4.6%	6.3%
Administrative & support services	2.0%	2.7%	3.2%	3.4%	3.3%	3.5%
Public administration & safety	7.4%	6.3%	6.7%	7.7%	6.1%	6.6%
Education & training	8.9%	8.5%	7.9%	7.3%	9.4%	9.0%
Health care & social assistance	10.8%	10.7%	11.9%	12.4%	10.5%	13.0%
Arts & recreation services	0.0%	1.7%	1.4%	0.0%	1.9%	1.6%
Other services	8.4%	4.1%	3.9%	8.5%	4.0%	3.9%

Source: Australian Bureau of Statistics Census of Population and Housing (2011 and 2016)

2.2.14   Tamborine

Tamborine comprises five SA1s to the north of Eagle Heights. The key socio-economic characteristics of this Study Area include:

- Within Tamborine, the incidence of persons aged over the age of 65 increased from 6.2% of the population in 2011 to 13.2% of the population in 2016, representing the largest shift in age cohort significance, in line with the Scenic Rim LGA and Queensland. Despite this growing incidence of persons aged over 65 years, the largest age cohort in Tamborine was in persons aged 45 to 54 years as of the 2016 Census;

- The average age of residents in Tamborine was marginally lower than the broader Scenic Rim LGA, however, was higher than the State average as of 2016. Notably, the average household size was highest in Tamborine (3.0 persons) compared to the benchmark areas (2.6 persons);

- At the last two Censuses, average monthly housing loan repayments within Tamborine were higher than demonstrated in the Scenic Rim LGA and Queensland. A similar trend is evident in the average weekly housing income in Tamborine ($2,013) compared to the Scenic Rim LGA ($1,530) and Queensland ($1,735). As a proportion of total income, residents in Tamborine spent an average of 16.2% of their income on housing costs in 2016, a decline relative to the average housing cost in 2011, and above the 2016 averages for Scenic Rim LGA and Queensland (i.e. housing in Tamborine is less affordable than the benchmark areas);

- The small household to small dwelling ratio suggests that the number of small households (one to two persons) in the Study Area was higher than the number of small dwellings (studio to two bedrooms) in 2011 with a ratio of 5.1, increasing to 6.2 in 2016;

- Trends in resident occupations are in line with those in the broader Scenic Rim LGA, with approximately a third of residents employed as lower white collar workers in 2011 and 2016; and

- Residents of Tamborine were most likely employed in construction, representing 18.0% of the total workforce in both 2011 and 2016. A similar trend is evident in the Scenic Rim LGA, however, a large proportion of employment in the LGA is derived from the health care and social assistance industry.

Table 2-15 details the socio-economic characteristics of Tamborine as of the 2011 and 2016 Censuses, benchmarked to the Scenic Rim LGA and Queensland.

Table 2-15   Socio-Economic Characteristics – Tamborine, Scenic Rim LGA and Queensland, 2011 and 2016

	2011			2016		
	Tamborine	Scenic Rim	Queensland	Tamborine	Scenic Rim	Queensland
Age Distribution						
0-14 years	24.2%	20.6%	20.2%	18.5%	18.9%	19.4%
15-24 years	10.2%	10.6%	13.6%	11.5%	10.5%	13.0%
25-34 years	7.0%	8.8%	13.6%	9.3%	8.7%	13.7%
35-44 years	19.0%	13.9%	14.3%	16.2%	12.2%	13.4%
45-54 years	17.8%	15.0%	13.6%	18.9%	14.9%	13.4%
55-64 years	12.5%	14.1%	11.6%	13.6%	14.4%	11.8%
65+ years	6.2%	17.0%	13.1%	13.2%	20.2%	15.3%
Average age (years)	33.8	40.0	37.1	39.4	41.8	38.2
Household size	3.0	2.6	2.6	3.0	2.6	2.6
Household Finances						
% of households fully owning home	23.0%	35.2%	28.4%	22.2%	34.0%	27.4%
% of households purchasing home	60.4%	35.4%	32.6%	55.9%	33.3%	31.4%

	2011			2016		
	Tamborine	Scenic Rim	Queensland	Tamborine	Scenic Rim	Queensland
% of households renting	11.2%	23.6%	32.0%	11.0%	22.8%	32.2%
Average weekly household income	$1,629	$1,279	$1,515	$2,013	$1,530	$1,735
Average monthly housing loan repayment	$2,046	$1,780	$1,892	$2,156	$1,725	$1,820
Average weekly rent repayment	$335	$247	$296	$442	$287	$334
Average housing costs (as a % of income)	19.8%	15.9%	15.6%	16.2%	12.9%	13.8%
Household Size (% of Total Dwellings)						
Small (1 to 2 People)	61.2%	70.6%	70.0%	67.7%	75.3%	74.7%
Medium (3 and 4 People)	24.8%	19.2%	20.6%	28.2%	20.8%	21.8%
Large (>4 Persons)	13.9%	10.1%	9.5%	4.1%	3.9%	3.5%
Dwelling Size (% of Total Dwellings)						
Small (Studio to 2 Bedrooms)	12.0%	18.4%	23.0%	10.8%	17.9%	22.7%
Medium (3 and 4 Bedroom)	73.2%	74.6%	70.6%	72.8%	74.4%	70.1%
Large (>4 Bedrooms)	14.8%	7.0%	6.3%	16.4%	7.6%	7.1%
Small Household to Small Dwelling Ratio (>1 = more small households than dwellings)	5.1	3.8	3.0	6.2	4.2	3.3
Occupation						
Upper White Collar						
Managers	12.7%	16.2%	12.0%	14.1%	15.1%	12.1%
Professionals	14.1%	14.3%	18.9%	14.4%	14.3%	19.8%
Subtotal	26.8%	30.5%	31.0%	28.6%	29.4%	31.9%
Lower White Collar						
Clerical and Admin Workers	16.1%	12.3%	14.7%	15.2%	12.2%	13.6%
Community & Personal Service Workers	10.4%	10.4%	10.0%	8.9%	11.1%	11.3%
Sales Workers	6.7%	7.8%	9.8%	7.8%	8.0%	9.7%
Subtotal	33.1%	30.5%	34.4%	31.8%	31.3%	34.7%
Upper Blue Collar						
Technicians & Trades Workers	19.8%	16.4%	14.9%	16.8%	16.1%	14.3%
Subtotal	19.8%	16.4%	14.9%	16.8%	16.1%	14.3%
Lower Blue Collar						
Machinery Operators & Drivers	9.5%	7.8%	7.3%	8.5%	7.7%	6.9%
Labourers	11.5%	13.0%	10.6%	10.2%	14.1%	10.5%
Subtotal	21.0%	20.9%	17.9%	18.8%	21.7%	17.5%
Employment by Industry (% of employees)						
Agriculture, forestry & fishing	2.3%	8.9%	2.7%	2.7%	8.8%	2.8%
Mining	1.6%	0.9%	2.6%	1.1%	1.0%	2.3%
Manufacturing	11.3%	8.9%	8.4%	7.1%	6.8%	6.0%
Electricity, gas, water & waste services	1.5%	1.5%	1.2%	1.2%	1.2%	1.1%
Construction	18.0%	10.0%	9.0%	18.0%	10.8%	9.0%
Wholesale trade	4.2%	3.7%	3.6%	2.7%	2.7%	2.6%
Retail trade	7.6%	9.6%	10.7%	9.3%	8.6%	9.9%

	2011			2016		
	Tamborine	**Scenic Rim**	**Queensland**	**Tamborine**	**Scenic Rim**	**Queensland**
Accommodation & food services	5.1%	7.0%	7.0%	3.7%	6.9%	7.3%
Transport, postal & warehousing	4.1%	4.5%	5.3%	4.3%	4.6%	5.1%
Information media & telecommunications	0.7%	1.1%	1.2%	1.1%	0.9%	1.2%
Financial & insurance services	1.5%	1.3%	2.7%	0.6%	1.4%	2.5%
Rental, hiring & real estate services	1.4%	1.5%	1.8%	2.7%	1.6%	2.0%
Professional, scientific & technical services	3.9%	4.5%	6.5%	4.5%	4.6%	6.3%
Administrative & support services	2.9%	2.7%	3.2%	3.6%	3.3%	3.5%
Public administration & safety	6.4%	6.3%	6.7%	5.5%	6.1%	6.6%
Education & training	7.3%	8.5%	7.9%	8.3%	9.4%	9.0%
Health care & social assistance	9.0%	10.7%	11.9%	8.7%	10.5%	13.0%
Arts & recreation services	2.9%	1.7%	1.4%	2.6%	1.9%	1.6%
Other services	3.5%	4.1%	3.9%	5.1%	4.0%	3.9%

Source: Australian Bureau of Statistics Census of Population and Housing (2011 and 2016)

2.2.15   Tamborine Mountain

Tamborine Mountain comprises eighteen SA1s encompassing Eagle Heights and Mount Tamborine. The key socio-economic characteristics of this Study Area include:

- Between 2011 and 2016 the most significant shift in the composition of Tamborine Mountain, regarding resident ages, was the 4.2% increase in the proportion of persons aged over 65 years old. This is in line with trends in the Scenic Rim LGA and Queensland;

- The average age of residents in Tamborine Mountain was significantly higher than the broader Scenic Rim LGA, however, both Tamborine Mountain and the Scenic Rim LGA demonstrated significantly higher average resident ages than were evident in Queensland in 2016;

- As of 2011 and 2016, average weekly rents in the Study Area were significantly higher than the Scenic Rim LGA and Queensland. As of the latest Census, the average monthly housing loan repayments in Tamborine Mountain ($1,743) were higher than the Scenic Rim LGA ($1,725) and lower than Queensland ($1,820).

- In 2016, the average household income was lowest in Tamborine Mountain compared to the benchmark areas. As a proportion of total income, residents in Tamborine Mountain spent an average of 13.4% of their income on housing costs in 2016, a decline relative to the average housing cost in 2011, above the 2016 average for Scenic Rim LGA and below the 2016 average for Queensland;

- The small household to small dwelling ratio suggests that the number of small households (one to two persons) in the Study Area was higher than the number of small dwellings (studio to two bedrooms) in 2011 and 2016, having increased from a ratio of 3.6 to 4.1, respectively between the two Censuses;

- Trends in resident occupations are in line with those in the broader Scenic Rim LGA, with almost a third of residents employed as lower white collar workers in 2011 and 2016. However, compared to the Scenic Rim LGA and Queensland, Tamborine Mountain had a significantly higher incidence of upper white collar workers in 2011 and 2016; and

- As of 2016, the most significant employment industries in Tamborine Mountain were education and training (14.0%) and health care and social assistance (13.1%) which is largely in line with trends demonstrated in the Scenic Rim LGA and Queensland over the same period.

Table 2-16 details the socio-economic characteristics of Tamborine Mountain as of the 2011 and 2016 Censuses, benchmarked to the Scenic Rim LGA and Queensland.

Table 2-16   Socio-Economic Characteristics – Tamborine Mountain, Scenic Rim LGA and Queensland, 2011 and 2016

	2011			2016		
	Tamborine Mountain	Scenic Rim	Queensland	Tamborine Mountain	Scenic Rim	Queensland
Age Distribution						
0-14 years	17.4%	20.6%	20.2%	17.0%	18.9%	19.4%
15-24 years	7.6%	10.6%	13.6%	7.2%	10.5%	13.0%
25-34 years	4.9%	8.8%	13.6%	5.2%	8.7%	13.7%
35-44 years	13.2%	13.9%	14.3%	10.9%	12.2%	13.4%
45-54 years	15.9%	15.0%	13.6%	15.5%	14.9%	13.4%
55-64 years	17.6%	14.1%	11.6%	17.2%	14.4%	11.8%
65+ years	20.1%	17.0%	13.1%	24.3%	20.2%	15.3%
Average age (years)	42.4	40.0	37.1	44.3	41.8	38.2
Household size	2.5	2.6	2.6	2.5	2.6	2.6
Household Finances						
% of households fully owning home	37.8%	35.2%	28.4%	36.7%	34.0%	27.4%
% of households purchasing home	37.6%	35.4%	32.6%	35.8%	33.3%	31.4%
% of households renting	20.0%	23.6%	32.0%	15.8%	22.8%	32.2%
Average weekly household income	$1,282	$1,279	$1,515	$1,517	$1,530	$1,735
Average monthly housing loan repayment	$1,923	$1,780	$1,892	$1,743	$1,725	$1,820
Average weekly rent repayment	$309	$247	$296	$372	$287	$334
Average housing costs (as a % of income)	17.8%	15.9%	15.6%	13.4%	12.9%	13.8%
Household Size (% of Total Dwellings)						
Small (1 to 2 People)	77.0%	70.6%	70.0%	79.0%	75.3%	74.7%
Medium (3 and 4 People)	16.6%	19.2%	20.6%	19.4%	20.8%	21.8%
Large (>4 Persons)	6.4%	10.1%	9.5%	1.7%	3.9%	3.5%
Dwelling Size (% of Total Dwellings)						
Small (Studio to 2 Bedrooms)	21.6%	18.4%	23.0%	19.0%	17.9%	22.7%
Medium (3 and 4 Bedroom)	72.7%	74.6%	70.6%	74.6%	74.4%	70.1%
Large (>4 Bedrooms)	5.7%	7.0%	6.3%	6.4%	7.6%	7.1%
Small Household to Small Dwelling Ratio (>1 = more small households than dwellings)	3.6	3.8	3.0	4.1	4.2	3.3
Occupation						
Upper White Collar						
Managers	15.2%	16.2%	12.0%	15.0%	15.1%	12.1%
Professionals	26.5%	14.3%	18.9%	25.7%	14.3%	19.8%
Subtotal	41.7%	30.5%	31.0%	40.7%	29.4%	31.9%
Lower White Collar						
Clerical and Admin Workers	12.0%	12.3%	14.7%	11.6%	12.2%	13.6%
Community & Personal Service Workers	11.1%	10.4%	10.0%	11.1%	11.1%	11.3%
Sales Workers	7.7%	7.8%	9.8%	9.1%	8.0%	9.7%
Subtotal	30.8%	30.5%	34.4%	31.8%	31.3%	34.7%

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	2011			2016		
	Tamborine Mountain	Scenic Rim	Queensland	Tamborine Mountain	Scenic Rim	Queensland
Upper Blue Collar						
Technicians & Trades Workers	14.9%	16.4%	14.9%	13.3%	16.1%	14.3%
Subtotal	14.9%	16.4%	14.9%	13.3%	16.1%	14.3%
Lower Blue Collar						
Machinery Operators & Drivers	3.6%	7.8%	7.3%	3.8%	7.7%	6.9%
Labourers	8.7%	13.0%	10.6%	9.0%	14.1%	10.5%
Subtotal	12.3%	20.9%	17.9%	12.8%	21.7%	17.5%
Employment by Industry (% of employees)						
Agriculture, forestry & fishing	2.0%	8.9%	2.7%	2.1%	8.8%	2.8%
Mining	0.6%	0.9%	2.6%	0.5%	1.0%	2.3%
Manufacturing	5.8%	8.9%	8.4%	5.1%	6.8%	6.0%
Electricity, gas, water & waste services	0.9%	1.5%	1.2%	0.8%	1.2%	1.1%
Construction	8.4%	10.0%	9.0%	8.2%	10.8%	9.0%
Wholesale trade	2.9%	3.7%	3.6%	1.8%	2.7%	2.6%
Retail trade	10.1%	9.6%	10.7%	8.1%	8.6%	9.9%
Accommodation & food services	9.7%	7.0%	7.0%	10.2%	6.9%	7.3%
Transport, postal & warehousing	3.3%	4.5%	5.3%	3.1%	4.6%	5.1%
Information media & telecommunications	1.7%	1.1%	1.2%	1.5%	0.9%	1.2%
Financial & insurance services	1.3%	1.3%	2.7%	1.4%	1.4%	2.5%
Rental, hiring & real estate services	2.6%	1.5%	1.8%	2.5%	1.6%	2.0%
Professional, scientific & technical services	7.5%	4.5%	6.5%	6.8%	4.6%	6.3%
Administrative & support services	3.9%	2.7%	3.2%	4.0%	3.3%	3.5%
Public administration & safety	4.6%	6.3%	6.7%	5.0%	6.1%	6.6%
Education & training	12.8%	8.5%	7.9%	14.0%	9.4%	9.0%
Health care & social assistance	13.3%	10.7%	11.9%	13.1%	10.5%	13.0%
Arts & recreation services	3.0%	1.7%	1.4%	2.7%	1.9%	1.6%
Other services	3.6%	4.1%	3.9%	3.8%	4.0%	3.9%

Source: Australian Bureau of Statistics Census of Population and Housing (2011 and 2016)

2.2.16   Warrill View

Warrill View comprises a single SA1, south of Harrisville. The key socio-economic characteristics of this Study Area include:

- Between 2011 and 2016 Censuses, the incidence of persons aged 45 to 65 years and over increased from 34.1% of the population in Warrill View to 48.0% in 2016. As of 2016, the age cohort composition of the population of Warrill View was largely in line with Scenic Rim LGA and Queensland;

- The average age of residents in Warrill View increased marginally between the 2011 and 2016 Censuses resulting in a higher average age. In 2016, the average age in Warrill View (39.6 years) was lower than Scenic Rim LGA (41.8 years). Scenic Rim LGA and the Study Area had a higher average age compared to the State, as of the 2016 Census;

- As of the 2016 Census, the average weekly household income in Warrill View was higher than Scenic Rim LGA and lower than Queensland. Meanwhile, average monthly housing loan repayments and rent repayments in Warrill View were lower than the benchmark areas. As a proportion of total income, residents in Warrill View spent an average of 8.2% of their income on housing costs in 2016, a decline relative to the average housing cost in 2011, and below the 2016 averages for Scenic Rim LGA and Queensland (i.e. housing in Warrill View is more affordable than the benchmark areas);

- The small household to small dwelling ratio suggests that the number of small households (one to two persons) in the Study Area was larger than the number of small dwellings (studio to two bedrooms) in 2011 (ratio of 4.7), which continued to increase to reach a ratio of 6.4 as of the 2016 Census;

- Trends in resident occupations are in line with those in the broader Scenic Rim LGA, with almost 30.0% of residents employed as lower white collar workers in 2016. Notably, as of 2016, Warrill View demonstrated a significantly higher incidence of lower blue collar workers (30.6%) compared to the benchmark areas; and

- Residents of Warrill View were most likely employed in the agriculture, forestry and fishing industries, with this employment accounting for approximately a quarter of the total workforce as of 2016. Within the Scenic Rim LGA, construction was the most significant industry of employment, whilst the health care and social assistance industry was the most significant industry of employment in Queensland in 2016.

Table 2-17 details the socio-economic characteristics of Warrill View as of the 2011 and 2016 Censuses, benchmarked to the Scenic Rim LGA and Queensland.

Table 2-17   Socio-Economic Characteristics – Warrill View, Scenic Rim LGA and Queensland, 2011 and 2016

	2011			2016		
	Warrill View	Scenic Rim	Queensland	Warrill View	Scenic Rim	Queensland
Age Distribution						
0-14 years	24.7%	20.6%	20.2%	19.0%	18.9%	19.4%
15-24 years	11.9%	10.6%	13.6%	11.0%	10.5%	13.0%
25-34 years	7.2%	8.8%	13.6%	10.7%	8.7%	13.7%
35-44 years	18.1%	13.9%	14.3%	11.9%	12.2%	13.4%
45-54 years	12.8%	15.0%	13.6%	19.3%	14.9%	13.4%
55-64 years	7.8%	14.1%	11.6%	16.2%	14.4%	11.8%
65+ years	13.4%	17.0%	13.1%	12.5%	20.2%	15.3%
Average age (years)	34.4	40.0	37.1	39.6	41.8	38.2
Household size	2.9	2.6	2.6	2.9	2.6	2.6
Household Finances						
% of households fully owning home	40.0%	35.2%	28.4%	41.2%	34.0%	27.4%
% of households purchasing home	31.8%	35.4%	32.6%	31.6%	33.3%	31.4%
% of households renting	11.8%	23.6%	32.0%	17.5%	22.8%	32.2%
Average weekly household income	$1,405	$1,279	$1,515	$1,545	$1,530	$1,735
Average monthly housing loan repayment	$2,138	$1,780	$1,892	$1,284	$1,725	$1,820
Average weekly rent repayment	$144	$247	$296	$193	$287	$334
Average housing costs (as a % of income)	12.4%	15.9%	15.6%	8.2%	12.9%	13.8%
Household Size (% of Total Dwellings)						
Small (1 to 2 People)	61.1%	70.6%	70.0%	69.4%	75.3%	74.7%
Medium (3 and 4 People)	25.0%	19.2%	20.6%	25.0%	20.8%	21.8%

	2011			2016		
	Warrill View	Scenic Rim	Queensland	Warrill View	Scenic Rim	Queensland
Large (>4 Persons)	13.9%	10.1%	9.5%	5.6%	3.9%	3.5%
Dwelling Size (% of Total Dwellings)						
Small (Studio to 2 Bedrooms)	12.9%	18.4%	23.0%	10.9%	17.9%	22.7%
Medium (3 and 4 Bedroom)	77.2%	74.6%	70.6%	82.2%	74.4%	70.1%
Large (>4 Bedrooms)	9.9%	7.0%	6.3%	6.9%	7.6%	7.1%
Small Household to Small Dwelling Ratio (>1 = more small households than dwellings)	4.7	3.8	3.0	6.4	4.2	3.3
Occupation						
Upper White Collar						
Managers	29.9%	16.2%	12.0%	25.3%	15.1%	12.1%
Professionals	10.4%	14.3%	18.9%	7.1%	14.3%	19.8%
Subtotal	40.3%	30.5%	31.0%	32.4%	29.4%	31.9%
Lower White Collar						
Clerical and Admin Workers	10.4%	12.3%	14.7%	11.8%	12.2%	13.6%
Community & Personal Service Workers	7.1%	10.4%	10.0%	7.6%	11.1%	11.3%
Sales Workers	4.5%	7.8%	9.8%	7.6%	8.0%	9.7%
Subtotal	22.1%	30.5%	34.4%	27.1%	31.3%	34.7%
Upper Blue Collar						
Technicians & Trades Workers	18.2%	16.4%	14.9%	15.9%	16.1%	14.3%
Subtotal	18.2%	16.4%	14.9%	15.9%	16.1%	14.3%
Lower Blue Collar						
Machinery Operators & Drivers	11.0%	7.8%	7.3%	11.8%	7.7%	6.9%
Labourers	10.4%	13.0%	10.6%	18.8%	14.1%	10.5%
Subtotal	21.4%	20.9%	17.9%	30.6%	21.7%	17.5%
Employment by Industry (% of employees)						
Agriculture, forestry & fishing	22.7%	8.9%	2.7%	25.3%	8.8%	2.8%
Mining	1.9%	0.9%	2.6%	0.0%	1.0%	2.3%
Manufacturing	7.1%	8.9%	8.4%	5.3%	6.8%	6.0%
Electricity, gas, water & waste services	1.9%	1.5%	1.2%	2.9%	1.2%	1.1%
Construction	8.4%	10.0%	9.0%	9.4%	10.8%	9.0%
Wholesale trade	3.2%	3.7%	3.6%	4.1%	2.7%	2.6%
Retail trade	9.7%	9.6%	10.7%	9.4%	8.6%	9.9%
Accommodation & food services	4.5%	7.0%	7.0%	5.9%	6.9%	7.3%
Transport, postal & warehousing	6.5%	4.5%	5.3%	3.5%	4.6%	5.1%
Information media & telecommunications	1.9%	1.1%	1.2%	1.8%	0.9%	1.2%
Financial & insurance services	1.9%	1.3%	2.7%	0.0%	1.4%	2.5%
Rental, hiring & real estate services	0.0%	1.5%	1.8%	0.0%	1.6%	2.0%
Professional, scientific & technical services	2.6%	4.5%	6.5%	1.8%	4.6%	6.3%

	2011			2016		
	Warrill View	Scenic Rim	Queensland	Warrill View	Scenic Rim	Queensland
Administrative & support services	2.6%	2.7%	3.2%	5.9%	3.3%	3.5%
Public administration & safety	5.8%	6.3%	6.7%	5.3%	6.1%	6.6%
Education & training	3.2%	8.5%	7.9%	6.5%	9.4%	9.0%
Health care & social assistance	6.5%	10.7%	11.9%	7.1%	10.5%	13.0%
Arts & recreation services	0.0%	1.7%	1.4%	0.0%	1.9%	1.6%
Other services	4.5%	4.1%	3.9%	1.8%	4.0%	3.9%

Source: Australian Bureau of Statistics Census of Population and Housing (2011 and 2016)

2.3   Implications for Housing in Scenic Rim

A review of the socio-economic characteristics of the Scenic Rim LGA over the last two Censuses indicated the LGA followed a similar trend to that observed for Queensland. A key indicator of housing demand is the average of residents in an area. A high average age of residents suggests a need for smaller lot sizes to accommodate empty nesters or retirees looking to downsize. The average age of residents within the Scenic Rim LGA increased from 40.0 years in 2011 to 41.8 years in 2016.

Additionally, this assessment found that housing affordability in Scenic Rim LGA has improved (in-line with trends demonstrated across Queensland) and dropped below 15.0% of housing costs as a proportion of household income in 2016. In areas where housing costs are a concern, there could be need for policy intervention from local government in order to stabilise housing costs. However, the socio-demographic suggests that this is not a concern for Scenic Rim LGA.

The household to small dwelling ratio indicates that there is an imbalance across the LGA, and in all Study Areas as of 2016, between small households (1 to 2 people) and small dwellings (studio to two bedrooms). This imbalance suggests that there is an undersupply of small dwellings in the LGA relative to the number of small households. This ratio was less than five in 2016, suggesting that the imbalance was not significant, however, the issue increased in significance between the two Censuses and as such, requires consideration for the future planning of housing in the LGA.

Table 2-18 highlights the key findings from the socio-economic analysis at the Study Area level in relation to average resident age, household income versus housing costs and small household to small dwelling ratios.

Table 2-18   Key Findings Socio-Economic Profiles – Study Areas

Study Area	Key Findings
Aratula	• Average age similar to State trends (lower than the broader Scenic Rim LGA), no immediate implications for housing in Aratula; • Proportion of household income spent on housing costs lower than Scenic Rim LGA, suggests housing affordability is not a major concern in this area; and • Second highest small households to small dwelling ratio, suggest an undersupply of small dwellings in Aratula.
Beaudesert & Gleneagle	• Average age similar to State trends (lower than the broader Scenic Rim LGA), suggesting that there is no immediate impact for Scenic Rim, however, consideration should be given to housing for ageing populations; • Higher proportion of household income spent on housing costs compared to Scenic Rim LGA, suggest housing affordability could be a potential issue in the future; and • Similar imbalance between small households and small dwellings compared to the broader LGA, suggests a small undersupply of small dwellings.

Study Area	Key Findings
Beechmont	• Average age similar to Scenic Rim, higher than the State average, suggests an ageing population who will have different housing requirements in the future; • Higher proportion of household income spent on housing costs compared to Scenic Rim LGA and Queensland, suggests housing affordability could be a potential issue in the future; and • Small household to small dwelling ratio exceeds that of the broader LGA, suggests an undersupply of small dwellings.
Boonah	• Second highest average age compared to the other Study Areas, suggests that the offering of household types will need to account for an older demographic before the other areas; • Marginally lower proportion of household income spent on housing costs compared to Scenic Rim LGA, suggests housing affordability is not a major concern in this area; and • Smaller imbalance in the number of small households versus small dwellings compared to the LGA, but is inline with the State, suggesting that the undersupply is not a major concern in Boonah.
Bromelton	• Among the lowest average age of residents compared to the other Study Areas, suggesting no immediate intervention required to account for shifting preference related to aging populations; • Also among the lowest proportions of household incomes spent on housing costs compared to other Study Areas and the broader LGA, suggests that housing affordability is not a primary concern in this Study Area; and • Significant imbalance in small households to small dwellings in Bromelton, suggesting an undersupply of small dwellings.
Canungra	• Average age similar to State trends (lower than Scenic Rim LGA), no immediate implications for housing in Canungra; • Proportion of household income spent on housing costs similar to trends demonstrated in Queensland, suggests housing affordability is not a major concern in this area; and • Similar small households to small dwelling ratio compared to Scenic Rim LGA, suggests a minor undersupply of small dwellings in Canungra.
Harrisville	• Significantly lower average age than the Scenic Rim LGA, suggests that changes in demand due to aging populations are not likely to be evident in this Study Area in coming years, compared to other Study Areas; • Higher proportion of household income spent on housing costs compared to Scenic Rim LGA and Queensland, suggests housing affordability could be a potential issue in the future; and • Harrisville demonstrates a significant imbalance in small households to small dwellings in, suggesting an undersupply of small dwellings.
Kalbar	• Average age marginally lower than the Scenic Rim LGA, suggests that consideration should be given to potential changes in housing type demanded in this area as residents age; • Among the lowest proportions of household's income spent on housing costs compared to the other Study Areas, suggests housing affordability is not a major concern in this area; and • Larger imbalance in small households to small dwellings in Kalbar compared to Scenic Rim LGA, suggests an undersupply of small dwellings in the area.
Kooralbyn	• Average age similar to Scenic Rim, suggests an ageing population who will have different housing requirements in the future; • Higher proportion of household income spent on housing costs compared to Scenic Rim LGA and Queensland, suggests housing affordability could be a potential issue in the future; and • Kooralbyn has the lowest imbalance between small households and small dwellings (as of 2016), suggesting household supply is representative of the households in the area.

Study Area	Key Findings
Mount Alford	• Among the highest average age of residents compared to the other Study Areas, suggesting intervention may be required to account for shifting preferences related to aging populations; • Among the lowest proportions of household incomes spent on housing costs compared to other Study Areas and the broader LGA, suggests that housing affordability is not a primary concern in this Study Area; and • Imbalance in small households to small dwellings in Mount Alford, suggesting a marginal undersupply of small dwellings.
Peak Crossing	• Peak Crossing has the lowest average age of all Study Areas, suggesting that the implications of an aging population are not likely to be a pressing issue in this Study Area, relative to the others; • Highest proportion of household incomes spent on housing costs relative to the other Study Areas and benchmark locations, suggests housing affordability could be a potential issue in the future; and • Also the most significant imbalance between small households and small dwellings compared to the other Study areas, suggests that policy intervention to diversify household offerings could be useful in this area.
Rathdowney	• Average age similar to the Scenic Rim LGA, no immediate implications for housing in Rathdowney; • Proportion of household income spent on housing costs lower than Scenic Rim LGA, suggests housing affordability is not a major concern in this area; and • Marginal imbalance between small households and small dwellings, suggests an undersupply of small dwellings in Rathdowney.
Roadvale	• Similar average age to that of the broader Scenic Rim LGA, suggesting no immediate intervention required to account for shifting preferences relating to aging populations; • Also among the lowest proportion of household income spent on housing costs compared to the broader LGA, suggests that housing affordability is not a primary concern in this Study Area; and • Similar small households to small dwelling ratio compared to Scenic Rim LGA, suggests a minor undersupply of small dwellings in Roadvale.
Tamborine	• Average age marginally lower than the Scenic Rim LGA, suggests that consideration should be given to potential changes in housing type demanded in this area as residents age; • Among the highest proportions of household's income spent on housing costs compared to the other Study Areas, suggests housing affordability is not a major concern in this area; and • Larger imbalance in small households to small dwellings in Tamborine compared to Scenic Rim LGA, suggests an undersupply of small dwellings in the area.
Tamborine Mountain	• Tamborine Mountain has the highest average age across the Study Areas, suggesting that this area may face shits in housing demand resulting from an aging population sooner than the other areas; • Marginally higher proportion of household income spent on housing costs in Tambourine Mountain compared to Scenic Rim LGA, suggests that housing affordability is not a primary concern in this Study Area but should continue to be monitored; and • Similar small households to small dwelling ratio compared to Scenic Rim LGA, suggests a minor undersupply of small dwellings in Tamborine Mountain.
Warrill View	• Average age similar to State trends (lower than the broader Scenic Rim LGA), no immediate implications for housing in Warrill View; • Warrill View represents the Study Area with the lowest proportion of household income spent on housing costs compared to the other Study Areas, suggests housing affordability is not a concern in this area; and • Significant imbalance in small households to small dwellings in Warrill View, suggesting an undersupply of small dwellings.

Source: CDM Smith Analysis (2021)

Section 3 Employment & Travel

3.1   Journey to Work – Place of Usual Residence

This section provides a brief analysis of place of work for residence in the three Scenic Rim LGA SA2s (e.g.. where do residents of the Beaudesert SA2 travel to work).

3.1.1   Boonah SA2

As of the 2016 Census, workers who reside within Boonah SA2 and also work within the Boonah SA2 accounted for over half of the workforce in the area. Also, 58.1% of Boonah SA2 residents worked within the Scenic Rim LGA. The next most significant SA2 of employment was the Ipswich – Central SA2 (accounted for 5.4% of the resident working population), within Ipswich LGA. Notably, of the working residents of Boonah SA2, approximately 20.2% travelled to Ipswich LGA. Residents also travelled to Brisbane and Logan LGA for Employment

Table 3-1 below summarises where residents of the Boonah SA2 are most likely to work, as of the 2016 Census.

Table 3-1   Place of Work for Residents of Boonah SA2, 2016

	Number	Proportion of Total Employed Residents (%)
SA2s		
Boonah	2,893	55.3%
Ipswich - Central	281	5.4%
Churchill - Yamanto	148	2.8%
Beaudesert	146	2.8%
Rosewood	134	2.6%
Wacol	79	1.5%
Bundamba	74	1.4%
Ipswich - East	63	1.2%
Brisbane City	56	1.1%
Raceview	56	1.1%
Tamborine - Canungra	0	0.0%
Other Local Government Areas		
Balance Ipswich (C)	303	5.8%
Balance Brisbane (C)	418	8.0%
Balance Logan (C)	74	1.4%
Gold Coast (C)	44	0.8%
Toowoomba (R)	20	0.4%
Lockyer Valley (R)	18	0.3%
Isaac (R)	16	0.3%
Southern Downs (R)	14	0.3%
Rockhampton (R)	12	0.2%
Western Downs (R)	9	0.2%

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	Number	Proportion of Total Employed Residents (%)
Moreton Bay (R)	8	0.2%
State		
Balance Queensland	331	6.3%
New South Wales	21	0.4%
Victoria	7	0.1%
South Australia	4	0.1%
Western Australia	3	0.1%
Northern Territory	3	0.1%
Total Employment	**5,235**	**100.0%**

Source: ABS Census of Population and Housing (2016)

3.1.1.1   Journey to Work by Industry

Residents who live and work in Boonah SA2 (55.3% of working residents) are most likely employed in the agriculture, forestry and fishing industry, which represented approximately 13.8% of the total resident workforce in 2016. Residents travelling outside of the Boonah SA2 for employment are most likely employed in the following industries:

- Approximately 9.8% of the resident workforce are employed in the construction industry, of these workers 5.8% travel outside of the SA2 for employment (most notably to Ipswich LGA);

- Residents employed in the manufacturing industry represent 7.7% of the workforce in Boonah SA2, however 5.1% of these workers are leaked to the surrounding areas (mainly the Brisbane and Ipswich LGAs); and

- Health care and social assistance industry workers residing in Boonah SA2 represent 11.1% of the workforce. 3.2% of these workers travel to the Ipswich LGA for employment.

Detailed tables on journey to work patterns by industry for residents of the Boonah SA2 are available in Appendix B.

3.1.1.2   Journey to Work by Occupation

Residents of the Boonah SA2 were most likely employed as managers (17.0% of the resident workforce) as of 2016, with 12.4% the whole workforce employed as managers within the Boonah SA2. Residents travelling outside of the Boonah SA2 for employment are most likely employed in the following occupations as of the last Census:

- 9.0% of the total resident workforce in the Boonah SA2 were employed as technicians and trades workers outside of the local SA2;

- Labourers usually residing in the Boonah SA2 account for 16.4% of the resident workforce, however, 6.5% of labourers were employed outside of the Boonah SA2; and

- Approximately 6.2% of the total resident workforce of the Boonah SA2 were employed as clerical and administrative workers within the SA2, whilst an additional 6.0% travelled outside of the SA2 for employment in this occupation.

3.1.2   Beaudesert SA2

As of the 2016 Census, workers who reside within Beaudesert SA2 and also work within the Beaudesert SA2 accounted for almost 60.0% of the workforce in the area. Also, a further 2.1% of Beaudesert SA2 residents worked within other areas of the Scenic Rim LGA. Outside of the Scenic Rim LGA, the next most significant SA2 of employment were the Jimboomba (3.4%), Ormeau – Yatala (2.1%) and the Rocklea -Acacia Ridge (1.5%) SA2s. Residents also travelled to Redland City for employment.

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Table 3-2 below summarises where residents of the Beaudesert SA2 are most likely to work, as of the 2016 Census.

Table 3-2   Place of Work for Residents of Beaudesert SA2, 2016

	Number	Proportion of Total Employed Residents (%)
SA2s		
Beaudesert	3205	59.8%
Jimboomba	183	3.4%
Ormeau - Yatala	114	2.1%
Tamborine - Canungra	84	1.6%
Rocklea - Acacia Ridge	81	1.5%
Brisbane City	62	1.2%
Beenleigh	54	1.0%
Browns Plains	46	0.9%
Boonah	44	0.8%
Loganlea	43	0.8%
Other Local Government Areas		
Logan (C)	266	5.0%
Brisbane (C)	425	7.9%
Gold Coast (C)	205	3.8%
Ipswich (C)	95	1.8%
Redland (C)	19	0.4%
Central Highlands (R)	7	0.1%
Kyogle (A)	7	0.1%
Toowoomba (R)	6	0.1%
Lockyer Valley (R)	6	0.1%
State		
Balance Queensland	349	6.5%
New South Wales	30	0.6%
Western Australia	22	0.4%
Victoria	5	0.1%
Northern Territory	5	0.1%
Total Employment	**5,363**	**100.0%**

Source: ABS Census of Population and Housing (2016)

3.1.2.1   Journey to Work by Industry

Residents who live and work in Beaudesert SA2 (60.3% of working residents) are most likely employed in the agriculture, forestry and fishing industry (9.3% of working residents) followed by the health care and social assistance industry (7.1% of working residents) as of the 2016 Census. Residents travelling outside of the Beaudesert SA2 for employment are most likely employed in the following industries:

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- Construction workers residing in Beaudesert SA2 represented 11.4% of the workforce. 4.1% of these workers travel outside of the SA2 for employment (most significantly to the Brisbane LGA);

- Residents employed in the manufacturing industry represented 8.4% of the workforce in Beaudesert SA2, however 4.1% of these workers are leaked to the surrounding areas (mainly the Brisbane and Logan LGAs); and

- Approximately 9.6% of the resident workforce are employed in retail trade, of these workers 3.7% travel outside of the SA2 for employment (most notably to Logan LGA);

Detailed tables on journey to work patterns by industry for residents of the Beaudesert SA2 are available in Appendix B.

3.1.2.2   Journey to Work by Occupation

Residents of the Beaudesert SA2 were most likely employed as labourers (17.3% of the resident workforce) as of 2016. Approximately 40.0% of the total resident workforce in Beaudesert travel outside of the SA2 for employment. Residents travelling outside of the Beaudesert SA2 for employment are most likely employed in the following occupations as of the last Census:

- Approximately 8.3% of the total resident workforce of the Beaudesert SA2 were employed as technicians or trades workers within the SA2, whilst an additional 8.0% travelled outside of the SA2 for employment in this occupation (largely to Brisbane LGA);

- Labourers usually residing in the Beaudesert SA2 account for 17.3% of the resident workforce, however, 6.4% of labourers were employed outside of the Beaudesert SA2; and

- 5.4% of the total resident workforce in the Beaudesert SA2 were employed as machinery operators and drivers outside of the local SA2.

Detailed tables on journey to work patterns by occupation for residents of the Beaudesert SA2 are available in Appendix B.

3.1.3   Tamborine – Canungra SA2

As of the 2016 Census, workers who reside within Tamborine – Canungra SA2 and also work within the Tamborine – Canungra SA2 accounted less than 40.0% of the workforce in the area. Most residents of this SA2 travelled to the Gold Coast LGA, accounting for approximately 27.4% of the total resident workforce. Notably, the Gold Coast SA2s of Southport – North (4.6%) and Ormeau – Yatala (3.3%). Residents also travelled to Brisbane and Logan LGA's for employment.

Table 3-3 below summarises where residents of the Tamborine – Canungra SA2 are most likely to work, as of the 2016 Census.

Table 3-3   Place of Work for Residents of Tamborine – Canungra SA2, 2016

	Number	Proportion of Total Employed Residents (%)
SA2s		
Tamborine - Canungra	2,465	38.9%
Southport - North	291	4.6%
Ormeau - Yatala	212	3.3%
Beaudesert	186	2.9%
Nerang - Mount Nathan	140	2.2%
Oxenford - Maudsland	97	1.5%
Brisbane City	88	1.4%

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	Number	Proportion of Total Employed Residents (%)
Upper Coomera - Willow Vale	87	1.4%
Robina	85	1.3%
Jimboomba	77	1.2%
Boonah	8	0.1%
Other Local Government Areas		
Gold Coast (C)	826	13.0%
Brisbane (C)	533	8.4%
Logan (C)	452	7.1%
Ipswich (C)	36	0.6%
Redland (C)	24	0.4%
Moreton Bay (R)	18	0.3%
Isaac (R)	15	0.2%
Tweed (A)	12	0.2%
Western Downs (R)	10	0.2%
Sydney (C)	10	0.2%
Salisbury (C)	10	0.2%
State		
Balance Queensland	571	9.0%
Balance New South Wales	46	0.7%
South Australia	13	0.2%
Western Australia	8	0.1%
Northern Territory	6	0.1%
Victoria	5	0.1%
Australian Capital Territory	5	0.1%
Tasmania	0	0.0%
Total Employment	**6,336**	**100.0%**

Source: ABS Census of Population and Housing (2016)

3.1.3.1 Journey to Work by Industry

Residents who live and work in Tamborine - Canungra SA2 (38.9% of working residents) are most likely employed in the accommodation and food services industry (6.8% of working residents) followed by the education and training industry (4.8% of working residents) as of the 2016 Census. Residents travelling outside of the Tamborine - Canungra SA2 for employment are most likely employed in the following industries:

- Construction workers residing in Tamborine - Canungra SA2 represented 12.4% of the workforce. 9.4% of these workers travel outside of the SA2 for employment (most significantly to Gold Coast LGA);

- Residents employed in the health care and social assistance industry represented 11.7% of the workforce in Tamborine - Canungra SA2, however 8.9% of these workers are leaked to the surrounding areas (mainly the Gold Coast LGAs); and

- Approximately 11.5% of the resident workforce are employed in the education and training industry, of these workers 6.7% travel outside of the SA2 for employment (most notably to the Gold Coast LGA);

Detailed tables on journey to work patterns by industry for residents of the Tamborine - Canungra SA2 are available in Appendix B.

3.1.3.2   Journey to Work by Occupation

Residents of the Tamborine - Canungra SA2 were most likely employed as professionals (20.3% of the resident workforce) as of 2016. Almost two thirds of the total resident workforce in Tamborine - Canungra travel outside of the SA2 for employment. Residents travelling outside of the Tamborine - Canungra SA2 for employment are most likely employed in the following occupations as of the last Census:

- 13.5% of the total resident workforce in the Tamborine - Canungra SA2 were employed as professionals outside of the local SA2 (mainly travelling to the Gold Coast and Brisbane LGAs);

- Approximately 11.8% of the total workforce are technicians and trades workers travelling outside of the SA2 for employment (travelling to the Gold Coast LGA); and

- 8.3% of the total resident workforce in the Tamborine - Canungra SA2 were employed as managers and travelled outside of the Tamborine - Canungra SA2 for employment in 2016.

Detailed tables on journey to work patterns by occupation for residents of the Tamborine - Canungra SA2 are available in Appendix B.

3.2   Journey to Work – Place of Work

This section provides a brief analysis of place of residence for workers in the three Scenic Rim LGA SA2s (i.e. where do workers in Beaudesert SA2 usually reside).

3.2.1   Boonah SA2

As of the 2016 Census, workers who live and work within Boonah SA2 accounted for 83.2% of workers within the SA2. The proportion of workers who reside outside of the SA2 but reside within the Scenic Rim LGA accounted for 1.5% of Boonah SA2 workers . In 2016, workers from Ipswich and Logan LGAs accounted for 9.2% of the Boonah SA2 workforce, whilst a further 2.4% of workers usually resided in Brisbane LGA. Workers also travelled from the Gold Coast, Moreton Bay, Lockyer Valley, and Southern Downs LGA for employment within Boonah SA2.

Table 3-4 below summarises the place of residence of the Boonah SA2 workforce as of the 2016 Censuses.

Table 3-4   Place of Residence of Boonah SA2 workers, 2016

	Number	Proportion of Total Employed Workers (%)
SA2s		
Boonah	2,893	83.2%
Rosewood	67	1.9%
Beaudesert	44	1.3%
Raceview	31	0.9%
Churchill - Yamanto	28	0.8%
Ipswich - East	22	0.6%
Jimboomba	17	0.5%
Ripley	15	0.4%
Tamborine - Canungra	8	0.2%

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	Number	Proportion of Total Employed Workers (%)
LGAs		
Ipswich (C)	115	3.3%
Brisbane (C)	83	2.4%
Logan (C)	46	1.3%
Lockyer Valley (R)	16	0.5%
Southern Downs (R)	13	0.4%
Moreton Bay (R)	9	0.3%
Gold Coast (C)	7	0.2%
State		
Queensland	49	1.4%
New South Wales	11	0.3%
Victoria	4	0.1%
Western Australia	3	0.1%
Total Workers	**3,477**	**100.0%**

Source: ABS Census of Population and Housing (2016)

3.2.1.1 Journey to Work by Industry

Workers who work and live and in Boonah SA2 were most likely employed in the agriculture, forestry and fishing industry. This industry represented approximately 23.8% of the total workforce in 2016. Approximately 20.6% of workers in the agriculture, forestry and fishing industry who worked in Boonah SA2 also lived in Boonah SA2. Workers travelling to Boonah SA2 for employment were most likely employed in the following industries:

- Approximately 10.6% of the workforce were employed in the education and training industry, of these workers, 2.4% travel from outside the SA2 for employment (most notably from Ipswich LGA);

- Workers employed in the health care and social assistance industry represent 10.6% of the workforce in Boonah SA2, however 2.2% of these workers were drawn from surrounding areas (mainly from Ipswich LGA); and

- Retail trade industry workers in Boonah SA2 represent 8.9% of the workforce. From this total, 0.7% of these workers were drawn from surrounding areas (mainly from Ipswich LGA).

Detailed tables on journey to work patterns by industry of employment within Boonah SA2 are available in Appendix C.

3.2.1.2 Journey to Work by Occupation

Workers who work and live and in Boonah SA2 were most likely employed as managers. This occupation represented approximately 21.3% of the total workforce in 2016. Approximately 18.6% of workers who worked in Boonah SA2 as managers also lived in Boonah SA2. Workers travelling to Boonah SA2 for employment most likely held the following occupations:

- Approximately 17.3% of the workforce were employed as labourers, of these workers, 2.3% travel from outside the SA2 for employment (most notably from Ipswich LGA);

- Workers employed as technicians and trades workers represented 13.1% of the workforce in Boonah SA2, however 2.7% of these workers were drawn from surrounding areas (mainly from Ipswich LGA); and

- Professionals in Boonah SA2 represented 11.7% of the workforce. From this total, 2.9% of these workers were drawn from surrounding areas (mainly from the Ipswich and Brisbane LGAs).

Detailed tables on journey to work patterns by occupation within Boonah SA2 are available in Appendix C.

3.2.2   Beaudesert SA2

As of the latest Census, workers who live and work within Beaudesert SA2 accounted for 62.2% of workers within the SA2. The proportion of workers who reside outside of the SA2 but resided within the Scenic Rim LGA accounted for 6.4% of Beaudesert SA2 workers. In 2016, workers from Logan LGA accounted for 20.6% of the Beaudesert SA2 workforce, whilst a further 7.2% workers usually resided in Gold Coast and Brisbane LGAs. Workers also travelled from the Ipswich, Redland, Lockyer Valley, and Moreton Bay LGA for employment within Beaudesert SA2 SA2.

Table 3-5 below summarises the place of residence of the Beaudesert SA2 workforce as of the 2016 Censuses.

Table 3-5   Place of Residence of Beaudesert SA2 workers, 2016

	Number	Proportion of Total Employed Workers (%)
SA2s		
Beaudesert	3,205	62.2%
Jimboomba	703	13.6%
Tamborine - Canungra	186	3.6%
Boonah	146	2.8%
Greenbank	67	1.3%
Logan Village	43	0.8%
Munruben - Park Ridge South	32	0.6%
Regents Park - Heritage Park	28	0.5%
Upper Coomera - Willow Vale	24	0.5%
LGAs		
Logan (C)	186	3.6%
Gold Coast (C)	209	4.1%
Brisbane (C)	159	3.1%
Ipswich (C)	58	1.1%
Redland (C)	21	0.4%
Lockyer Valley (R)	9	0.2%
Moreton Bay (R)	8	0.2%
State		
Queensland	40	0.8%
New South Wales	17	0.3%
Tasmania	4	0.1%
Victoria	3	0.1%
Total Workers	**5,151**	**100.0%**

Source: ABS Census of Population and Housing (2016)

3.2.2.1   Journey to Work by Industry

Workers who work and live and in Beaudesert SA2 were most likely employed in the agriculture, forestry and fishing industry. This industry represented approximately 11.7% of the total workforce in 2016. Approximately 9.6% of workers in the agriculture, forestry and fishing industry who worked in Beaudesert SA2 also lived in Beaudesert SA2. Workers travelling to Beaudesert SA2 for employment were most likely employed in the following industries:

- Approximately 15.5% of the workforce were employed in the health care and social assistance industry, of these workers, 8.1% travel from outside the SA2 for employment (most notably from Logan LGA and Tamborine-Canungra SA2);

- Workers employed in the education and training industry represent 10.4% of the workforce in Beaudesert SA2, however 4.6% of these workers were drawn from surrounding areas (mainly from Logan LGA); and

- Retail trade industry workers in Beaudesert SA2 represent 9.4% of the workforce. From this total, 3.3% of these workers were drawn from surrounding areas (mainly from Logan LGA).

Detailed tables on journey to work patterns by industry of employment within Beaudesert SA2 are available in Appendix C.

3.2.2.2   Journey to Work by Occupation

Workers who work and live and in Beaudesert SA2 were most likely employed as labourers. This occupation represented approximately 16.0% of the total workforce in 2016. Approximately 11.3% of workers who worked in Beaudesert SA2 as labourers also lived in Beaudesert SA2. Workers travelling to Beaudesert SA2 for employment most likely held the following occupations:

- Approximately 14.5% of the workforce were employed as managers, of these workers, 4.2% travel from outside the SA2 for employment (most notably from Logan LGA);

- Workers employed as professionals represented 14.4% of the workforce in Beaudesert SA2, however 8.0% of these workers were drawn from surrounding areas (mainly from Logan LGA); and

- Community and personal service workers in Beaudesert SA2 represented 14.1% of the workforce. From this total, 6.2% of these workers were drawn from surrounding areas (mainly from Logan LGA).

Detailed tables on journey to work patterns by occupation within Beaudesert SA2 are available in Appendix C.

3.2.3   Tamborine – Canungra SA2

Workers who live and work within Tamborine – Canungra SA2 accounted for 66.0% of workers within the SA2. The proportion of workers who reside outside of the SA2 but resided within the Scenic Rim LGA accounted for a further 2.2% of Tamborine – Canungra SA2 workers. In 2016, workers from Gold Coast LGA accounted for 17.2% of the Tamborine – Canungra SA2 workforce, whilst a further 5.8% workers usually resided in Logan LGA. Workers also travelled from the Brisbane, Redland, Ipswich and Tweed LGAs for employment within Tamborine – Canungra SA2.

Table 3-6 below summarises the place of residence of the Tamborine – Canungra SA2 workforce as of the 2016 Censuses.

Table 3-6   Place of Residence of Tamborine- Canungra SA2 workers, 2016

	Number	Proportion of Total Employed Workers (%)
SA2s		
Tamborine - Canungra	2,465	66.0%
Upper Coomera - Willow Vale	113	3.0%
Jimboomba	105	2.8%

	Number	Proportion of Total Employed Workers (%)
Beaudesert	84	2.2%
Oxenford - Maudsland	73	2.0%
Nerang - Mount Nathan	58	1.6%
Pacific Pines - Gaven	52	1.4%
Guanaba - Springbrook	46	1.2%
Helensvale	43	1.2%
LGAs		
Gold Coast (C)	258	6.9%
Logan (C)	110	2.9%
Brisbane (C)	111	3.0%
Ipswich (C)	18	0.5%
Tweed (A)	12	0.3%
Redland (C)	11	0.3%
Moreton Bay (R)	10	0.3%
State		
Queensland	102	2.7%
New South Wales	29	0.8%
Victoria	12	0.3%
Other States	16	0.4%
Total Workers	**3,734**	**100.0%**

Source: ABS Census of Population and Housing (2016)

3.2.3.1 Journey to Work by Industry

Workers who work and live and in Tamborine-Canungra SA2 were most likely employed in the accommodation and food services industry. This industry represented approximately 18.0% of the total workforce in 2016. Approximately 11.5% of workers in the accommodation and food services industry who worked in Tamborine-Canungra SA2 also lived in Tamborine-Canungra SA2. Workers travelling to Tamborine-Canungra SA2 for employment were most likely employed in the following industries:

- Approximately 12.3% of the workforce were employed in the education and training industry, of these workers, 4.2% travel from outside the SA2 for employment (most notably from Gold Coast LGA);

- Workers employed in the public administration and safety industry represent 11.1% of the workforce in Tamborine-Canungra SA2, however 8.2% of these workers were drawn from surrounding areas (mainly from Gold Coast LGA and interstate); and

- Retail trade industry workers in Tamborine-Canungra SA2 represent 8.8% of the workforce. From this total, 2.3% of these workers were drawn from surrounding areas (mainly from Gold Coast LGA).

Detailed tables on journey to work patterns by industry of employment within Tamborine-Canungra SA2 are available in Appendix C.

3.2.3.2 Journey to Work by Occupation

Workers who work and live and in Tamborine-Canungra SA2 were most likely employed as managers. This occupation represented approximately 18.5% of the total workforce in 2016. Approximately 11.7% of workers who worked in Tamborine-Canungra SA2 as managers also lived in Tamborine-Canungra SA2. Workers travelling to Tamborine-Canungra SA2 for employment most likely held the following occupations:

- Approximately 18.4% of the workforce were employed as professionals, of these workers, 6.8% travel from outside the SA2 for employment (most notably from Gold Coast LGA);

- Workers employed as community and personal service workers represented 16.2% of the workforce in Tamborine-Canungra SA2, however 6.0% of these workers were drawn from surrounding areas (mainly from Gold Coast LGA); and

- Technicians and trades workers in Tamborine-Canungra SA2 represented 12.8% of the workforce. From this total, 4.6% of these workers were drawn from surrounding areas (mainly from the Gold Coast and Logan LGAs).

Detailed tables on journey to work patterns by occupation within Tamborine-Canungra SA2 are available in Appendix C.

3.3   Implications for Housing in Scenic Rim

This section identified that working residents of the Boonah and Beaudesert SA2s are most likely to also work within the same SA2, particularly in the construction industry. Notably, construction workers are typically considered mobile in that the location of work for employees is likely to change frequently as projects are completed. Additionally, a large proportion of the workforce in the Boonah and Beaudesert SA2s are blue-collar workers such as labourers, trades workers or technicians. The main implication for future housing in Scenic Rim LGA resulting from these trends is the ongoing need for larger typologies relative to the number of occupants, due to the need for a home workspace in addition to vehicle and tool storage.

As for the Tamborine – Canungra SA2, less than half of all working residents also work within the same SA2, as such a large proportion of workers travel to the Gold Coast LGA for employment. Regarding the future of housing in the Tamborine – Canungra SA2, maintaining housing affordability is important in the future, and ensuring connectivity from the SA2 to main traffic thoroughfares to support commuting workers. Additionally, the nature of residential properties in the Tamborine – Cunungra SA2 means that it is likely that workers who commute outside of the SA2 for employment are looking to live on larger blocks outside of a metropolitan context.

Section 4 Building Approvals

Between 2011-12 and 2019-20, there were no attached dwelling approvals in Scenic Rim LGA, however, the average number of detached dwelling approvals for the LGA was 211 dwellings per annum, comprising:

- Boonah SA2: 59 approvals;
- Beaudesert SA2: 82 approvals; and
- Tamborine - Canungra SA2: 71 approvals.

Relative to 2011-12, the number of detached dwelling approvals in 2019-20 have fallen in Boonah SA2 (down 20 approvals or an average of -4.1% per annum) and Beaudesert SA2 (down 32 approvals or an average of -6.0% per annum). Conversely, the number of detached dwelling approvals have increased in Tamborine – Canungra SA2 during this timeframe (up six approvals or an average of 1.5% per annum). Overall, Scenic Rim LGA recorded a lower number of detached dwelling approvals in 2019-20 relative to 2011-12 (down 46 approvals or an average of -3.2% per annum).

Throughout the assessment timeframe, no approvals were recorded for attached dwellings within Scenic Rim LGA. According the ABS, attached dwellings are defined as semi-detached, row or terrace houses, one, two or more storey townhouses or apartments.

Figure 4-1 illustrates the total number of detached and attached dwelling approvals within Scenic Rim LGA between 2011-12 and 2019-20.

Figure 4-1   New Dwelling Approvals, Scenic Rim LGA, 2011-12 to 2019-20
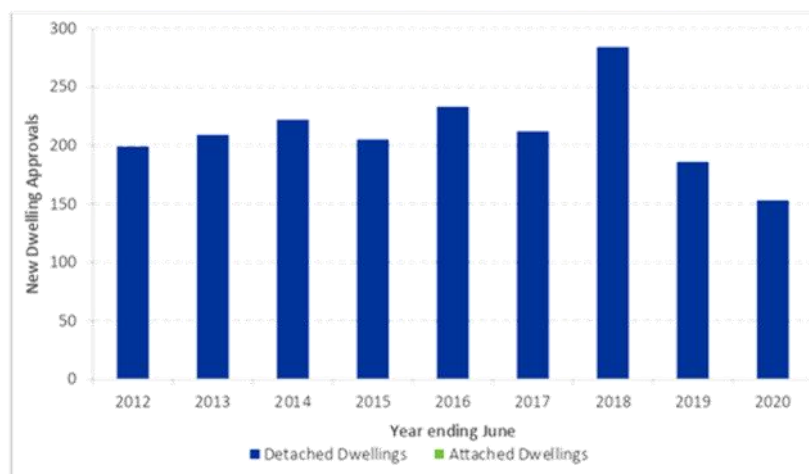
Note: according the ABS detached dwellings are separate houses, kit houses, transportable/relocatable houses or detached secondary dwellings (i.e. granny flats).
Source: ABS (2021), Building approvals, Australia, Cat. No. 8731.0, Australian Bureau of Statistics, Canberra

As per Figure 4-1 above, Scenic Rim LGA appears to have reached a peak in dwelling approvals in 2017-18 (284 approvals), with dwelling approvals being significantly lower in subsequent years (186 approvals in 2018-19 and 153 approvals in 2019-20).

Table 4-1 details the number of detached and attached dwelling approvals within Scenic Rim LGA.

Table 4-1   Dwelling Approvals, Scenic Rim LGA, 2012 to 2020

Year ending 30 June	Detached Dwellings	Attached Dwellings	Total Dwellings
Boonah SA2			
2012	70	0	70
2013	58	0	58
2014	51	0	51
2015	48	0	48
2016	57	0	57
2017	69	0	69
2018	74	0	74
2019	51	0	51
2020	50	0	50
Average (2012-20)	59	0	59
Beaudesert SA2			
2012	82	0	82
2013	82	0	82
2014	104	0	104
2015	88	0	88
2016	101	0	101
2017	64	0	64
2018	94	0	94
2019	71	0	71
2020	50	0	50
Average (2012-20)	82	0	82
Tamborine – Canungra SA2			
2012	47	0	47
2013	69	0	69
2014	67	0	67
2015	69	0	69
2016	75	0	75
2017	79	0	79
2018	116	0	116
2019	64	0	64
2020	53	0	53
Average (2012-20)	71	0	71
Scenic Rim LGA			
2012	199	0	199
2013	209	0	209
2014	222	0	222

Year ending 30 June	Detached Dwellings	Attached Dwellings	Total Dwellings
2015	205	0	205
2016	233	0	233
2017	212	0	212
2018	284	0	284
2019	186	0	186
2020	153	0	153
Average (2012-20)	211	0	211

Source: ABS (2021), Building approvals, Australia, Cat. No. 8731.0, Australian Bureau of Statistics, Canberra

Section 5 Property Market Overview

This section of the report provides an overview of the vacant residential land market within the Scenic Rim LGA and Study Areas to understand the composition of residential land demand and its implications for housing demand. The assessment considers the volume, value and median sale price for vacant residential land.

5.1   Volume of Sales

Over the past decade the number of vacant residential land sales in the Scenic Rim LGA was 2,063 in total, averaging 188 sales per annum. Vacant residential land sales in Scenic Rim LGA peaked in 2016 with 233 sales, decreasing to 202 sales in the most recent year (2020). The Study Areas with the largest volume of sales were as follows:

- Beaudesert and Gleneagle: a total of 523 vacant residential land sales with 44 sales in 2010, peaking in 2014 at 75 sales before declining to 17 sales in 2019 and 48 in 2020;

- Tamborine Mountain: peaked at 33 vacant residential land sales in 2013 and totalled 231 sales between 2010 and 2020; and

- Boonah: peaked at 34 vacant residential land sales in 2010 and totalled 185 sales between 2010 and 2020.

Vacant residential land sales were lowest in the Bromelton and Rathdowney Study Areas with only six and ten sales over this period, respectively.

Table 5-1 and Figure 5-1 below summarises the volume of vacant residential zoned land sales within the Scenic Rim LGA Study Areas between 2010 and 2020.

Table 5-1   Volume of Vacant Residential Land Sales – Study Areas and Scenic Rim LGA, 2010 to 2020

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Beaudesert/Gleneagle	44	40	53	47	75	58	42	65	34	17	48
Canungra	6	3	1	7	4	22	26	10	12	14	39
Tamborine Mountain	14	15	15	33	19	24	31	23	19	16	22
Kooralbyn	27	16	12	20	11	19	23	26	15	10	18
Kalbar	11	3	6	4	9	12	13	10	15	7	18
Boonah	34	12	21	17	20	18	18	15	14	7	9
Mount Alford	0	0	1	3	0	2	4	2	0	1	3
Warrill View	3	1	0	0	2	0	2	0	1	2	3
Harrisville	6	2	1	3	1	8	3	4	2	1	2
Tamborine	9	8	15	20	22	25	25	20	3	5	2
Roadvale	1	1	1	1	3	1	1	2	3	0	2
Beechmont	6	3	2	4	9	7	7	5	6	1	1
Aratula	11	2	6	3	6	4	3	3	1	5	1
Peak Crossing	5	4	3	0	1	0	2	3	4	4	1
Bromelton	0	1	0	0	1	1	1	1	0	0	1
Rathdowney	0	1	2	2	2	1	1	1	0	0	0
Balance	26	23	29	23	25	27	31	32	34	21	32
Scenic Rim	**203**	**135**	**168**	**187**	**210**	**229**	**233**	**222**	**163**	**111**	**202**

Source: Pricefinder (2021)

Figure 5-1   Volume of Vacant Residential Land Sales – Study Areas and Scenic Rim LGA, 2010 to 2020
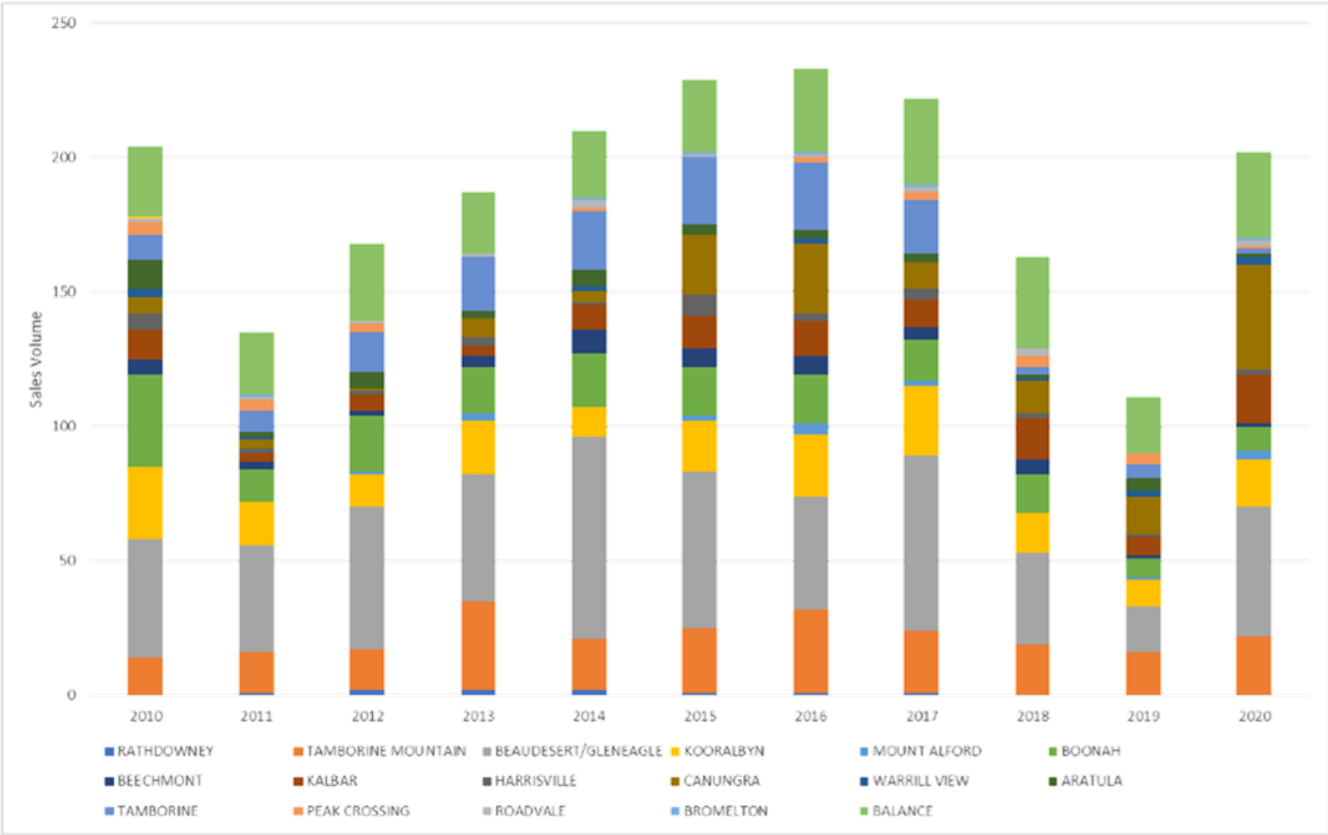
Source: Pricefinder (2021)

5.1.1 Proportion of Vacant Land Sales & Proportion of Population Growth

The ten-year average proportion of vacant land sales attributable to each Study Area, compared to the proportion of population growth within each Study Area (ten-year average) provides insight into the relationship between land sales and population growth in the Scenic Rim LGA. Based on Table 2-1, the ten-year average proportion of Scenic Rim LGA population growth was also highest in the Beaudesert and Gleneagle, Tamborine Mountain and Kooralbyn Study Areas.

The data presented in Figure 5-1 above suggests that the proportion of Scenic Rim LGA vacant land sales has historically been highest in the following areas:

- Beaudesert & Gleneagle Study Area accounted for a quarter of all vacant land sales in Scenic Rim LGA on average between 2011 and 2020;

- On average the Tamborine Mountain Study Area represented 11.9% of total vacant land sales in the LGA over the analysis period; and

- Kooralbyn Study Area accounted for an average of 8.9% of all Scenic Rim LGA vacant land sales between 2010 and 2020.

This comparison outlines that in those Study Areas with a high incidence of population growth, there is also a high incidence of vacant land sales. Similarly, areas of low population growth have typically experienced few vacant land sales, as detailed in Figure 5-2 below.

Figure 5-2   Proportion of Vacant Residential Land Sales and Proportion of Population Growth – Study Areas, ten-year average, 2011 to 2020
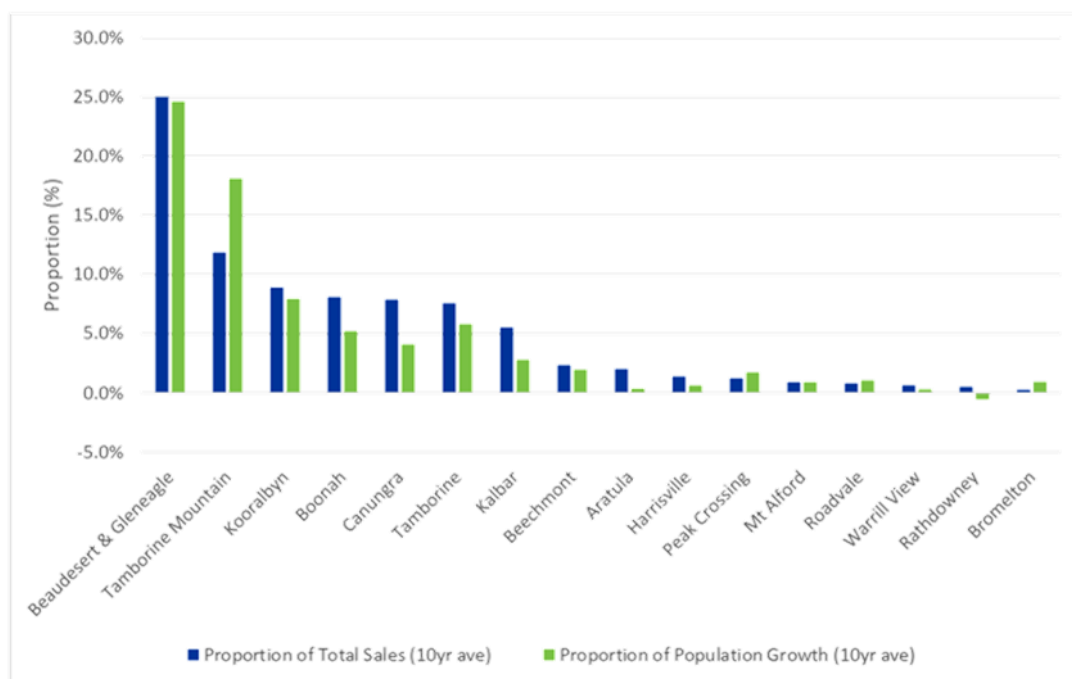
Source: PriceFinder (2021) and Derived from Table 2-1

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5.2   Value of Sales

Between 2009-10 and 2019-20, the average value of vacant residential land sales within Scenic Rim LGA was $49.5 million per annum. The total value of vacant land sales was highest in 2016 at $77.9 million and lowest in 2011 at $33.6 million. Over this period, the average annual value of vacant residential land sales was highest in Beaudesert and Gleneagle ($12.9 million), Balance Areas ($8.8 million) and Tamborine Mountain ($6.7 million).

Table 5-2 and Figure 5-3 below summarises the value of vacant residential zoned land sales within Scenic Rim LGA Study Areas between 2010 and 2020.

Table 5-2   Value of Vacant Residential Land Sales – Study Area and Scenic Rim LGA, 2010 to 2020

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Canungra	$6.41	$0.51	$0.53	$1.18	$1.71	$6.19	$5.75	$2.34	$2.93	$3.87	$10.72
Beaudesert/Gleneagle	$8.94	$12.13	$17.58	$13.12	$17.90	$17.65	$15.86	$13.66	$7.76	$8.00	$9.99
Tamborine Mountain	$4.75	$4.69	$3.66	$8.04	$6.13	$7.53	$9.70	$7.88	$6.45	$6.17	$8.90
Kooralbyn	$3.70	$1.87	$1.12	$2.04	$0.92	$2.09	$3.02	$3.60	$2.02	$1.37	$2.96
Kalbar	$1.46	$0.41	$0.89	$0.51	$1.73	$1.87	$1.67	$1.63	$1.75	$0.95	$2.77
Boonah	$6.98	$2.23	$3.70	$2.74	$3.41	$2.91	$2.65	$2.53	$3.19	$1.87	$1.80
Harrisville	$0.97	$0.31	$0.22	$0.71	$0.16	$1.25	$0.62	$0.62	$0.50	$0.16	$1.08
Mount Alford	$0.00	$0.00	$0.27	$0.88	$0.00	$0.73	$1.10	$0.36	$0.00	$0.35	$0.88
Roadvale	$0.10	$0.21	$0.40	$0.22	$0.48	$0.30	$0.20	$0.56	$0.87	$0.00	$0.80
Tamborine	$2.55	$2.37	$3.94	$5.17	$6.35	$7.74	$8.41	$5.94	$1.08	$1.74	$0.73
Warrill View	$0.22	$0.11	$0.00	$0.00	$0.71	$0.00	$0.69	$0.00	$0.37	$0.35	$0.68
Beechmont	$1.73	$1.10	$0.41	$0.88	$2.67	$1.87	$2.02	$1.98	$2.07	$0.86	$0.33
Bromelton	$0.00	$0.03	$0.00	$0.00	$0.17	$0.36	$14.75	$0.38	$0.00	$0.00	$0.27
Peak Crossing	$1.28	$1.13	$0.55	$0.00	$0.06	$0.00	$0.27	$1.03	$1.25	$1.25	$0.24
Aratula	$1.55	$0.20	$1.12	$0.31	$0.57	$0.43	$2.57	$0.48	$0.13	$1.30	$0.14
Rathdowney	$0.00	$0.10	$0.44	$0.48	$1.10	$0.12	$0.09	$0.33	$0.00	$0.00	$0.00
Balance	$7.00	$6.21	$15.78	$7.31	$8.85	$6.49	$8.52	$7.85	$11.17	$7.41	$10.69
Scenic Rim	$47.62	$33.59	$50.60	$43.58	$52.90	$57.51	$77.89	$51.16	$41.53	$35.64	$52.98

Source: Pricefinder (2021)

Figure 5-3   Value of Vacant Residential Land Sales – Study Area and Scenic Rim LGA, 2010 to 2020
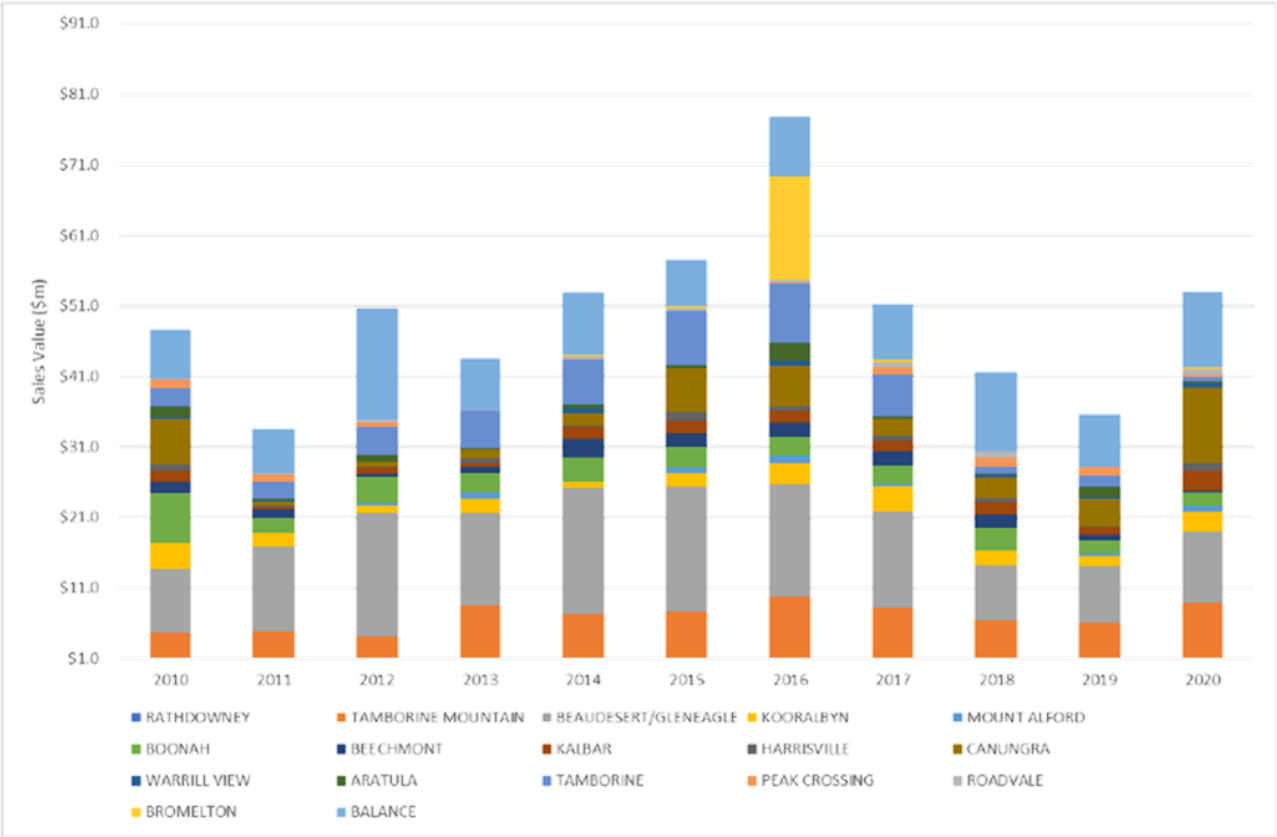
Source: Pricefinder (2021)

5.3 Sales by Lot Size

The analysis also assessed vacant residential property sales volume by lot size category, which have been amalgamated for the 2010 to 2020 period. Of the 2,063 vacant residential land sales, sales were largely concentrated within the 4,000 square metres and 1ha (469 sales) and 2 or more hectares (442 sales). Lots sized 400 square metres and 600 square metres and lots sized between 1ha and 2ha achieved the lowest volume of sales in the same period, each recording 62 and 155 residential land sales, respectively.

Figure 5-4 and Table 5-3 report the volume of vacant residential land sales within Scenic Rim LGA Study Areas between 2010 and 2020.

The four largest growth areas between 2010 and 2020 were as follows:

- Beaudesert: 523 sales with 192 sales being 600sqm-800sqm lots;

- Kooralbyn: 197 sales with 160 sales being 4,000sqm-1ha lots;

- Boonah: 185 sales with 65 sales being 4,000sqm-1ha lots; and

- Tamborine: 154 sales with 117 sales being 4,000sqm-1ha.

Figure 5-4   Volume of Vacant Residential Land Sales by Lot Size – Study Areas, 2010 to 2020
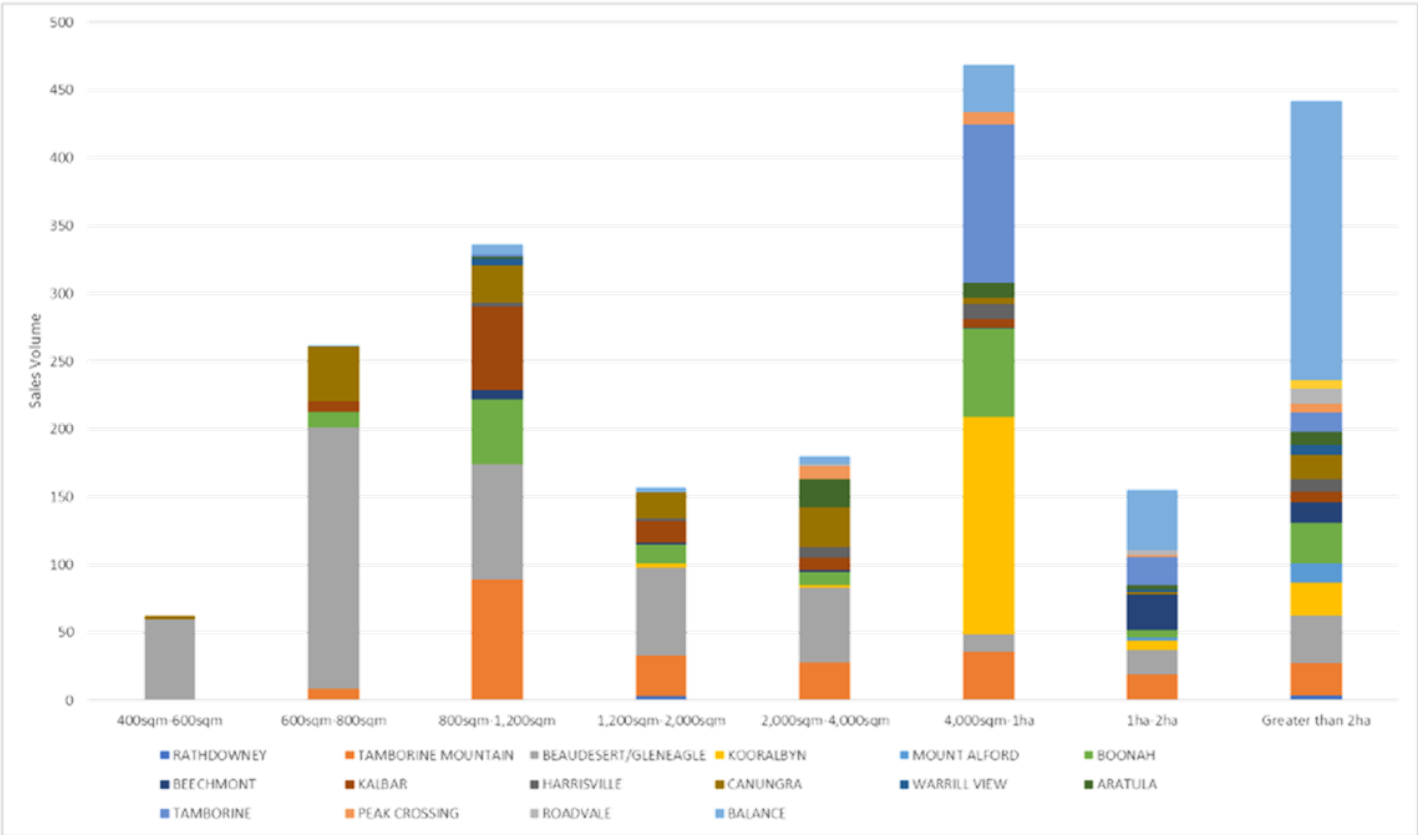
Source: Pricefinder (2021)

Table 5-3   Volume of vacant residential land sales, by lot size, Scenic Rim LGA Study Areas, 2010 to 2020

	Rathdowney	Tamborine Mountain	Beaudesert/ Gleneagle	Kooralbyn	Mount Alford	Boonah	Beechmont	Kalbar	Harrisville	Canungra	Warrill View	Aratula	Tamborine	Peak Crossing	Roadvale	Bromelton	Balance	Scenic Rim
400 square metres-600 square metres	0	0	60	0	0	0	0	0	0	2	0	0	0	0	0	0	0	62
600 square metres-800 square metres	0	9	192	0	0	12	0	8	0	40	0	0	0	0	0	0	1	262
800 square metres-1,200 square metres	0	89	85	0	0	48	7	61	3	28	5	1	2	0	0	0	7	336
1,200 square metres-2,000 square metres	3	30	65	3	0	14	1	16	2	19	0	0	0	0	0	0	4	157
2,000 square metres-4,000 square metres	1	27	55	2	0	10	1	9	8	30	0	20	0	10	1	0	6	180
4,000 square metres-1ha	1	35	13	160	0	65	1	6	11	5	0	11	117	9	0	0	35	469
1ha-2ha	1	18	18	7	2	6	26	0	0	2	2	3	21	1	4	0	44	155
Greater than 2ha	4	23	35	25	14	30	15	8	9	18	7	10	14	7	11	6	206	442
Total	10	231	523	197	16	185	51	108	33	144	14	45	154	27	16	6	303	2,063

Source: Pricefinder (2021)

5.4 Median Sale Price

For numerous years (i.e. 2012 to 2014 and 2018 to 2020), median sales data is not available for Scenic Rim LGA. Nonetheless, the highest median sale price for vacant residential land in Scenic Rim LGA was $373,890 in 2010, with the lowest median sale price for vacant residential land in Scenic Rim LGA being $230,000 in 2011. Between 2010 and 2020, the median sale price for vacant residential land in Scenic Rim LGA was $267,676.

At a Study Area level, Harrisville recorded the highest median sale price for vacant residential land in 2020 at $537,500, whilst Aratula recorded the lowest median sale price for vacant residential land at $142,000.

In terms of growth between 2010 and 2020, the Study Areas that recorded that largest increases were as follows:

- Harrisville: from $165,000 in 2010 to $537,500 in 2020, an increase of $372,500; and

- Roadvale: from $95,000 in 2010 to $400,000 in 2020, an increase of $305,000.

Meanwhile, the Study Areas that recorded that largest declines in the value of vacant residential land were as follows:

- Beaudesert and Gleneagle: from $192,000 in 2010 to $179,500 in 2020, a decline of $12,500; and

- Canungra: from $732,500 in 2010 to $249,000 in 2020, a decline of $483,500.

In 2016, the median sale price of vacant residential land in Bromelton was above $14.8 million. This median is a distortion due to the purchase of land (~850ha) by Australian Rail Track Corporation (ARTC)[2] from Eureka.

In price per square metre terms, vacant residential land was highest in the following suburbs in 2020:

- Beaudesert: $265 per sqm (between 2010-20, the most common lot size sold was 600sqm-800sqm);

- Tamborine: $193 per sqm (between 2010-20, the most common lot size sold was 4,000-1ha);

- Beechmont: $155 per sqm (between 2010-20, the most common lot size sold was 1ha-2ha);

- Kalbar: $151 per sqm (between 2010-20, the most common lot size sold was 800sqm-1,200sqm); and

- Canungra: $120 per sqm (between 2010-20, the most common lot size sold was 600sqm-800sqm).

Table 5-4 denotes the median sale prices for vacant residential land by Study Area within Scenic Rim LGA, whilst Table 5-5 denotes the price per sqm for vacant residential land by Study Area within Scenic Rim LGA.

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[2] ARTC (2016), New chapter opens for ARTC at Bromelton, accessed at http://www.artc.com.au/2016/11/24/new-chapter-opens-for-artc-at-bromelton/, on 31 May 2021

Table 5-4   Median Sale Price – Vacant Residential Land by Study Area, Scenic Rim LGA, 2010 to 2020

Year	Aratula	Beaudesert /Gleneagle	Beechmont	Boonah	Bromelton	Canungra	Harrisville	Kalbar	Kooralbyn	Mount Alford	Peak Crossing	Rathdowney	Roadvale	Tamborine	Tamborine Mountain	Warrill View	Balance	Scenic Rim
2010	$122,000	$192,000	$301,500	$184,500	-	$732,500	$165,000	$120,000	$122,500	-	$222,000	-	$95,000	$280,000	$232,500	$105,000	$261,500	$373,890
2011	$102,250	$179,853	$325,000	$183,500	$27,500	$175,000	$152,500	$140,000	$115,000	-	$231,500	$100,000	$208,000	$300,000	$269,000	$106,000	$280,000	$230,000
2012	$132,500	$179,500	$205,000	$162,000	-	$530,000	$220,000	$124,500	$85,500	$270,000	$200,000	$217,500	$400,000	$260,000	$180,000	-	$218,000	-
2013	$112,500	$179,500	$227,500	$112,500	-	$140,000	$235,000	$121,500	$98,000	$300,000	-	$240,000	$220,000	$264,500	$200,000	-	$250,000	-
2014	$82,500	$179,900	$247,500	$178,500	$165,000	$487,500	$160,000	$125,000	$99,500	-	$55,000	$550,000	$148,000	$288,250	$305,000	$356,250	$250,000	-
2015	$116,000	$185,900	$262,000	$140,000	$360,000	$203,500	$130,000	$113,750	$108,000	$363,750	-	$120,000	$299,999	$294,500	$240,000	-	$240,000	$310,000
2016	$412,500	$189,705	$305,000	$133,750	$14,753,487	$218,000	$185,000	$128,000	$110,000	$297,500	$135,000	$90,000	$199,000	$308,500	$300,000	$342,500	$270,000	$235,000
2017	$150,000	$190,000	$249,000	$160,000	$380,000	$232,500	$162,500	$136,875	$125,000	$177,500	$275,000	$332,500	$277,500	$309,250	$255,000	-	$262,500	$250,000
2018	$128,000	$195,000	$371,500	$171,500	-	$249,000	$250,000	$110,000	$121,000	-	$282,500	-	$310,000	$350,000	$310,000	$370,000	$315,000	-
2019	$217,000	$185,000	$855,000	$257,000	-	$270,000	$155,000	$136,000	$133,250	$349,500	$330,000	-	-	$363,000	$297,500	$175,500	$325,000	-
2020	$142,000	$179,500	$330,000	$188,000	$269,500	$249,000	$537,500	$151,250	$150,000	$243,500	$244,000	-	$400,000	$364,500	$311,500	$285,000	$312,500	-
Median	$125,000	$185,000	$265,000	$170,000	$314,750	$237,500	$185,000	$129,000	$115,000	$292,500	$226,000	$160,000	$245,000	$294,500	$279,000	$266,250	$273,000	$267,676

Source: Pricefinder (2021)

Table 5-5   Price per Square Metre ($) – Vacant Residential Land by Study Area, Scenic Rim LGA, 2010 to 2020

Year	Aratula	Beaudesert/Gleneagle	Beechmont	Boonah	Bromelton	Canungra	Harrisville	Kalbar	Kooralbyn	Mount Alford	Peak Crossing	Rathdowney	Roadvale	Tamborine	Tamborine Mountain	Warrill View	Balance	Scenic Rim
2010	$23	$161	$27	$43	·	$10	$44	$72	$22	·	$55	·	$5	$37	$160	$104	$8	·
2011	$26	$106	$10	$35	$1	$250	$71	$39	$18	·	$54	$78	$10	$23	$125	$105	$3	·
2012	$15	$226	$15	$43	·	$27	$8	$70	$18	$2	$50	$37	$2	$47	$122	·	$10	·
2013	$18	$102	$16	$101	·	$179	$9	$95	$16	$1	·	$8	$10	$50	$153	·	$6	·
2014	$20	$256	$18	$48	$1	$6	$40	$26	$20	·	$14	$32	$8	$70	$92	$1	$2	·
2015	$31	$242	$17	$91	$2	$249	$36	$86	$18	$1	·	$59	$8	$69	$134	·	$3	·
2016	$90	$247	$16	$98	$2	$273	$46	$120	$19	$3	$34	$15	$10	$51	$149	$8	$2	·
2017	$26	$251	$48	$40	$1	$296	$44	$118	$19	$4	$64	$0	$13	$55	$187	·	$2	·
2018	$32	$254	$29	$12	·	$177	$25	$125	$21	·	$20	·	$3	$68	$120	$3	$3	·
2019	$15	$235	$5	$4	·	$155	$39	$120	$17	$2	$13	·	·	$89	$186	$51	$3	·
2020	$24	$265	$155	$117	$3	$120	$2	$151	$22	$17	$61	·	$11	$90	$193	$5	$3	·

Source: Pricefinder (2021)

Section 6 Household Projections

Baseline population and household projections have been prepared for each of the sixteen Study Areas, the Boonah SA2, the Beaudesert SA2, the Tamborine – Canungra SA2 and the Scenic Rim LGA for the 2020 to 2041 period.

The approach utilised to derive population estimates and household estimates for each Study Area is outlined below (and illustrated in Figure 6-1):

- Population:
    - Derive ERP from latest ABS catalogue;
    - Derive 2018 projections from the QGSO; and
    - Rebase QGSO population projections to reflect latest ERP from the ABS (i.e. apply the population growth rates from the QGSO projections to the latest ABS ERP to derive population estimates).

- Household projections:
    - Derive the average household size of a study area from the 2016 Census;
    - Assume that the average household size of a study area will continue to decline marginally between 2016 and 2041;
    - Apply the average household size estimates of a study area to the total population projections of a study area to derive the no. of household estimates.

Figure 6-1   Population and Household Estimates Approach
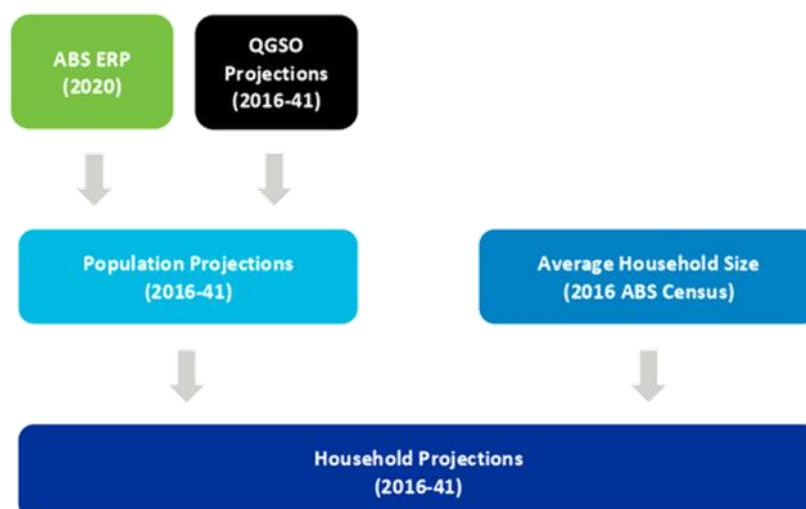
6.1   Population Projections

Population projections published by the Queensland Government Statisticians Office (QGSO) (2018) were rebased to account for the latest estimated resident population profiles for each area as published by the Australian Bureau of Statistics. The latest ERP data demonstrates that as of 2020, the population was relatively evenly distributed across the three SA2s within the Scenic Rim LGA, however, the Beaudesert and Gleneagle and Tamborine Mountain were the largest of the Study Areas, detailed further in Section 2.1.

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QGSO population projections (2018) between 2016 and 2041 are available at the SA2, LGA and State levels, however, are not published at the SA1 level. These SA2 and LGA population projections have been rebased to reflect the latest estimated resident population within the Boonah, Beaudesert, Tamborine – Canungra SA2s and within the Scenic Rim LGA. This analysis identified that population growth between 2020 and 2041 was anticipated to be most significant in the Beaudesert SA2 in terms of average annual growth rate (3.4% per annum to 2041) and with respect to the number of additional persons (additional 15,430 persons over the projection period). Overall, the Scenic Rim LGA is anticipated to grow at a rate of 1.9% per annum, reaching a total population of 65,213 persons by 2041, as detailed in Table 6-1 below.

Table 6-1   Population Projections – Boonah SA2, Beaudesert SA2, Tamborine – Canungra SA2 and Scenic Rim LGA, 2020 to 2041

	2020	2021	2026	2031	2036	2041	AAGR 2020-41 (%)
Boonah SA2	12,662	12,662	13,050	13,714	15,362	16,731	1.3%
Beaudesert SA2	15,158	15,159	18,384	24,135	28,773	30,588	3.4%
Tamborine – Canungra SA2	15,805	15,805	16,215	16,881	17,398	17,894	0.6%
Scenic Rim LGA	**43,625**	**43,626**	**47,650**	**54,730**	**61,534**	**65,213**	**1.9%**

Source: Australian Bureau of Statistics Estimated Resident Population (2020) and QGSO Population Projection medium series (2018)

Generating population projections for Study Areas involved the apportionment of the anticipated population in each SA2 within the Scenic Rim LGA to the Study Areas. The proportion of total SA2 population attributed to each Study Area is based on a continuation of the trend in population share between 2011 and 2016 ERP in each area.

Table 6-2 details the change in the proportion of growth in the three relevant SA2s attributable to each Study Area.

Table 6-2   Proportion of SA2 Growth Attributable to Each Study Area – Scenic Rim, 2011 and 2016

	Number		Proportion (%)		
	2011	2016	2011	2016	Change(%)
Boonah					
Aratula	447	464	4.0%	3.8%	-0.2%
Boonah	3287	3625	29.4%	29.8%	0.4%
Harrisville	439	436	3.9%	3.6%	-0.3%
Kalbar	1011	1137	9.1%	9.4%	0.3%
Mt Alford	355	394	3.2%	3.2%	0.1%
Peak Crossing	413	487	3.7%	4.0%	0.3%
Roadvale	452	495	4.0%	4.1%	0.0%
Warrill View	327	339	2.9%	2.8%	-0.1%
Balance	4,440	4,781	39.7%	39.3%	-0.4%
Boonah SA2 Total	11,171	12,158	100.0%	100.0%	0.0%
Beaudesert SA2					
Beaudesert & Gleneagle	7947	8906	62.6%	62.7%	0.2%
Kooralbyn	1406	1706	11.1%	12.0%	1.0%
Rathdowney	207	172	1.6%	1.2%	-0.4%
Bromelton	378	414	3.0%	2.9%	-0.1%
Balance	2,767	2,998	21.8%	21.1%	-0.7%
Beaudesert SA2 Total	12,705	14,196	100.0%	100.0%	0.0%

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	Number		Proportion (%)		
	2011	2016	2011	2016	Change(%)
Tamborine – Canungra SA2					
Beechmont	529	570	3.9%	3.9%	0.0%
Canungra	1566	1651	11.5%	11.3%	-0.3%
Tamborine	1844	2014	13.6%	13.8%	0.2%
Tamborine Mountain	7254	7786	53.5%	53.2%	-0.3%
Balance	2,371	2,609	17.5%	17.8%	0.4%
Tamborine – Canungra SA2 Total	13,564	14,630	100.0%	100.0%	0.0%

Source: Australian Bureau of Statistics Estimated Resident Population (2020)

Population projections by Study Area were calculated by apportioning the SA2 population projections detailed in Table 6-2, in line with historic trends in the distribution of local populations among the sixteen Study Areas. These projections indicated that within each SA2, the following Study Areas were anticipated to increase the most:

- Within the Boonah SA2, the population of Boonah is anticipated to increase by 1,651 persons between 2020 and 2041, reaching 5,073 persons;

- Beaudesert and Gleneagle, in the Beaudesert SA2, is expected to increase by 9,806 persons, from 9,482 in 2020 to 18,573 persons in 2041; and

- Within the Tamborine – Canungra SA2, the population of Tamborine Mountain is anticipated to increase by 1,677 persons between 2020 and 2041, reaching 9,633 persons.

The below population projections are based on the historic trends in the distribution of local populations among the sixteen Study Areas, relative to the SA2s within the Scenic Rim LGA between 2011 and 2016. Table 6-3 details the change in the proportion of growth in the three relevant SA2s attributable to each Study Area.

Table 6-3   Population Projections – Study Areas, SA2s and Scenic Rim LGA

	2020	2021	2026	2031	2036	2041	AAGR 2016-41
Boonah							
Aratula	499	479	489	509	565	610	1.0%
Boonah	3,691	3,789	3,918	4,131	4,643	5,073	1.5%
Harrisville	481	450	459	478	531	573	0.8%
Kalbar	1,213	1,210	1,274	1,366	1,560	1,730	1.7%
Mt Alford	408	409	420	440	491	533	1.3%
Peak Crossing	506	540	589	653	769	878	2.7%
Roadvale	527	510	521	542	602	649	1.0%
Warrill View	341	350	357	372	413	446	1.3%
Balance	4,996	4,926	5,022	5,222	5,788	6,238	1.1%
Boonah SA2 Total	12,662	12,662	13,050	13,714	15,362	16,731	1.3%
Beaudesert SA2							
Beaudesert & Gleneagle	9,482	9,510	11,438	14,892	17,611	18,573	3.3%
Kooralbyn	1,874	1,822	2,366	3,306	4,176	4,682	4.5%
Rathdowney	173	184	220	286	337	354	3.5%
Bromelton	441	442	530	688	811	852	3.2%

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	2020	2021	2026	2031	2036	2041	AAGR 2016-41
Balance	3,188	3,201	3,831	4,962	5,839	6,127	3.2%
Beaudesert SA2 Total	15,158	15,159	18,384	24,135	28,773	30,588	3.4%
Tamborine – Canungra SA2							
Beechmont	636	616	631	656	675	693	0.4%
Canungra	1,809	1,784	1,827	1,899	1,954	2,007	0.5%
Tamborine	2,213	2,176	2,261	2,384	2,488	2,590	0.8%
Tamborine Mountain	8,344	8,411	8,616	8,956	9,215	9,463	0.6%
Balance	2,803	2,819	2,881	2,987	3,067	3,142	0.5%
Tamborine – Canungra SA2 Total	15,805	15,805	16,215	16,881	17,398	17,894	0.6%
Scenic Rim LGA	43,625	43,626	47,650	54,730	61,534	65,213	2.1%

Source: Australian Bureau of Statistics Estimated Resident Population (2020) and QGSO Population Projection medium series (2018)

6.2   Household Projections

Households are the groups of people that occupy dwellings. Households demand dwellings not vice versa. Household projections were prepared by applying an average household size to the total population projections detailed in 4-3 above. Section 2.2 of this report details the socio-economic characteristics of each Study Area and the Scenic Rim LGA, including the average household size as of 2016. It is anticipated that over time the average household size across Australia will decrease as a result of aging populations and decreasing birth rates. As such, minor adjustments to the average household size in each Study Area (consistent with the relevant SA2) were made.

This calculation indicated that household growth between 2016 and 2041 is anticipated to be largest in the Beaudesert SA2, primarily in Boonah, Beaudesert and Gleneagle in the Beaudesert SA2 and Tamborine Mountain in the Tamborine – Canungra SA2. Overall, the total number of households in the Scenic Rim LGA is anticipated to increase from 16,642 households in 2020 to 25,392 households by 2041, representing an average annual growth rate of 2.0% per annum.

Table 6-4   Household Projections – Study Areas, SA2s and Scenic Rim LGA

	2020	2021	2026	2031	2036	2041	AAGR 2016-41
Boonah							
Aratula	184	185	190	198	221	239	1.3%
Boonah	1,449	1,463	1,519	1,608	1,814	1,989	1.5%
Harrisville	173	174	178	186	208	225	1.3%
Kalbar	461	467	494	531	609	679	1.9%
Mt Alford	157	158	163	171	192	209	1.4%
Peak Crossing	204	208	228	254	301	344	2.5%
Roadvale	196	197	202	211	235	255	1.3%
Warrill View	134	135	139	145	161	175	1.3%
Balance	1,889	1,902	1,947	2,032	2,261	2,446	1.2%
Boonah SA2 Total	4,885	4,889	5,058	5,336	6,001	6,561	1.4%
Beaudesert SA2							
Beaudesert & Gleneagle	3,542	3,585	4,328	5,658	6,717	7,252	3.5%

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	2020	2021	2026	2031	2036	2041	AAGR 2016-41
Kooralbyn	722	741	961	1,342	1,693	1,936	4.8%
Rathdowney	68	69	83	108	128	138	3.4%
Bromelton	164	166	200	261	308	332	3.4%
Balance	1,188	1,201	1,442	1,876	2,216	2,380	3.4%
Beaudesert SA2 Total	5,757	5,762	7,015	9,244	11,063	12,039	3.6%
Tamborine – Canungra SA2							
Beechmont	230	233	239	248	256	263	0.6%
Canungra	666	676	692	720	740	760	0.6%
Tamborine	822	836	869	916	956	995	0.9%
Tamborine Mountain	3,141	3,187	3,265	3,394	3,492	3,586	0.6%
Balance	1,051	1,066	1,089	1,130	1,160	1,188	0.6%
Tamborine – Canungra SA2 Total	5,999	5,999	6,155	6,407	6,604	6,792	0.6%
Scenic Rim LGA	16,642	16,650	18,228	20,988	23,668	25,392	2.0%

Source: CDM Smith Analysis (2021)

6.3   Household Projections by Household Composition and Size

The last two ABS Censuses of Population and Housing provide information on the composition of households at all levels of statistical areas. This analysis utilises 2016 Census data at the SA1 level to assess the likely number of households by family composition and the number of persons residing in each household by Study Area.

The shift in household compositions between 2011 and 2016 (in terms of the proportion of total households in each Study Area), has been used as a growth vector between 2016 and 2041. Between 2011 and 2016, the most significant shifts in household composition were as follows:

- Majority of areas demonstrated a decrease in the incidence of *family households* over the two Censuses;

- All areas (except for Harrisville) demonstrated an increasing incidence of *other households*;

- Over the last two Censuses, most areas demonstrated a decreasing incidence of six or more-person households; and

- The incidence of three person households increased across most areas between 2011 and 2016.

Details of household composition, as a proportion of total households in each area, as of the 2011 and 2016 Censuses is detailed in Appendix D.

Assuming trends in household composition between 2011 and 2016 continue to 2041, disaggregated population estimates can be calculated in order to anticipate the likely household composition for each Study Area. The following sub-sections detail these estimates.

6.3.1   Aratula

Within the Aratula Study Area, the total number of households is anticipated to increase from 179 in 2016 to 222 in 2041. Significant changes to household composition in this area include the following:

- Increasing incidence of couple families with no children, resulting in this cohort becoming the most significant family composition in the Aratula Study Area as of 2041; and

- The number of two person households within the Aratula Study Area is expected to increase most significantly between 2016 and 2041, reaching 118 households.

Table 6-5 details the household projections for the Aratula Study Area with respect to family composition and the number of persons usually residing in each household between 2016 and 2041.

Table 6-5   Household Projections by Family Type and by number of persons – Aratula, 2016 to 2041

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Family Composition							
Couple family with no children	70	75	76	81	89	103	116
Couple family with children	44	42	42	39	38	38	38
One Parent Family	12	12	12	12	12	12	13
Other Family	0	0	0	0	0	0	0
Total Family Households	126	25	0	0	0	0	0
Lone Person Households	38	39	40	41	44	49	53
Group Households	7	7	7	8	8	9	10
Other Households	8	8	8	8	9	10	10
Total Households	178	184	185	190	198	221	239
Number of Persons							
One Person	40	41	42	43	44	49	53
Two Person	76	81	82	86	93	106	118
Three Person	27	26	26	26	26	28	29
Four Person	16	16	16	15	15	16	17
Five Person	11	11	11	10	10	11	12
Six or more Person	8	9	9	9	9	10	11
Total Households	178	184	185	190	198	221	239

Source: CDM Smith Analysis (2021)

6.3.2   Beaudesert and Gleneagle

Within Beaudesert/Gleneagle Study Area, the total number of households is anticipated to increase from 3,372 in 2016, to 7,252 in 2041 at a rate of 2.9% per annum. Significant changes to household composition in this Study Area include the following:

▪ Increases in the incidence of lone person households between 2011 and 2016 has resulted in an ongoing shift towards these cohorts between 2016 and 2041;

▪ Increasing incidence of couple families with no children, resulting in this cohort remaining the most significant family composition Within Beaudesert/Gleneagle Study Area as of 2041; and

▪ The number of three person households is expected to double over the projection period from 2,235 households in 2016 to 4,499 households in 2041, growing at a rate of 2.8% per annum.

Table 6-6 details the household projections for the Beaudesert/Gleneagle Study Area with respect to family composition and the number of persons usually residing in each household between 2016 and 2041.

Table 6-6   Household Projections by Family Type and by number of persons – Beaudesert/Gleneagle, 2016 to 2041

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Family Composition							
Couple family with no children	845	886	896	1,079	1,407	1,664	1,789
Couple family with children	844	864	869	1,016	1,285	1,476	1,540
One Parent Family	519	545	552	666	870	1,031	1,110
Other Family	27	28	29	35	46	54	59
Total Family Households	2,235	2,324	2,346	2,796	3,607	4,225	4,499
Lone Person Households	839	896	910	1,121	1,494	1,808	1,988
Group Households	91	97	98	120	159	191	209
Other Households	207	226	231	291	398	494	556
Total Households	3,372	3,542	3,585	4,328	5,658	6,717	7,252
Number of Persons							
One Person	891	937	948	1,145	1,498	1,779	1,922
Two Person	1,177	1,249	1,267	1,548	2,048	2,461	2,688
Three Person	522	542	547	652	840	984	1,047
Four Person	475	497	503	604	786	930	999
Five Person	178	183	184	216	275	317	333
Six or more Person	129	134	136	162	210	247	264
Total Households	3,372	3,542	3,585	4,328	5,658	6,717	7,252

Source: CDM Smith Analysis (2021)

6.3.3   Beechmont

The total number of households in the Beechmont Study Area is estimated to increase marginally, by 0.8% per annum over the projection period from 216 in 2016 to 263 households in 2041. Some of the significant shifts in household compositions include:

- The largest increase (with respect to the number of households) was in the number of two person households, where an additional nineteen households will be within the Beechmont Study Area by 2041;

- The number of one person households is therefore also anticipated to also increase notably over the projection period at a rate of 1.1% per annum; and

- By 2041, over three quarters of all households in the Beechmont Study Area are likely to be one or two person households.

Table 6-7 details the household projections for the Beechmont of Study Area with respect to family composition and the number of persons usually residing in each household between 2016 and 2041.

Table 6-7   Household Projections by Family Type and by number of persons – Beechmont, 2016 to 2041

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Family Composition							
Couple family with no children	73	78	79	81	85	87	89

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Couple family with children	67	70	71	71	72	72	71
One Parent Family	14	13	13	12	11	10	9
Other Family	0	0	0	0	0	0	0
Total Family Households	154	161	163	164	167	169	170
Lone Person Households	42	46	47	51	55	59	63
Group Households	9	9	10	10	11	12	12
Other Households	12	13	13	14	15	16	17
Total Households	216	230	233	239	248	256	263
Number of Persons							
One Person	45	48	49	51	54	56	59
Two Person	85	90	92	94	98	101	103
Three Person	41	44	45	47	49	51	53
Four Person	33	35	35	35	35	36	36
Five Person	9	9	9	9	9	8	8
Six or more Person	3	4	4	4	4	3	3
Total Households	216	230	233	239	248	256	263

Source: CDM Smith Analysis (2021)

6.3.4   Boonah

The number of households within the Boonah Study Area is anticipated to increase by 595 households, from 1,394 households in 2016 to 1,989 households in 2041, or by a rate of 1.4% per annum. Growth in the number of households by household composition and by the number of persons usually resident per households is as follows:

- The highest growth rate per annum regarding family composition is in the couple families with children category (1.3% per annum) and the other households category 1.6% per annum over the projection period. This is further supported by large number of two person households (848 at 2041) within the Boonah Study Area;

- Growth by the number of households is expected to be largest in the number of couple family with no children households which is expected to increase from 352 households in 2016 to 527 households in 2041; and

- The number of households by 2041 are largest in the one and two person categories, accounting for almost over two thirds of all households in 2041.

Table 6-8 details the household projections for the Boonah Study Area with respect to family composition and the number of persons usually residing in each household between 2016 and 2041.

Table 6-8   Household Projections by Family Type and by number of persons – Boonah, 2016 to 2041

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Family Composition							
Couple family with no children	459	479	484	506	538	611	673
Couple family with children	352	368	373	391	418	476	527
One Parent Family	115	119	119	122	128	142	154
Other Family	11	11	11	12	13	14	16

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Total Family Households	936	977	988	1,031	1,096	1,243	1,370
Lone Person Households	360	369	371	378	393	435	468
Group Households	36	37	38	39	41	47	51
Other Households	62	65	66	71	77	89	100
Total Households	1,394	1,449	1,463	1,519	1,608	1,814	1,989
Number of Persons							
One Person	383	389	391	394	405	444	473
Two Person	550	579	586	618	665	762	848
Three Person	157	163	165	171	181	204	223
Four Person	180	189	192	201	215	246	272
Five Person	89	92	93	97	102	115	127
Six or more Person	35	36	36	37	39	43	47
Total Households	1,394	1,449	1,463	1,519	1,608	1,814	1,989

Source: CDM Smith Analysis (2021)

6.3.5 Bromelton

Within the Bromelton Study Area, the total number of households is anticipated to more than double from 128 households in 2016 to 289 households by 2041. Household and population projections for the Bromelton Study Area assume that there is no major industrial development over the projection horizon, and therefore the Study Area would be a reasonable location for additional housing. Significant changes to household composition in this area include the following:

- Increasing incidence of couple families with children between 2011 and 2016 resulting in an ongoing shift towards this family composition within the Bromelton Study Area, with the number of households expected to increase from 65 households in 2016 to 182 households in 2041;

- Decreasing proportion of lone person households within the Bromelton Study Area resulting in a marginal increase from sixteen in 2016 to 20 households in 2041; and

- The number of two person households within the Bromelton Study Area is expected to increase most significantly between 2016 and 2041, reaching 129 households (growth rate of 2.7% per annum).

Table 6-9 details the household projections for the Bromelton Study Area with respect to family composition and the number of persons usually residing in each household between 2016 and 2041.

Table 6-9   Household Projections by Family Type and by number of persons – Bromelton, 2016 to 2041

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Family Composition							
Couple family with no children	54	56	56	65	81	92	95
Couple family with children	65	71	73	93	129	161	182
One Parent Family	9	9	9	10	12	12	12
Other Family	0	0	0	0	0	0	0
Total Family Households	128	136	138	168	222	265	289

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Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Lone Person Households	16	15	15	16	19	21	20
Group Households	5	5	5	6	8	9	9
Other Households	8	8	8	9	12	13	14
Total Households	157	164	166	200	261	308	332
Number of Persons							
One Person	16	15	15	16	19	20	19
Two Person	67	69	70	83	106	123	129
Three Person	17	17	17	20	25	28	29
Four Person	31	35	35	45	62	77	88
Five Person	10	11	11	13	17	20	21
Six or more Person	16	17	18	23	32	40	46
Total Households	157	164	166	200	261	308	332

Source: CDM Smith Analysis (2021)

6.3.6 Canungra

Within the Canungra Study Area, the total number of households is anticipated to increase from 627 in 2016 to 760 in 2041, at a rate of 0.8% per annum. Significant changes to household composition in this area include the following:

- Between 2016 and 2041 it is anticipated that the incidence of couple families with children will decrease, whilst couple families without children will increase within the Canungra Study Area, with 248 households classified as couple families without children, and 258 households classified as couple families with children by 2041; and

- Notably, one to three person households are anticipated to account for over two thirds of all households in 2041.

Table 6-10 details the household projections for the Canungra Study Area with respect to family composition and the number of persons usually residing in each household between 2016 and 2041.

Table 6-10   Household Projections by Family Type and by number of persons – Canungra, 2016 to 2041

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Family Composition							
Couple family with no children	191	205	209	217	229	238	248
Couple family with children	227	238	241	244	250	254	258
One Parent Family	62	66	67	68	70	72	74
Other Family	0	0	0	0	0	0	0
Total Family Households	480	510	517	529	550	565	579
Lone Person Households	96	100	101	102	104	105	106
Group Households	14	15	16	16	17	17	18
Other Households	37	41	42	45	49	53	58
Total Households	627	666	676	692	720	740	760
Number of Persons							
One Person	104	108	110	110	111	112	112

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Two Person	208	219	222	224	230	233	236
Three Person	120	131	133	141	151	160	170
Four Person	114	122	124	128	134	139	144
Five Person	50	53	53	54	56	57	59
Six or more Person	31	34	34	36	38	39	41
Total Households	627	666	676	692	720	740	760

Source: CDM Smith Analysis (2021)

6.3.7   Harrisville

The total number of households within the Harrisville Study Area is estimated to increase marginally, by 1.2% per annum over the projection period from 168 to 225 households. Some of the significant shifts in household compositions include:

- The largest increase (with respect to the number of households) was in the number of couple families without children, where an additional 24 households will be within the Harrisville Study Area by 2041; and

- In 2041, over half of all households within the Harrisville Study Area are likely to be one or two person households.

Table 6-11 details the household projections for the Harrisville Study Area with respect to family composition and the number of persons usually residing in each household between 2016 and 2041.

Table 6-11   Household Projections by Family Type and by number of persons – Harrisville, 2016 to 2041

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Family Composition							
Couple family with no children	52	54	55	57	61	69	76
Couple family with children	55	55	56	56	57	62	65
One Parent Family	24	24	24	24	24	26	27
Other Family	0	0	0	0	0	0	0
Total Family Households	131	134	134	137	142	157	169
Lone Person Households	26	28	28	30	32	36	40
Group Households	7	8	8	9	9	11	12
Other Households	3	3	3	3	3	4	4
Total Households	168	173	174	178	186	208	225
Number of Persons							
One Person	28	30	31	33	36	41	47
Two Person	63	63	63	61	61	65	68
Three Person	30	33	33	36	39	46	52
Four Person	27	28	28	28	30	33	35
Five Person	19	19	20	20	20	22	24
Six or more Person	0	0	0	0	0	0	0

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Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Total Households	168	173	174	178	186	208	225

Source: CDM Smith Analysis (2021)

6.3.8   Kalbar

Within the Kalbar Study Area, the total number of households is anticipated to increase from 437 in 2016 to 457 in 2041 at a rate of 1.8% per annum. Significant changes to household composition in this area include the following:

- Increasing incidence of family households resulting in the number of households increasing to 457 family households by 2041;

- Increasing incidence of couple families with no children, resulting in this cohort becoming the most significant family composition within this area as of 2041;

- In terms of non-family household types, the number of lone person households within the Kalbar Study Area is expected to increase significantly over the projection horizon, reaching 159 households in 2041; and

- The number of two person households is expected to increase to from 157 in 2016 to 224 households 2041, at a rate of 1.4% per annum.

Table 6-12 details the household projections for the Kalbar Study Area with respect to family composition and the number of persons usually residing in each household between 2016 and 2041.

Table 6-12   Household Projections by Family Type and by number of persons – Kalbar, 2016 to 2041

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Family Composition							
Couple family with no children	132	140	141	149	160	183	203
Couple family with children	126	131	132	137	144	162	176
One Parent Family	47	49	49	51	54	60	66
Other Family	7	8	8	8	9	10	12
Total Family Households	313	327	331	345	367	415	457
Lone Person Households	90	97	99	107	118	139	159
Group Households	11	12	12	13	14	17	19
Other Households	23	25	26	28	32	38	44
Total Households	437	461	467	494	531	609	679
Number of Persons							
One Person	98	104	106	113	124	144	162
Two Person	157	164	165	172	182	205	224
Three Person	64	67	68	71	76	87	96
Four Person	64	69	70	76	83	97	111
Five Person	37	39	39	41	44	51	56
Six or more Person	17	19	19	20	22	25	29
Total Households	437	461	467	494	531	609	679

Source: CDM Smith Analysis (2021)

6.3.9   Kooralbyn

Between 2016 and 2041, the total number of households within the Kooralbyn Study Area is anticipated to increase significantly from 646 to 1,936 households, or at a rate of 4.5% per annum. Significant changes to household composition in this area include the following:

- The number of family households is expected to increase to 1,056 households by 2041 , with the number of couple families with no children the most significant family composition within this area;

- In terms of non-family household types, the number of lone person households within the Kooralbyn Study Area is expected to increase significantly between 2016 and 2041, increasing to 647 households in 2041; and

- The number of one person households is anticipated to record significant growth over the projection horizon, reaching 666 households. The number of two person households is also anticipated record significant growth, increasing from 260 in 2016 to 610 households in 2041.

Table 6-13 details the household projections for the Kooralbyn Study Area with respect to family composition and the number of persons usually residing in each household between 2016 and 2041.

Table 6-13   Household Projections by Family Type and by number of persons – Kooralbyn, 2016 to 2041

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Family Composition							
Couple family with no children	205	221	226	279	372	447	486
Couple family with children	135	152	156	203	284	359	410
One Parent Family	70	75	76	94	125	149	161
Other Family	0	0	0	0	0	0	0
Total Family Households	410	449	458	577	781	955	1,056
Lone Person Households	169	198	205	279	409	541	647
Group Households	23	25	26	34	47	58	66
Other Households	44	51	53	72	105	139	167
Total Households	646	722	741	961	1,342	1,693	1,936
Number of Persons							
One Person	180	209	216	293	426	560	666
Two Person	260	280	285	352	468	562	610
Three Person	95	107	111	146	207	266	308
Four Person	64	73	75	99	140	179	207
Five Person	32	36	37	49	69	87	100
Six or more Person	15	17	17	23	32	40	46
Total Households	646	722	741	961	1,342	1,693	1,936

Source: CDM Smith Analysis (2021)

6.3.10   Mt Alford

Within Mt Alford, the total number of households is anticipated to increase from 152 in 2016 to 209 in 2041, or at a rate of 1.3% per annum. Significant changes to household composition in this area include the following:

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- Increasing incidence of couple families with no children, resulting in this cohort remaining the most significant family composition within the Mt Alford Study Area as of 2041. Whereas the number of couple family with children is expected to remain stable over the projection horizon;

- In terms of non-family household types, the number of lone person households within the Mt Alford Study Area is expected to increase most significantly between 2016 and 2041, increasing to 44 households in 2041; and

- The number of two person households is expected to increase most significantly between 2016 and 2041, increasing to 104 households.

Table 6-14 details the household projections for the Mt Alford Study Area with respect to family composition and the number of persons usually residing in each household between 2016 and 2041.

Table 6-14   Household Projections by Family Type and by number of persons – Mt Alford, 2016 to 2041

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Family Composition							
Couple family with no children	61	65	66	71	77	89	100
Couple family with children	44	43	43	42	42	44	45
One Parent Family	11	11	12	12	12	13	14
Other Family	0	0	0	0	0	0	0
Total Family Households	117	120	121	124	130	146	158
Lone Person Households	31	32	32	34	36	40	44
Group Households	0	0	0	0	0	0	0
Other Households	4	4	4	5	5	6	6
Total Households	152	157	158	163	171	192	209
Number of Persons							
One Person	30	30	30	30	30	33	34
Two Person	68	71	72	76	82	93	104
Three Person	20	21	21	22	23	26	29
Four Person	27	28	28	28	29	32	34
Five Person	6	6	6	7	7	8	9
Six or more Person	0	0	0	0	0	0	0
Total Households	152	157	158	163	171	192	209

Source: CDM Smith Analysis (2021)

6.3.11   Peak Crossing

Over the projection period, the total number of households within the Peak Crossing Study Area is anticipated to increase from 187 to 344 households in 2041, or at a rate of 2.5% per annum. Significant changes to household composition in this area include the following:

- The number of couple families with no children is expected to increase from 62 in 2016 to 146 households in 2041, resulting in this cohort becoming the most significant family composition within the Peak Crossing Study Area;

- The number of couple families with children in this area is also expected to record significant growth between 2016 and 2041, increasing to 119 households in 2041; and

▪ The number of two person households is expected to increase from 68 households in 2016 to 150 households in 2041, with four person and one person households increasing by 36 and seven households over the projection period.

Table 6-15 details the household projections the Peak Crossing Study Area with respect to family composition and the number of persons usually residing in each household between 2016 and 2041.

Table 6-15   Household Projections by Family Type and by number of persons – Peak Crossing, 2016 to 2041

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Family Composition							
Couple family with no children	62	70	72	84	98	122	146
Couple family with children	79	84	85	90	96	109	119
One Parent Family	17	19	19	21	23	27	30
Other Family	0	0	0	0	0	0	0
Total Family Households	158	173	176	194	217	257	296
Lone Person Households	20	21	21	22	23	26	28
Group Households	0	0	0	0	0	0	0
Other Households	10	11	11	13	14	17	20
Total Households	187	204	208	228	254	301	344
Number of Persons							
One Person	21	21	22	22	23	25	27
Two Person	68	77	79	90	104	127	150
Three Person	35	38	38	42	46	53	60
Four Person	44	48	49	53	59	70	80
Five Person	16	16	16	17	18	20	21
Six or more Person	4	4	4	4	5	5	6
Total Households	187	204	208	228	254	301	344

Source: CDM Smith Analysis (2021)

6.3.12   Rathdowney

Within the Rathdowney Study Area, the total number of households is anticipated to increase from 65 in 2016 to 138 in 2041, or at a rate of 3.0% per annum. Significant changes to household composition in this area include the following:

▪ Over the projection period, the number of couple families with no children is anticipated to increase by 28 households, resulting in this cohort remaining the most significant family composition, followed by one parent families;

▪ In terms of non-family household types, the number of lone person households within the Rathdowney Study Area is expected to record strong growth between 2016 and 2041, increasing to 37 households in 2041; and

▪ The number of two person households within this area is expected to increase significantly between 2016 and 2041, increasing to 59 households.

Table 6-16 details the household projections for the Rathdowney Study Area with respect to family composition and the number of persons usually residing in each household between 2016 and 2041.

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Table 6-16 Household Projections by Family Type and by number of persons – Rathdowney, 2016 to 2041

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Family Composition							
Couple family with no children	17	19	19	24	33	40	45
Couple family with children	14	14	14	16	19	20	20
One Parent Family	13	14	14	18	23	28	30
Other Family	0	0	0	0	0	0	0
Total Family Households	45	47	48	57	74	88	95
Lone Person Households	17	18	18	22	29	34	37
Group Households	0	0	0	0	0	0	0
Other Households	3	3	3	4	5	6	6
Total Households	65	68	69	83	108	128	138
Number of Persons							
One Person	18	19	19	23	31	36	40
Two Person	26	27	28	34	45	54	59
Three Person	9	9	9	10	11	12	12
Four Person	10	10	10	12	16	19	20
Five Person	3	3	3	4	5	6	7
Six or more Person	0	0	0	0	0	0	0
Total Households	65	68	69	83	108	128	138

Source: CDM Smith Analysis (2021)

6.3.13 Roadvale

Between 2016 and 2041, the total number of households within the Roadvale Study Area is anticipated to increase from 190 in 2016 to 255 in 2041, or at a rate of 1.2% per annum. Significant changes to household composition in this area include the following:

- Decreasing incidence of family households resulting in the number of households increasing marginally from 131 households in 2016 to 136 households by 2041;

- In terms of non-family household types, the number of lone person households within the Roadvale Study Area is expected to double between 2016 and 2041, increasing to 85 households in 2041; and

- The number of one person households is expected to increase by 34 households between 2016 and 2041, reaching 79 households in 2041.

Table 6-17 details the household projections for the Roadvale Study Area with respect to family composition and the number of persons usually residing in each household between 2016 and 2041.

Table 6-17 Household Projections by Family Type and by number of persons – Roadvale, 2016 to 2041

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Family Composition							
Couple family with no children	62	61	60	58	57	60	60

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Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Couple family with children	57	58	58	57	57	61	63
One Parent Family	12	12	12	12	12	13	13
Other Family	0	0	0	0	0	0	0
Total Family Households	131	130	130	127	126	133	136
Lone Person Households	41	46	47	53	60	73	85
Group Households	5	6	6	6	7	8	9
Other Households	13	14	14	16	18	22	25
Total Households	190	196	197	202	211	235	255
Number of Persons							
One Person	44	48	49	53	58	69	79
Two Person	78	78	79	78	79	85	88
Three Person	25	26	26	28	30	33	37
Four Person	23	23	23	23	23	25	26
Five Person	12	13	13	12	13	14	14
Six or more Person	8	8	8	8	9	10	10
Total Households	190	196	197	202	211	235	255

Source: CDM Smith Analysis (2021)

6.3.14   Tamborine

Within the Tamborine Study Area, the total number of households is anticipated to increase from 764 in 2016 to 995 in 2041, or at a rate of 1.1% per annum. Significant changes to household composition in this area include the following:

- Over the projection period, family households are anticipated to increase to 704 family households by 2041. Couple families with children are anticipated to be the most significant family composition within this area as of over the projection period;

- In terms of non-family household types, the number of lone person households within the Tamborine Study Area is expected to grow significantly between 2016 and 2041, increasing by 2.0% per annum over this period;

- The number of other households is also expected to record strong between 2016 and 2041, increasing to 121 households in 2041; and

- The number of two person households within the Tamborine Study Area is expected to increase significantly between 2016 and 2041, increasing to 319 households. The number of one person households are anticipated record significant growth, increasing from 105 in 2016 to 162 in 2041.

Table 6-18 details the household projections the Tamborine Study Area with respect to family composition and the number of persons usually residing in each household between 2016 and 2041.

Table 6-18   Household Projections by Family Type and by number of persons – Tamborine, 2016 to 2041

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Family Composition							
Couple family with no children	234	249	253	258	268	274	280

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Couple family with children	297	313	317	322	332	337	342
One Parent Family	63	68	69	72	76	79	82
Other Family	0	0	0	0	0	0	0
Total Family Households	594	630	640	653	675	691	704
Lone Person Households	98	109	112	122	135	148	161
Group Households	7	7	8	8	9	9	9
Other Households	66	75	77	86	97	109	121
Total Households	764	822	836	869	916	956	995
Number of Persons							
One Person	105	117	119	128	140	151	162
Two Person	285	299	303	306	313	316	319
Three Person	128	138	141	148	157	166	174
Four Person	159	174	178	190	206	220	234
Five Person	57	61	62	63	66	68	70
Six or more Person	31	33	33	34	35	35	36
Total Households	764	822	836	869	916	956	995

Source: CDM Smith Analysis (2021)

6.3.15 Tamborine Mountain

Between 2016 and 2041, the total number of households within the Tamborine Mountain Study Area is anticipated to increase from 2,955 in 2016 to 3,586 in 2041, or at a rate of 0.8% per annum. Significant changes to household composition in this area include the following:

- Over the projection period, the number of family households is expected to increase from 2,029 households in 2016 to 2,309 in 2041;

- The number of couple families with no children households is expected to remain relatively constant, however, is anticipated to remain the most significant family cohort;

- Between 2016 and 2041, the number of lone person households within the Tamborine Mountain Study Area is expected to increase significantly, reaching 816 households in 2041 (growth rate of 1.0% per annum over the projection period);

- The number of other households also is expected to increase significantly between 2016 and 2041, increasing from 220 households to 376 households in 2041; and

- The number of two person households within the Tamborine Study Area is expected to record strong growth between 2016 and 2041, reaching 1,539 households in 2041.

Table 6-19 details the household projections for the Tamborine Mountain Study Area with respect to family composition and the number of persons usually residing in each household between 2016 and 2041.

Table 6-19   Household Projections by Family Type and by number of persons – Tamborine Mountain, 2016 to 2041

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Family Composition							
Couple family with no children	1,040	1,096	1,110	1,125	1,155	1,174	1,190
Couple family with children	726	765	775	785	807	821	833
One Parent Family	259	270	273	274	278	280	281
Other Family	4	4	4	4	5	5	5
Total Family Households	2,029	2,136	2,163	2,188	2,246	2,280	2,309
Lone Person Households	637	684	696	721	757	787	816
Group Households	70	74	75	77	81	83	86
Other Households	220	247	254	279	310	342	376
Total Households	2,955	3,141	3,187	3,265	3,394	3,492	3,586
Number of Persons							
One Person	690	733	744	762	792	815	836
Two Person	1,279	1,358	1,378	1,409	1,462	1,502	1,539
Three Person	364	383	387	391	401	407	412
Four Person	391	420	427	443	466	486	505
Five Person	183	196	199	206	216	224	233
Six or more Person	49	52	53	55	57	59	61
Total Households	2,955	3,141	3,187	3,265	3,394	3,492	3,586

Source: CDM Smith Analysis (2021)

6.3.16   Warrill View

Within the Warrill View Study Area, the total number of households is anticipated to increase from 130 in 2016 to 175 in 2041. Significant changes to household composition in this area include the following:

- Increasing incidence of family households resulting in the number of households increasing to 127 family households by 2041;

- Increasing incidence of couple families with no children, resulting in this cohort becoming the most significant family composition within this area as of 2041, however, the number of couple families with children is expected to decrease over the projection period; and

- The number of three person households within the Warrill View Study Area are expected to increase significantly between 2016 and 2041 at a rate of 2.8% per annum.

Table 6-20 details the household projections for the Warrill View Study Area with respect to family composition and the number of persons usually residing in each household between 2016 and 2041.

Table 6-20   Household Projections by Family Type and by number of persons – Warrill View, 2016 to 2041

Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Family Composition							
Couple family with no children	39	42	42	45	49	56	62

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Projections	2016 Actual	2020 Est.	2021	2026	2031	2036	2041
Couple family with children	51	51	50	49	48	50	51
One Parent Family	10	10	10	11	11	13	14
Other Family	0	0	0	0	0	0	0
Total Family Households	100	102	103	104	108	119	127
Lone Person Households	20	21	22	23	24	28	31
Group Households	0	0	0	0	0	0	0
Other Households	10	10	11	12	13	15	17
Total Households	130	134	135	139	145	161	175
Number of Persons							
One Person	21	20	20	19	19	20	20
Two Person	41	42	42	43	44	48	51
Three Person	29	32	33	36	41	49	57
Four Person	22	22	22	22	22	24	25
Five Person	11	11	11	11	12	13	14
Six or more Person	7	7	7	7	8	8	9
Total Households	130	134	135	139	145	161	175

Source: CDM Smith Analysis (2021)

Section 7 Demand for Specialised Housing Typologies

This section examines the demand for retirement village ILUs (including manufactured home park sites) and residential aged care places within the Boonah, Beaudesert and Tamborine – Canungra SA2s and Scenic Rim LGA as a whole. It also considers existing, pending and approved supply for retirement village ILUs (and manufactured home park sites) and residential aged care places within Scenic Rim LGA.

The approaches utilised to generate demand estimates for retirement village ILUs estimates and residential aged care places estimates are outlined in Figure 7-1.

Figure 7-1   Demand for Specialised Housing Typologies Methodology

Retirement Village ILUs Demand

- Derive current and projected population aged 65+
- Assume there are 1.3 persons per ILU
- Apply historical take-up rate of 2.2% for Manufactured Home Parks and Retirement Villages for persons aged 65+ (2016 Census) to population aged 65+
- Derive Retirement Village ILUs demand estimates

Residential Aged Care Places Demand

- Derive current and projected population aged 70+
- Assume there is 1 person per residential aged care bed
- Apply Queensland provision ratio of 7.5% (2020) to population aged 70+
- Derive Residential Aged Care places estimates

7.1   Population Projections for Relevant Age Cohorts

As at 30 June 2019, Scenic Rim LGA had an estimated residential population of 43,123 persons. This total is anticipated to increase by 22,090 persons to 65,213 persons in 2041. Relevantly, Scenic Rim LGA had an estimated residential population of 8,995 persons aged 65 years and over in 2019. This total is anticipated to increase by 10,053 persons to 19,048 persons aged 65 years and over in 2041. The 65 years and over cohort is typically used to inform retirement village ILUs demand modelling. Similarly, Scenic Rim LGA had an estimated residential population of 6,245 persons aged 70 years and over in 2019. This total is anticipated to increase by 8,306 persons to 14,551 persons aged 70 years and over in 2041. The 70 years and over cohort is typically used to inform residential aged care places demand modelling.

Table 7-1 denotes total population estimates, 65 years and over population estimates and 70 years and over population estimates for Scenic Rim LGA and its component SA2s between 2019 and 2041.

Table 7-1   Estimated Residential Population by Age Group, Scenic Rim LGA, 2019 to 2041

Statistical Geography	2019	2020	2021	2026	2031	2036	2041	AAGR, 2019-41 (%)
Total Population								
Boonah SA2	12,621	12,662	12,662	13,050	13,714	15,362	16,731	1.3%
Beaudesert SA2	14,903	15,158	15,159	18,384	24,135	28,773	30,588	3.3%

Statistical Geography	2019	2020	2021	2026	2031	2036	2041	AAGR, 2019-41 (%)
Tamborine – Canungra SA2	15,599	15,805	15,805	16,215	16,881	17,398	17,894	0.6%
Scenic Rim LGA	43,123	43,625	43,626	47,650	54,730	61,534	65,213	1.9%
Population Aged 65+								
Boonah SA2	2,916	2,954	2,993	3,413	3,887	4,610	5,270	2.7%
Beaudesert SA2	2,955	3,113	3,279	4,422	6,351	8,108	8,984	5.2%
Tamborine – Canungra SA2	3,124	3,229	3,338	3,770	4,211	4,543	4,795	2.0%
Scenic Rim LGA	8,995	9,296	9,609	11,605	14,448	17,262	19,048	3.5%
Population Aged 70+								
Boonah SA2	2,019	2,050	2,082	2,432	2,840	3,450	3,989	3.1%
Beaudesert SA2	2,077	2,210	2,352	3,218	4,724	6,182	7,040	5.7%
Tamborine – Canungra SA2	2,149	2,207	2,266	2,591	2,974	3,281	3,522	2.3%
Scenic Rim LGA	6,245	6,467	6,700	8,240	10,538	12,913	14,551	3.9%

Source: ABS (2020), Regional population by age and sex, Cat. No. 3235.0, Australian Bureau of Statistics, Canberra; and QGSO (2019), Queensland Government population projections: Regions: 2016 to 2041, Queensland Treasury, Canberra

7.2 Retirement Village ILUs

Given that manufactured home parks also cater to the over 50s market (i.e. the retirement village ILUs market), relevant manufactured home park datasets have also been examined in the following sections.

7.2.1 Existing, Pending & Approved Supply

As of 28 February 2021, there were two registered retirement villages within Scenic Rim LGA, providing a total of 66 independent living units (ILUs). These retirement villages are situated within the Boonah SA2. Within Scenic Rim, Capo di Monte provides an alternative lifestyle village (not registered) located in Tamborine Mountain, this facility consists of 45 community titled dwellings. However, for the purpose of this assessment this facility is not included in an assessment of supply as it is not a formalized retirement village.

Table 7-2   Retirement Village ILUs, Scenic Rim LGA, 28 February 2021

Name	Address	SA2	Registration Date	No. of ILUs
Fassifern Retirement Village	Harold Stark Ave, Boonah	Boonah	21/10/2003	47
Trinity Lutheran Units Boonah (Teviot Villas)	16-18 Church St, Boonah	Boonah	11/05/2006	19
Total				**66**

Source: Department of Communities, Housing and Digital Economy (2021), Retirement Villages Register, Queensland Government, Brisbane

As of 28 February 2021, there is one purpose-built manufactured home park (MHP), providing a total of 34 manufactured home sites. This MHP is situated within the Beaudesert SA2.

Table 7-3   Manufactured Home Parks, Scenic Rim LGA, 28 February 2020

Name	Address	SA2	Registration Date	No. of MH Sites
Elysium Village	339-347 Brisbane St, Beaudesert	Beaudesert	27/06/2013	34
Total				**34**

Source: Department of Communities, Housing and Digital Economy (2020), Residential Parks (Manufactured Homes) Register, Queensland Government, Brisbane

Based on a search on Scenic Rim Regional Council's Development Application and Property Online Service between 1 May 2020 and 12 May 2021, there was one pending development application (188 ILUs) and one approved development application – an extension of a previous approval (180 ILUs) for a retirement facility. There were nil pending or approved development applications for manufactured home parks within Scenic Rim LGA.

Table 7-4   Pending and Approved Development Applications for Retirement Village ILUs, Scenic Rim LGA

Address	SA2	Application Number	Status	No. of ILUs
7-39 Finch Rd, Canungra QLD 4275	Tamborine – Canungra	MCU20/133	Pending	188
163 Teviotville Rd, Kalbar QLD 4309	Boonah	MCU20/067	Approved	180
27 Oakland Way, Beaudesert QLD 4285	Beaudesert	MCU17/547	Approved	147

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Address	SA2	Application Number	Status	No. of ILUs
Total				**515**

Source: Scenic Rim Regional Council (2021), Development Application and Property Online service, Scenic Rim Regional Council, Beaudesert

7.2.2   Historical Take-up Rates

As of the 2016 Census, Scenic Rim LGA had a take up rate of 0.0% (nil growth relative to 2011 Census) for manufactured home parks and 2.2% for retirement villages (up 0.5% relative to 2011 Census) for persons aged 65 years and over.

The 2016 take-up rate for Scenic Rim LGA is well below the average recorded for South East Queensland (SEQ) (0.3% for manufactured home parks and 7.4% for retirement villages) and the average recorded for Queensland (0.2% for manufactured home parks and 6.2% for retirement villages).

Other more regional LGAs, along with the City of the Gold Coast, were assessed for the purposes of comparison. The take-up rates for these regional LGAs were similar to Scenic Rim LGA in 2011 and 2016, with the Gold Coast LGA recording higher take-up rates than Scenic Rim LGA in 2011 and 2016.

Table 7-5 details the historical take-up rates of manufactured home parks and retirement villages in 2011 and 2016.

Table 7-5   Historical Take-up rates by Statistical Geography – Manufactured Home Parks and Retirement Villages, Scenic Rim LGA, 2011 and 2016

Statistical Geography	2011	2016	Growth, 2011-16 (%)
Manufactured Home Parks			
Gold Coast LGA	1.2%	0.9%	-0.4%
Sunshine Coast LGA	0.5%	0.0%	-0.4%
Lockyer Valley LGA	0.2%	0.2%	0.0%
Toowoomba LGA	0.0%	0.0%	0.0%
Scenic Rim LGA	0.0%	0.0%	0.0%
Boonah SA2	0.0%	0.0%	0.0%
Beaudesert SA2	0.0%	0.0%	0.0%
Tamborine – Canungra SA2	0.0%	0.0%	0.0%
SEQ	0.4%	0.3%	-0.1%
Queensland	0.3%	0.2%	-0.1%
Retirement Villages			
Gold Coast LGA	5.2%	5.8%	0.6%
Sunshine Coast LGA	11.6%	11.5%	-0.1%
Lockyer Valley LGA	1.3%	0.7%	-0.5%
Toowoomba LGA	7.6%	7.7%	0.1%
Scenic Rim LGA	1.7%	2.2%	0.5%
Boonah SA2	2.2%	2.4%	0.2%
Beaudesert SA2	2.9%	2.8%	-0.1%
Tamborine – Canungra SA2	0.0%	1.7%	1.7%
SEQ	7.2%	7.4%	0.2%

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Statistical Geography	2011	2016	Growth, 2011-16 (%)
Queensland	6.2%	6.2%	0.1%
Manufactured Home Parks and Retirement Villages			
Gold Coast LGA	6.4%	6.7%	0.2%
Sunshine Coast LGA	12.1%	11.5%	-0.6%
Lockyer Valley LGA	1.5%	1.0%	-0.5%
Toowoomba LGA	7.6%	7.7%	0.1%
Scenic Rim LGA	1.7%	2.2%	0.5%
Boonah SA2	2.2%	2.4%	0.2%
Beaudesert SA2	2.9%	2.8%	-0.1%
Tamborine – Canungra SA2	0.0%	1.7%	1.7%
SEQ	7.6%	7.7%	0.1%
Queensland	6.5%	6.5%	0.0%

Source: ABS (2017), 2016 Census of Population and Households, Australian Bureau of Statistics, Canberra; and ABS (2012), 2011 Census of Population and Households, Australian Bureau of Statistics, Canberra

7.2.3   Demand & Supply Assessment

This assessment assumes that there are 1.3 persons per ILU. Based on the population projections for persons aged 65 years and over and applying the 2016 historical take-up rate of 2.2% for manufactured home parks and retirement villages in Scenic Rim LGA[3], demand for retirement village ILUs is derived.

As at 2020, there is demand for 51 ILUs in Boonah SA2, 54 ILUs in Beaudesert SA2 and 56 ILUs in Tamborine – Canungra SA2. In total, there was demand for 160 ILUs in Scenic Rim LGA in 2020. By 2041, demand for retirement village ILUs is anticipated to grow to 91 ILUs in Boonah SA2, 155 ILUs in Beaudesert SA2 and 82 ILUs in Tamborine – Canungra SA2. In total, retirement village ILU demand in Scenic Rim LGA is expected to be within the order of 328 ILUs by 2041.

Table 7-6 details demand for retirement village ILUs within Scenic Rim LGA.

Table 7-6   Demand for Retirement Village ILUs, Scenic Rim LGA, 2019 to 2041

Retirement Village ILU Demand	2019	2020	2021	2026	2031	2036	2041
Boonah SA2	50	51	51	59	67	79	91
Beaudesert SA2	51	54	56	76	109	139	155
Tamborine – Canungra SA2	54	56	57	65	72	78	82
Scenic Rim LGA	155	160	165	200	249	297	328

Source: CDM Smith estimates (2021)

As discussed previously, there are 34 existing manufactured home sites (in Beaudesert SA2) and 145 existing ILUs in Scenic Rim LGA. As for approved supply, there are 180 ILUs approved (in Boonah SA2) and 347 approved in the Beaudesert SA2. The total existing and approved supply of ILUs in Scenic Rim LGA is:

- Existing supply of 100 ILUs; and

- Approved supply of 327 ILUs.

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[3] ABS (2017), 2016 Census of Population and Households, Australian Bureau of Statistics, Canberra

Assuming existing and approved supply remains constant at 2021 levels (427 ILUs) throughout the assessment horizon, there is an oversupply of 195 ILUs in Boonah SA2, an oversupply of 125 ILUs in Beaudesert SA2 and an undersupply of 57 ILUs in Tamborine – Canungra SA2 in 2021. Collectively, there is an oversupply of 262 ILUs in Scenic Rim LGA in 2021. By 2041, there is an anticipated oversupply of 155 ILUs in Boonah SA2, a marginal oversupply of 26 ILUs in Beaudesert SA2 and an undersupply of 82 ILUs in Tamborine – Canungra SA2. In total, an oversupply in the order of 99 ILUs is expected within Scenic Rim LGA by 2041.

Table 7-7 details the supply demand balance of retirement village ILUs between 2021 and 2041. The supply demand balance assessment does not include the 188 ILUs pending (in Tamborine – Canungra SA2) within Scenic Rim LGA.

Table 7-7   Retirement Village ILUs Supply Demand Balance, Scenic Rim LGA, 2021 to 2041

	2021	2026	2031	2036	2041
Demand for ILUs					
Boonah SA2	51	59	67	79	91
Beaudesert SA2	56	76	109	139	155
Tamborine – Canungra SA2	57	65	72	78	82
Scenic Rim LGA	165	200	249	297	328
Existing ILUs and MHP Sites Supply					
Boonah SA2	66	66	66	66	66
Beaudesert SA2	34	34	34	34	34
Tamborine – Canungra SA2	-	-	-	-	-
Scenic Rim LGA	145	145	145	145	145
Approved ILUs and MHP Sites Supply					
Boonah SA2	180	180	180	180	180
Beaudesert SA2	147	147	147	147	147
Tamborine – Canungra SA2	-	-	-	-	-
Scenic Rim LGA	327	327	327	327	327
Total Supply					
Boonah SA2	246	246	246	246	246
Beaudesert SA2	181	181	181	181	181
Tamborine – Canungra SA2	-	-	-	-	-
Scenic Rim LGA	427	427	427	427	427
Supply Demand Balance					
Boonah SA2	195	187	179	167	155
Beaudesert SA2	125	105	72	42	26
Tamborine – Canungra SA2	-57	-65	-72	-78	-82
Scenic Rim LGA	262	227	178	130	99

Note: A positive number indicates a notional oversupply, while a negative number refers to the number of additional ILUs supportable
Source: CDM Smith estimates (2021)

At an LGA wide level, it appears that there is sufficient existing and approved ILUs. However, future supply is attributable to the approval of 180 ILUs within Boonah SA2 and the 147 ILUs in the Beaudesert SA2. Both SA2s will therefore be sufficiently supplied with ILUs to 2041 (and beyond), however, consideration should be given to the future provision of ILUs in the Tamborine – Canungra SA2.

7.3   Residential Aged Care

Scenic Rim LGA is split across two Aged Care Planning Regions (ACPR) as of 2018, with these being:

- West Moreton ACPR: Boonah SA2; and

- Logan River Valley ACPR: Beaudesert SA2 and Tamborine – Canungra SA2.

Figure 7-2   Aged Care Planning Regions 2018, Queensland
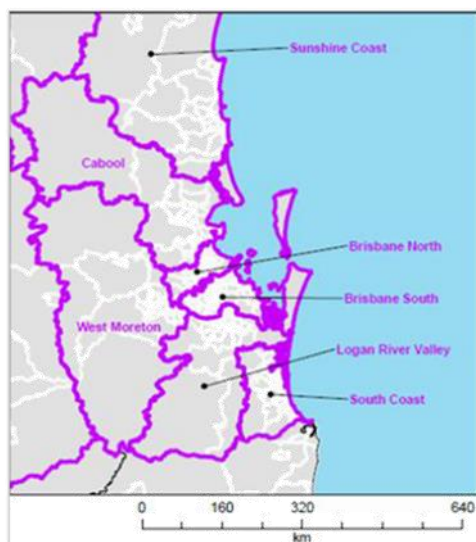
Source: Department of Health (2018), Aged Care Planning Regions 2018, Australian Government, Canberra

7.3.1   Existing & Approved Supply

As of 30 June 2020, there were 396 residential aged care places in Scenic Rim LGA, as detailed in Table 7-8 below.

Table 7-8   Residential Aged Care Places, Scenic Rim LGA, 30 June 2020

Name	Address	ACPR	SA2	No. of Residential Aged Care Places
Churches of Christ Care Fassifern Aged Care Service Boonah	1 Harold Stark Avenue, Boonah	West Moreton	Boonah	131
Wongaburra Garden Settlement Hostel	210 Brisbane Street, Beaudesert	Logan River Valley	Beaudesert	76
Beaumont Care Roslyn Lodge	24 Main Western Street, North Tamborine	Logan River Valley	Tamborine – Canungra	38
Wongaburra Nursing Home	210 Brisbane Street, Beaudesert	Logan River Valley	Beaudesert	49
Whiddon Beaudesert Star	14 Brooklands Drive, Beaudesert	Logan River Valley	Beaudesert	102
Total				**396**

Source: Australian Institute of Health and Welfare (2021), Aged care service list: 30 June 2020, Australian Government, Canberra

Based on a search on Scenic Rim Regional Council's Development Application and Property Online Service between 1 May 2020 and 12 May 2021, there was one approved development application – an extension of a previous approval (60 places) for a residential aged care facility. Additionally, there was one pending development application for a residential care facility in Harrisville (Boonah SA2) for 51 places.

Table 7-9   Approved Development Applications for Residential Aged Care Facilities, Scenic Rim LGA

Address	SA2	Application Number	Status	No. of Residential Aged Care Places
163 Teviotville Rd, Kalbar QLD 4309	Boonah	MCU20/067	Approved	60
Total				**60**

Source: Scenic Rim Regional Council (2021), Development Application and Property Online service, Scenic Rim Regional Council, Beaudesert

7.3.2   Demand & Supply Assessment

This assessment assumes that there is one person per residential aged care bed. Based on the population projections for persons aged 70 years and over and applying the Queensland provision ratio of 7.5%[4], demand for residential aged care places is derived.

As at 2020, there is demand for 154 places in Boonah SA2, 166 places in Beaudesert SA2 and 166 Places in Tamborine – Canungra SA2. In total, there was demand for 485 places in Scenic Rim LGA in 2020. By 2041, demand for residential aged care places is anticipated to grow to 299 places in Boonah SA2, 528 places in Beaudesert SA2 and 264 places in Tamborine – Canungra SA2. In total, residential aged care places demand in Scenic Rim LGA is expected to be within the order of 1,092 places by 2041.

Table 7-10 details demand for residential aged care places within Scenic Rim LGA.

Table 7-10   Demand for Residential Aged Care Places, Scenic Rim LGA, 2019 to 2041

Residential Aged Care Places Demand	2019	2020	2021	2026	2031	2036	2041
Boonah SA2	152	154	156	183	213	259	299
Beaudesert SA2	156	166	176	242	355	464	528
Tamborine – Canungra SA2	161	166	170	194	223	246	264
Scenic Rim LGA	**469**	**485**	**503**	**618**	**791**	**969**	**1,092**

Source: CDM Smith estimates (2021)

Meanwhile, there are 396 places in Scenic Rim LGA, comprising of 131 places in Boonah SA2, 227 places in Beaudesert SA2 and 38 places in Tamborine – Canungra SA2, as discussed previously. As for approved supply, there was one approved development application for a residential aged care facility.

Assuming supply remains constant at 2020 levels throughout the assessment horizon, there is an oversupply of 37 places in Boonah SA2, an oversupply of 61 places in Beaudesert SA2 and an undersupply of 128 places in Tamborine – Canungra SA2 in 2020. Collectively, there is an undersupply of 29 places within Scenic Rim LGA in 2020. This undersupply is expected to increase to 636 places by 2041 within Scenic LGA and is comprised of an undersupply of 108 places in Boonah SA2, an undersupply of 301 places in Beaudesert SA2 and an undersupply of 226 places in Tamborine – Canungra SA2.

Table 7-11 details the supply demand balance of residential aged care places between 2020 and 2041.

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[4] Productivity Commission (2021), Report on Government Services 2021 – Chapter 14 Aged Care Services, Australian Government, Canberra

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Table 7-11   Residential Aged Care Facilities Supply Demand Balance, Scenic Rim LGA, 2020 to 2041

	2020	2021	2026	2031	2036	2041
Demand for Residential Aged Care Places						
Boonah SA2	154	156	183	213	259	299
Beaudesert SA2	166	176	242	355	464	528
Tamborine – Canungra SA2	166	170	194	223	246	264
Scenic Rim LGA	485	503	618	791	969	1,092
Existing Residential Aged Care Places Supply						
Boonah SA2	131	131	131	131	131	131
Beaudesert SA2	227	227	227	227	227	227
Tamborine – Canungra SA2	38	38	38	38	38	38
Scenic Rim LGA	396	396	396	396	396	396
Approved Residential Aged Care Supply						
Boonah SA2	60	60	60	60	60	60
Beaudesert SA2	-	-	-	-	-	-
Tamborine – Canungra SA2	-	-	-	-	-	-
Scenic Rim LGA	60	60	60	60	60	60
Total Supply						
Boonah SA2	191	191	191	191	191	191
Beaudesert SA2	227	227	227	227	227	227
Tamborine – Canungra SA2	38	38	38	38	38	38
Scenic Rim LGA	456	456	456	456	456	456
Supply Demand Balance						
Boonah SA2	37	35	8	-22	-68	-108
Beaudesert SA2	61	51	-15	-128	-237	-301
Tamborine – Canungra SA2	-128	-132	-156	-185	-208	-226
Scenic Rim LGA	-29	-47	-162	-335	-513	-636

Note: A positive number indicates a notional oversupply, while a negative number refers to the number of additional places supportable
Source: CDM Smith estimates (2021)

In the short term both the Boonah and Beaudesert SA2s are likely to be appropriately supplied with resident aged care. However, in the medium-term need must be addressed within Beaudesert SA2. Meanwhile, at the LGA level, Scenic Rim is increasingly undersupplied across the projection period. This undersupply stems from the undersupply within the Tamborine – Canungra SA2 between 2020 and 2041. As of 2041, there is capacity in all three SA2s to support more residential aged care facilities, however, additions to supply in the next 5 to 10 years should be concentrated in the Tamborine – Canungra SA2 in order to mitigate the immediate undersupply concerns.

7.4   Informal Seniors Living

This assessment has specifically focussed on formalised senior living options (ILUs and residential aged care), however, there are alternatives to providing affordable housing for seniors. These informal facilities could be in the form of community titled developments which are marketed to seniors but do satisfy the legislative definition of retirement villages or aged care facilities. Typically, in these types of communities, the resident owns their home and pays a site fee to the owner for the land their home occupies and for the upkeep of the communal facilities. Lifestyle Villages are usually marketed to the over 50's and residents live independently, not dependent on staff for assistance. These kinds of facilities provide informal and compact seniors living options for downsizers and retirees.

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Across South East Queensland (SEQ), there are a number of informal seniors living facilities including Maroochy Shores and Twin Cedars (Bli Bli). In these examples, community titled land is marketed to seniors as an affordable alternative to other manufactured home parks, retirement villages or residential aged care programs. Additionally, residents of community titled developments (informal seniors living) can continue to benefit from access to outdoor areas without maintaining the area themselves.

Within Scenic Rim, an example informal seniors living is at Capo di Monte in Tamborine Mountain is a 45-unit facility which offers residents community titled dwellings with all maintenance included in an annual fee. This typology has been successfully delivered in Scenic Rim LGA previously and, as such, is a potential option for diversity in the housing market catering to an ageing population.

7.5   Key Findings

Key findings from this section suggest an oversupply of approvals in the Boonah SA2 across the projection period. However, there is a shortfall in ILUs and residential aged care units in both the Beaudesert and Tamborine – Canungra SA2s by 2041. There is immediate need for aged care in the Tamborine – Canungra SA2, and medium term need in the Boonah and Beaudesert SA2s.

The concern with this situation is that when assessing the supply and demand balance across the Scenic Rim LGA may result in the rejection of development applications for specialised housing typologies as the overall imbalance is not anticipated to be significant until after 2026. The distribution of these typologies, particularly residential aged care, demonstrates that Council should approve new facilities, however, will need to be mindful of location within the LGA.

Section 8 Housing Need by Typology

In formulating a methodology for assessing future housing need it was necessary to understand how the existing composition of households by size related to the existing stock of dwellings by size. Any assessment of housing need which aims to address changes in the mix of housing delivered should focus primarily on how households are expected to change over time. This can be achieved having regard to historic trends and demographic projections. It is not appropriate to project changes in the housing stock or how households have been occupying that housing stock, because such an analysis in effect embeds the aforementioned policy challenges (i.e. mismatch in household requirements and the housing stock). Such an exercise can be useful to understand the scope and scale of the policy challenge if 'business as usual' is permitted to run its course, but should not be used as anything but a contextual basis for setting policy.

The methodological approach adopted in this housing needs assessment is based on the size of households and the size of dwellings. This approach is preferred over consideration of household composition based on family structure, because it provides a clear understanding of how many people need to be housed. For example, while a couple family without children is clearly a two person household, a couple family with children could be three or more persons. A group household is largely indeterminant.

8.1   Existing & Projected Housing Need

Census data demonstrates overwhelmingly, average household sizes (persons per dwelling) have fallen sharply over the past 50 years. As a result of a range of factors but chief among those are rising household incomes and access to contraception. More recently, after the wealth effect ran its course during the 1970s and 1980s, rising cost pressures appear to have weighed on birth rates and consequently family size.

The housing needs assessment projects households by size at the Study Area, SA2 and LGA level, meaning that for each area there is a projected number of one person, two person, three person and four or more person households. These are generated having regard to QGSO population projections (2018) converted to total number of households based on a 2016 average household size and a projected 2041 average households size (typically lower than the 2016 average household size) informed by historical trends and QGSO 2020 edition population projections. Notably, the three SA2s within the Scenic Rim LGA (Boonah, Beaudesert and Tamborine – Canungra) align exactly with the LGA boundary. The preceding section details the household projections by Study Area with respect to household composition and size. These household projections were then grouped in three categories, namely:

- Small households: one or two person households;
- Medium households: three person households; and
- Large households: four or more person households.

Similarly, the 2016 dwelling stock is categorised by dwelling size based on number of bedrooms, as follows:

- Small dwelling: one and two bedroom dwellings;
- Medium dwelling: three bedroom dwellings; and
- Large dwelling: four or more bedroom dwellings.

A comparison of 2016 households by size and dwellings by size for each Study Area is made and expressed as a ratio of:

- Small households to small dwellings;
- Medium households to medium dwellings; and
- Large households to large dwellings.

This comparison shows that there are more small households than small dwellings in any given Study Area, while there are usually fewer medium households than medium dwellings and significantly fewer large households than large dwellings. This suggests that to varying degrees the dwelling stock in the designated Study Areas is skewed away from small dwellings towards larger dwellings. The ratios within Scenic Rim LGA range from 0.22 to 3.90 across the projection period, as detailed in Table 8-1 (e.g. in 2041 there were 3.90 times as many small households as there were small dwellings in Scenic Rim LGA).

Study Areas in which the small dwelling to small household ratios are anticipated to increase most significantly are:

- Peak Crossing, in the Boonah SA2, recorded a small household to dwelling ratio in the order of 9.79 as of the latest Census which is anticipated to increase to 15.16 by 2041 based on a continuation of historic trends;

- Beechmont in the Beaudesert SA2, recorded a 4.56 small household to small dwelling ratio as of 2016 which is estimated to increase to 6.03 based on the continuation of trends between 2011 and 2016; and

- Warrill View, in the Boonah SA2, recorded a small household to dwelling ratio of 4.34 in 2016, this ratio is expected to increase to 5.76 by 2041.

At a local government area level, there are over three times as many small households as there are small dwellings in Scenic Rim (according to the 2016 Census). There are less than half as many medium households (three person) households as there are medium dwellings (three bedroom) and 60% as many large households (four or more persons) as there are large (four or more bedroom dwellings). On face value, these ratios tend to suggest that there should be fewer medium and large dwellings and more small dwellings. However, calibrating the market so each ratio is set at 1, because a household's housing needs can change over the household lifecycle (e.g. a family home might be purchased ahead of children being born). Within the Scenic Rim LGA, the baseline ratios demonstrated by the 2016 Census data suggest that the existing distribution of small, medium and large houses is generally reasonable and reflective of planned household lifecycle considerations and general wealth effects.

Table 8-1 reports the small, medium and large household to dwelling ratios for the sixteen Study Areas, three SA2s and the broader Scenic Rim LGA as of 2016 and projected to 2041.

Table 8-1 **Small, Medium and Large Households to dwelling ratio Business as Usual Scenario – Study Areas, SA2s and Scenic Rim LGA, 2016 and 2041**

	2016 – Business as Usual			2041 – Business as Usual		
	Small	Medium	Large	Small	Medium	Large
Boonah						
Aratula	5.43	0.29	0.53	4.46	0.27	0.42
Boonah	3.05	0.25	0.68	3.30	0.24	0.66
Harrisville	4.44	0.35	0.78	4.71	0.50	0.60
Kalbar	4.25	0.29	0.75	3.78	0.36	0.63
Mt Alford	3.30	0.26	0.77	4.53	0.21	0.96
Peak Crossing	9.79	0.60	0.53	15.16	1.12	0.38
Roadvale	3.52	0.28	0.66	3.37	0.32	0.56
Warrill View	4.34	0.39	0.96	5.76	0.40	2.38
Boonah SA2 Total	3.51	0.29	0.71	3.49	0.32	0.63
Beaudesert SA2						
Beaudesert and Gleneagle	3.26	0.37	0.59	3.33	0.39	0.50
Kooralbyn	2.33	0.43	0.47	1.97	0.53	0.50

	2016 – Business as Usual			2041 – Business as Usual		
	Small	Medium	Large	Small	Medium	Large
Rathdowney	3.14	0.26	0.76	4.39	0.13	1.16
Bromelton	5.13	0.26	0.76	5.00	0.29	0.77
Beaudesert SA2 Total	3.15	0.37	0.60	3.16	0.42	0.54
Tamborine – Canungra SA2						
Beechmont	4.56	0.41	0.52	6.03	0.43	0.42
Canungra	3.30	0.43	0.76	3.13	0.58	0.68
Tamborine	4.71	0.53	0.56	5.10	0.66	0.53
Tamborine Mountain	3.50	0.24	0.70	3.90	0.22	0.74
Tamborine – Canungra SA2 Total	3.48	0.33	0.68	3.63	0.36	0.64
Scenic Rim LGA	3.37	0.33	0.66	**3.90**	**0.22**	**0.74**

Source: CDM Smith Analysis (2021)

As mentioned above, small households are one and two person households. These could be a single person family; a couple family without children; a single parent family with one child; or a household of two unrelated persons (e.g. flatmates). Some of these small households might have an absolute need for at least two bedrooms, for example a single parent family with one child or a household of two unrelated persons, while others might only require a single bedroom dwelling (e.g. single person, couple family without children). Relevantly, these households might prefer a spare bedroom whatever their circumstances. For this reason, it is logical that there will always be some imbalance in the number of small households relative to the number of small dwellings (i.e. more small households than small dwellings). However, the policy question is when does that imbalance move from being a manifestation of consumer preference to a structural imbalance in the housing stock. Ultimately, this is a question for policy makers, however this housing needs assessment articulates a set of parameters for consideration about at what point policy intervention might be reasonable.

While the balance of households by size and dwellings by size at a LGA wide level appears reasonable, there are some Study Areas where the imbalance is more pronounced (Peak Crossing, Aratula and Bromelton for example). In some instances, this imbalance may require policy intervention. An example of this could be in Aratula, between 2011 and 2016 demographic data shows an increase in the proportion of persons aged 0 to 14 years, suggesting that households in the area are moving through the lifecycle of couples (couples without children, to couples with children, and then, back to couples without children). Over the course of the next 20 years, residents of Aratula will see downsizing as a relevant consideration as their children move out. This example highlights that in some parts of Scenic Rim intervention is warranted to augment the housing stock by providing more opportunity for smaller dwellings to be delivered and to allow residents to downsize whilst remaining in their local community. These concerns will become increasingly relevant as the Study Areas experience population growth over time.

8.1.1   Study Areas of Concern

As of 2041, any Study Area with a small household to small dwellings ratio in excess of 3.5, suggests that the area could benefit from some form of intervention. These areas are as follows:

- Aratula;

- Beechmont;

- Bromelton;

- Harrisville;

- Kalbar;

- Mount Alford;

- Peak Crossing;

- Rathdowney;

- Tamborine;

- Tamborine Mountain; and

- Warrill View.

8.2   Policy Intervention

This housing needs assessment sets a range of model 'rules' to demonstrate the effect of escalating intervention to address the imbalance in small households to small dwellings. The rules as they are currently adopted are:

- SA2s with a ratio of small households to small dwellings is less than 3.5: no change to the incidence of small dwellings as at 2041;

- SA2s with a ratio of small households to small dwellings is between 3.5 and 7.5: the incidence of small dwellings as at 2041 is increased by 25% relative to 2016 levels (e.g. if 4% of the dwelling stock is small dwellings in 2016, the incidence is increased to 5% of the dwelling stock being small dwellings by 2041);

- SA2s with a ratio of small households to small dwellings is between 7.5 and 12.5: the incidence of small dwellings as at 2041 is increased by 75% relative to 2016 levels (e.g. if 4% of the dwelling stock is small dwellings in 2016, the incidence is increased to 7% of the dwelling stock being small dwellings by 2041);

- SA2s with a ratio of small households to small dwellings is between 12.5 and 17.5: the incidence of small dwellings as at 2041 is increased by 150% relative to 2016 levels (e.g. if 4% of the dwelling stock is small dwellings in 2016, the incidence is increased to 10% of the dwelling stock being small dwellings by 2041); and

- SA2s with a ratio of small households to small dwellings is greater than 17.5: the incidence of small dwellings as at 2041 is increased by 250% relative to 2016 levels (e.g. if 4% of the dwelling stock is small dwellings in 2016, the incidence is increased to 14% of the dwelling stock being small dwellings by 2041).

While the above interventions might seem significant, the areas with the greatest imbalances are typically where the incidence of small dwellings as a proportion of the housing stock is very low, which means actual changes in terms of the number of additional small dwellings will not be as significant.

The policy implication of the above rules as they currently stand is that it is considered reasonable that in some locations there will be four to five times the number of small households as there are small dwellings, or put another way nearly at least three out of five small households will reside in a medium or large dwelling. As already mentioned, the above rules have been adopted for demonstrative purposes and do not reflect the potential impact of land supply constraints. However, based on the nature of the Study Areas being selected as being focus areas for future growth, it is not anticipated that constraints on residential land supply will be a significant concern.

Table 8-2 below details the adjusted small, medium and large household to dwelling ratios for the sixteen Study Areas, three SA2s and the broader Scenic Rim LGA as of 2041.

Table 8-2 Small, Medium and Large Household to dwelling ratio Policy Intervention Scenario and Business as Usual Scenario – Study Areas, SA2s and Scenic Rim LGA, 2041

	2041 – Business as Usual			2041 – Policy Intervention		
	Small	Medium	Large	Small	Medium	Large
Boonah						
Aratula	4.46	0.27	0.42	3.57	0.28	0.44
Boonah	3.30	0.24	0.66	3.30	0.24	0.66
Harrisville	4.71	0.50	0.60	3.77	0.52	0.62
Kalbar	3.78	0.36	0.63	3.02	0.38	0.66
Mt Alford	4.53	0.21	0.96	3.62	0.22	1.00
Peak Crossing	15.16	1.12	0.38	6.07	1.18	0.40
Roadvale	3.37	0.32	0.56	3.37	0.32	0.56
Warrill View	5.76	0.40	2.38	4.61	0.41	2.42
Boonah SA2 Total	3.49	0.32	0.63	3.49	0.32	0.63
Beaudesert SA2						
Beaudesert and Gleneagle	3.33	0.39	0.50	3.33	0.39	0.50
Kooralbyn	1.97	0.53	0.50	1.97	0.53	0.50
Rathdowney	4.39	0.13	1.16	3.51	0.14	1.22
Bromelton	5.00	0.29	0.77	4.00	0.29	0.79
Beaudesert SA2 Total	3.16	0.42	0.54	3.16	0.42	0.54
Tamborine – Canungra SA2						
Beechmont	6.03	0.43	0.42	4.82	0.45	0.43
Canungra	3.13	0.58	0.68	3.13	0.58	0.68
Tamborine	5.10	0.66	0.53	4.08	0.68	0.55
Tamborine Mountain	3.90	0.22	0.74	3.12	0.23	0.78
Tamborine – Canungra SA2 Total	3.63	0.36	0.64	2.91	0.38	0.67
Scenic Rim LGA	**3.90**	**0.22**	**0.74**	**3.36**	**0.37**	**0.59**

Source: CDM Smith Analysis (2021)

Section 9 Housing Need Projections

The preceding sections of this analysis demonstrate that in some Study Areas, policy intervention can assist in creating a balanced dwelling supply across Scenic Rim LGA and within the sixteen Study Areas. As such, this assessment has prepared two household need projection scenarios. The first of which is the business-as-usual scenario (i.e. no change in the composition of the housing stock in response to changes in the composition on households) and a policy intervention scenario, whereby the local government implements policies which incentivise certain development types (the impact detailed in Section 8).

9.1   Business As Usual

As previously detailed, under the business-as-usual scenario, total dwellings in the Scenic Rim LGA are anticipated to increase as follows:

- The number of small dwellings is anticipated to grow from 2,806 dwellings in 2016 to 4,559 dwellings by 2041. Almost a third of all small dwellings at 2041 are anticipated to be located in the Beaudesert and Gleneagle Study Area;

- Medium dwellings in the LGA are expected to increase from 6,952 dwellings to 10,091 dwellings between 2016 and 2041, with over a quarter located in the Beaudesert and Gleneagle Study Area and almost 20.0% located in Tamborine Mountain at 2041; and

- Between 2016 and 2041 large dwellings are anticipated to increase from 5,847 dwellings to 10,742 dwellings. The majority of large dwellings are expected to be located in either the Beaudesert and Gleneagle Study Area or the Tamborine Mountain Study Area.

Table 9-1 summarises the business-as-usual dwelling projections for small, medium and large dwellings by Study Area, SA1 and for Scenic Rim LGA. Appendix E details the business-as-usual projections for 2026, 2021, 2026, 2036 and 2041.

Table 9-1   Small, Medium and Large Household to dwelling Projections Business as Usual Scenario – Study Areas, SA2s and Scenic Rim LGA, 2016

	2016 – Business as Usual				2041 – Business as Usual			
	Small	Medium	Large	Total	Small	Medium	Large	Total
Boonah								
Aratula	22	91	66	178	38	107	94	239
Boonah	305	641	448	1,394	400	914	675	1,989
Harrisville	21	88	59	168	24	103	97	225
Kalbar	60	219	158	437	102	267	309	679
Mt Alford	30	78	43	152	31	134	44	209
Peak Crossing	9	59	120	187	12	54	279	344
Roadvale	35	90	65	190	50	115	90	255
Warrill View	14	75	41	130	12	143	20	175
Balance	329	901	609	1,839	493	1,024	930	2,446
Boonah SA2 Total	825	2,242	1,610	4,676	1,161	2,861	2,539	6,561
Beaudesert SA2								

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	2016 – Business as Usual				2041 – Business as Usual			
	Small	Medium	Large	Total	Small	Medium	Large	Total
Beaudesert and Gleneagle	635	1,423	1,315	3,372	1,384	2,670	3,199	7,252
Kooralbyn	188	220	238	646	648	585	704	1,936
Rathdowney	14	35	17	65	22	92	23	138
Bromelton	16	65	75	157	30	102	200	332
Balance	179	438	519	1,135	225	860	1,295	2,380
Beaudesert SA2 Total	1,032	2,181	2,163	5,376	2,308	4,309	5,421	12,039
Tamborine – Canungra SA2								
Beechmont	28	100	87	216	27	122	113	263
Canungra	95	275	257	627	111	293	357	760
Tamborine	83	242	439	764	94	262	639	995
Tamborine Mountain	562	1,499	894	2,955	609	1,891	1,086	3,586
Balance	181	413	396	990	248	353	587	1,188
Tamborine – Canungra SA2 Total	950	2,529	2,074	5,553	1,089	2,921	2,782	6,792
Scenic Rim LGA	2,806	6,952	5,847	15,605	4,559	10,091	10,742	25,392

Source: CDM Smith Analysis (2021)

9.2   Policy Intervention

The policy intervention scenario demonstrates how government intervention in housing supply can assist in reducing the imbalance between household needs and dwelling supply, as assessed in Section 8.2. Household projections for Scenic Rim as a whole remain consistent with the previous scenario, however, the number of small, medium and large dwellings has been redistributed across the sixteen Study Areas in order to better serve housing need.

Based on the policy intervention 'rules' articulated in Section 8.2, the most significant reallocation of dwellings is evident in the 2041 projections for Kalbar and Tamborine Mountain Study Areas and is as follows:

- Tamborine Mountain Study Area would host an additional 152 small dwellings and 97 fewer medium sized dwelling and 56 fewer larger dwellings compared to the business-as-usual scenario; and

- With policy intervention, Kalbar would reasonably redistribute 26 medium and large dwellings to small dwellings, increasing the number of small dwellings to 128.

Table 9-2 summarises the policy intervention scenario dwelling projections for small, medium and large dwellings by Study Area, SA2 and for Scenic Rim LGA. Appendix E details the business-as-usual projections for 2026, 2021, 2026, 2036 and 2041.

Table 9-2 Small, Medium and Large Household to dwelling Policy Intervention Scenario – Study Areas, SA2s and Scenic Rim LGA, 2016

	2016 – Policy Intervention				2041 – Policy Intervention			
	Small	Medium	Large	Total	Small	Medium	Large	Total
Boonah								
Aratula	22	91	66	178	48	102	89	239
Boonah	305	641	448	1,394	400	914	675	1,989
Harrisville	21	88	59	168	30	100	94	225
Kalbar	60	219	158	437	128	255	296	679
Mt Alford	30	78	43	152	38	129	42	209
Peak Crossing	9	59	120	187	29	51	264	344
Roadvale	35	90	65	190	50	115	90	255
Warrill View	14	75	41	130	15	140	19	175
Balance	329	901	609	1,839	423	1,055	969	2,446
Boonah SA2 Total	825	2,242	1,610	4,676	1,161	2,861	2,539	6,561
Beaudesert SA2								
Beaudesert and Gleneagle	635	1,423	1,315	3,372	1,384	2,670	3,199	7,252
Kooralbyn	188	220	238	646	648	585	704	1,936
Rathdowney	14	35	17	65	28	88	22	138
Bromelton	16	65	75	157	37	99	195	332
Balance	179	438	519	1,135	212	867	1,301	2,380
Beaudesert SA2 Total	1,032	2,181	2,163	5,376	2,308	4,309	5,421	12,039
Tamborine – Canungra SA2								
Beechmont	28	100	87	216	34	119	110	263
Canungra	95	275	257	627	111	293	357	760
Tamborine	83	242	439	764	118	255	622	995
Tamborine Mountain	562	1,499	894	2,955	762	1,794	1,030	3,586
Balance	181	413	396	990	337	321	530	1,188
Tamborine – Canungra SA2 Total	950	2,529	2,074	5,553	1,362	2,781	2,649	6,792
Scenic Rim LGA	**2,806**	**6,952**	**5,847**	**15,605**	**4,559**	**10,091**	**10,742**	**25,392**

Source: CDM Smith Analysis (2021)

Section 10 Other Considerations

Whilst housing demand is primarily driven by population growth over time, local infrastructure can also play a role in influencing where new residents to a region (e.g. Scenic Rim Regional Council) ultimately choose to reside. To attract commercial development to an area, the area must have an ample population base to support the development once operating. The nature of Scenic Rim suggests that neighbourhood and local centres are the most likely development opportunities. The thresholds for these centre types are detailed in Table 10-1 below.

Table 10-1   Typical Centre Size and Supportable Population and Dwelling Thresholds

Centre	Typical Size	Anchor Tenant	Population	Dwellings
Neighbourhood	2,500sqm	1,500sqm limited line supermarket	3,000-4,000	1,000-1,500
Local	5,000-7,000sqm	3,000-3,500sqm full line supermarket	8,000-10,000	3,000-4,000

Source CDM Smith Research (2021)

It has been suggested by Scenic Rim Regional Council, that Beechmont may be an appropriate location for a new centre development. As such, this chapter assesses the potential supportable retail floorspace in the Beechmont Study Area. Currently, Beechmont is a low-density rural residential area with a township that provides for the minor convenience needs of residents.

The 2020 ERP of Beechmont, and rebased QGSO population projections for the Study Area are detailed in Section 6.1 and summarised below in Table 10-2. The population of the Beechmont Study Area is anticipated to increase marginally from 636 persons in 2020 to 693 persons by 2041. From these population estimates it is evident that the Beechmont Study Area does not have an appropriately sized population to support a neighbourhood or local centre before 2041.

In order to calculate the estimated available retail expenditure in the Beechmont Study Area, the following assumptions have been made:

- The average Queensland resident spends approximately $12,500 per annum on retail expenditure; and

- Approximately 20.0% of the retail expenditure of residents in Beechmont Study Area would likely be captured by a local centre.

Applying these assumptions to the projected resident population of the Beechmont Study Area yields an estimated annual available retail expenditure in the order of $1.6 million in in 2020, increasing to $1.7 million (2020 dollars) by 2041. For context, on 2020-dollars, the minimum available retail expenditure for a neighbourhood and local centre in the Study Area would be:

- **Neighbourhood Centre:** the minimum available retail expenditure to support the development of a 2,500 square metre centre would be between $7.5 million and $10.0 million per annum; and

- **Local Centre:** available retail expenditure in the Study Area would need to be between $20.0 million and $25.0 million per annum in order to support a 5,000 to 7,000 square metre centre.

Overall, the estimated available retail expenditure in the Beechmont Study Area is significantly lower than the typical minimum requirements of population and expenditure. The implication of these low expenditure values is that additional centre floorspace in the Beechmont Study Area would not be supported by the local population, often resulting in vacant tenancies and an overall lack of commercial viability.

Table 10-2   Population Projections – Beechmont Study Area

	2020	2021	2026	2031	2036	2041
Beechmont Population	636	616	631	656	675	693

Convenience Retail Expenditure per Person	$12,500	$12,500	$12,500	$12,500	$12,500	$12,500
Proportion Spent Locally	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
Estimated Available Retail Expenditure	**$1,590,000**	**$1,539,462**	**$1,576,892**	**$1,639,054**	**$1,686,542**	**$1,731,884**

Source: Australian Bureau of Statistics Estimated Resident Population (2020), QGSO Population Projection medium series (2018) and CDM Smith Estimates (2021)

The average turnover densities for neighbourhood and local centres are typically in the order of $5,500 per square metre to $7,500 per square metre. Given the rural residential nature of the Beechmont Study Area, an appropriate turnover density is likely $6,500 per square metre per annum. Based on this assumption, the estimated available retail expenditure in Beechmont could support 245 square metres as of 2020, increasing to 266 square metres by 2041, as detailed in Table 10-3 below.

Table 10-3   Supportable Retail Floorspace – Beechmont Study Area

	2020	2021	2026	2031	2036	2041
Estimated Available Retail Expenditure	$1,590,000	$1,539,462	$1,576,892	$1,639,054	$1,686,542	$1,731,884
Local Centre Average Turnover/SQM	$6,500	$6,500	$6,500	$6,500	$6,500	$6,500
Supportable Local Centre Gross Lettable Floorspace	**245**	**237**	**243**	**252**	**259**	**266**

Source: CDM Smith Estimates (2021)

The existing supply of retail floorspace in the Beechmont Study Area consists of a general store and a café, totalling approximately 308 square metres. A comparison of the existing floorspace and demand demonstrated that as of 2020 there is an oversupply of retail floorspace in the order of 63 square metres. This oversupply is anticipated to decrease to 42 square metres by 2041, as the population in the area increases. As such, based on the current trajectory of population growth in Beechmont, a centre would not be supportable in this Study Area.

Table 10-4   Supply Demand Balance (square metres) – Beechmont Study Area

	2020	2021	2026	2031	2036	2041
Supportable Local Centre Gross Lettable Floorspace	245	237	243	252	259	266
Total Supply	308	308	308	308	308	308
Supply Demand Balance	**63**	**71**	**65**	**56**	**49**	**42**

Source: CDM Smith Estimates (2021)

Section 11 Recommendations

The rural character of Scenic Rim LGA means that medium or high-rise multi-unit product is not a part of the region's medium to long term future. How and in what form additional dwellings can be delivered will be influenced by location, population density and consumer preferences. As previously detailed, while the balance of households by size and dwellings by size at a LGA-wide level appears reasonable, there are some Study Areas where the imbalance is more pronounced and could in fact benefit from some policy intervention to ensure a diverse housing offering in the future.

Under the business-as-usual scenario detailed in Table 8-1, by 2041 the imbalance between small households and small dwellings is anticipated to be largest in:

- Peak Crossing;
- Beechmont;
- Warrill View;
- Bromelton (assuming residential uses are permitted over the next 20 years); and
- Tamborine.

In terms of additional dwelling growth between 2016 and 2041, the largest growth areas are as follows:

- Boonah SA2:
    - Boonah: 595 dwellings (or 6.1% of total dwelling growth between 2016 and 2041);
    - Kalbar: 241 dwellings (or 2.5% of total dwelling growth between 2016 and 2041);
- Beaudesert SA2:
    - Beaudesert/Gleneagle: 3,880 dwellings (or 39.6% of total dwelling growth between 2016 and 2041);
    - Kooralbyn: 1,290 dwellings (or 13.2% of total dwelling growth between 2016 and 2041);
- Tamborine-Canungra SA2:
    - Tamborine: 231 dwellings (or 2.4% of total dwelling growth between 2016 and 2041); and
    - Tamborine Mountain: 631 dwellings (or 6.4% of total dwelling growth between 2016 and 2041).

An increasing small household to small dwelling ratio over the projection period demonstrates that the Study Area could benefit from the introduction of more compact housing options.

Notably, the demographic profile of Scenic Rim LGA compared to Queensland demonstrates that the area as a whole is generally more affordable than the State average (with respect to the proportion of household income spent on housing costs). However, the Peak Crossing, Beechmont and Tamborine Study Areas demonstrated average housing costs that accounted for over 15.0% of household incomes in 2016, which is higher than the Scenic Rim LGA proportion in the same year (12.9%). Implementing other compact housing typologies in areas which demonstrate a high small household to small dwelling ratios could also assist in maintaining affordable housing options across the Study Areas and in the LGA more broadly.

Historically, a prominent recommendation for growth management planning is to implement minimum lot size requirements across the LGA. The sales volume data by lot size presented in Section 5.3 demonstrates that over the past decade, vacant residential land within the 600 square metres to 800 square metres category was more popular than smaller lots (400 square metres to 600 square metres) in Scenic Rim LGA. Therefore, a minimum lot size in the order of 600 square metres would be a reasonable intervention. However, implementing a minimum lot size in the order of 600 square metres would deter future compact development within the LGA. As such, were a minimum lot size of 600sqm to be implemented, it would need to be regularly reviewed.

Therefore, in order to address emerging demographic trends and encourage the supply of small dwellings in the future, a minimum lot size of 400 square metres to 600 square metres is suggested.

With respect to ILUs and residential aged care facilities in the region, the recommendation is to consider further development of these facilities in the Beaudesert and Tamborine Canungra SA2s, despite the large approval in the Boonah SA2. The large approval at Boonah, results in an LGA-wide assessment of need suggesting only a marginal undersupply in the short run, despite the Tamborine – Canungra SA2 having a significant undersupply of residential aged care facilities as of 2020. It is recommended that Scenic Rim Regional Council consider encouraging development of ILUs and residential aged care facilities outside of Boonah SA2 over the next 5 to 10 years.

Section 12 References

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Appendix A Study Area Definitions

Concordance of Study Areas to SA1s

Table 12-1   Concordance of Study Areas to SA1s

Study Area	Statistical Area 1
Aratula	31002127734
Beaudesert & Gleneagle	31101130501
	31101130502
	31101130503
	31101130504
	31101130505
	31101130506
	31101130507
	31101130508
	31101130509
	31101130510
	31101130512
	31101130513
	31101130515
	31101130519
	31101130524
	31101130531
	31101130532
	31101130533
	31101130534
Beechmont	30904124209
	30904124210
Boonah	31002127705
	31002127706
	31002127708
	31002127715
	31002127716
	31002127731
	31002127733
	31002127735
Bromelton	31101130518
	31002127729
Canungra	30904124205
	30904124220
	30904124221
	30904124222
Harrisville	31002127722
Kalbar	31002127701
	31002127702
	31002127730
Kooralbyn	31101130520
	31101130521
	31101130530

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Study Area	Statistical Area 1
Mt Alford	31002127710
Peak Crossing	31002127726
Rathdowney	31101130525
Roadvale	31002127718
Tamborine	30904124237 30904124236 30904124232 30904124230 30904124201
Tamborine Mountain	30904124206 30904124207 30904124208 30904124213 30904124214 30904124215 30904124216 30904124217 30904124218 30904124227 30904124228 30904124229 30904124231 30904124233 30904124234 30904124235 30904124238 30904124239
Warrill View	31002127724

Appendix B Journey to Work – Place of Work

Details where residents of the Boonah, Beaudesert and the Tamborine -
Canungra SA2s travelled for employment as of the 2016 Census.

Table 12-2   Journey to Work – Place of Work: Residents of Boonah SA2 by Industry, 2016

	Boonah SA2	Beaudesert SA2	Tamborine - Canungra SA2	Ipswich (C)	Brisbane (C)	Logan (C)	Gold Coast (C)	Remainder Queensland	Interstate	Total
Number										
Agriculture, Forestry and Fishing	682	8	0	17	9	0	0	31	0	747
Mining	3	0	0	9	10	0	0	29	0	51
Manufacturing	127	13	0	142	64	10	4	13	7	380
Electricity, Gas, Water and Waste Services	23	3	0	25	10	0	0	5	0	66
Construction	196	6	0	66	59	12	13	134	0	486
Wholesale Trade	113	5	0	17	42	3	0	-3	0	177
Retail Trade	272	13	0	111	32	10	0	11	0	449
Accommodation and Food Services	177	0	0	45	6	0	0	14	0	242
Transport, Postal and Warehousing	129	3	0	37	50	4	3	38	7	271
Information Media and Telecommunications	7	0	0	8	3	0	0	4	0	22
Financial and Insurance Services	46	0	0	24	13	0	0	2	0	85
Rental, Hiring and Real Estate Services	21	0	0	15	3	0	3	7	3	52
Professional, Scientific and Technical Services	92	0	0	38	40	0	0	12	0	182
Administrative and Support Services	57	0	0	26	16	4	0	34	0	137
Public Administration and Safety	79	48	0	113	62	3	0	17	4	326
Education and Training	272	14	0	96	30	9	3	19	0	443
Health Care and Social Assistance	277	17	0	161	56	10	4	25	3	553
Arts and Recreation Services	36	0	0	9	8	0	3	9	0	65
Other Services	134	4	0	37	20	0	3	28	0	226
Total	2,743	134	0	996	533	65	36	429	24	4,960
Proportion of Total (%)										
Agriculture, Forestry and Fishing	13.8%	0.2%	0.0%	0.3%	0.2%	0.0%	0.0%	0.6%	0.0%	15.1%
Mining	0.1%	0.0%	0.0%	0.2%	0.2%	0.0%	0.0%	0.6%	0.0%	1.0%

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	Boonah SA2	Beaudesert SA2	Tamborine - Canungra SA2	Ipswich (C)	Brisbane (C)	Logan (C)	Gold Coast (C)	Remainder Queensland	Interstate	Total
Manufacturing	2.6%	0.3%	0.0%	2.9%	1.3%	0.2%	0.1%	0.3%	0.1%	7.7%
Electricity, Gas, Water and Waste Services	0.5%	0.1%	0.0%	0.5%	0.2%	0.0%	0.0%	0.1%	0.0%	1.3%
Construction	4.0%	0.1%	0.0%	1.3%	1.2%	0.2%	0.3%	2.7%	0.0%	9.8%
Wholesale Trade	2.3%	0.1%	0.0%	0.3%	0.8%	0.1%	0.0%	-0.1%	0.0%	3.6%
Retail Trade	5.5%	0.3%	0.0%	2.2%	0.6%	0.2%	0.0%	0.2%	0.0%	9.1%
Accommodation and Food Services	3.6%	0.0%	0.0%	0.9%	0.1%	0.0%	0.0%	0.3%	0.0%	4.9%
Transport, Postal and Warehousing	2.6%	0.1%	0.0%	0.7%	1.0%	0.1%	0.1%	0.8%	0.1%	5.5%
Information Media and Telecommunications	0.1%	0.0%	0.0%	0.2%	0.1%	0.0%	0.0%	0.1%	0.0%	0.4%
Financial and Insurance Services	0.9%	0.0%	0.0%	0.5%	0.3%	0.0%	0.0%	0.0%	0.0%	1.7%
Rental, Hiring and Real Estate Services	0.4%	0.0%	0.0%	0.3%	0.1%	0.0%	0.1%	0.1%	0.1%	1.0%
Professional, Scientific and Technical Services	1.9%	0.0%	0.0%	0.8%	0.8%	0.0%	0.0%	0.2%	0.0%	3.7%
Administrative and Support Services	1.1%	0.0%	0.0%	0.5%	0.3%	0.1%	0.0%	0.7%	0.0%	2.8%
Public Administration and Safety	1.6%	1.0%	0.0%	2.3%	1.3%	0.1%	0.0%	0.3%	0.1%	6.6%
Education and Training	5.5%	0.3%	0.0%	1.9%	0.6%	0.2%	0.1%	0.4%	0.0%	8.9%
Health Care and Social Assistance	5.6%	0.3%	0.0%	3.2%	1.1%	0.2%	0.1%	0.5%	0.1%	11.1%
Arts and Recreation Services	0.7%	0.0%	0.0%	0.2%	0.2%	0.0%	0.1%	0.2%	0.0%	1.3%
Other Services	2.7%	0.1%	0.0%	0.7%	0.4%	0.0%	0.1%	0.6%	0.0%	4.6%
Total	55.3%	2.7%	0.0%	20.1%	10.7%	1.3%	0.7%	8.6%	0.5%	100.0%

Source: Australia Bureau of Statistics Census of Population and Housing (2016)

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Table 12-3   Journey to Work – Place of Work: Residents of Boonah SA2 by Occupation, 2016

	Boonah SA2	Beaudesert SA2	Tamborine - Canungra SA2	Ipswich (C)	Brisbane (C)	Logan (C)	Gold Coast (C)	Remainder Queensland	Interstate	Total
Number										
Managers	639	13	0	99	76	8	7	33	3	878
Professionals	301	19	0	143	93	13	8	18	4	599
Technicians and Trades Workers	355	25	0	166	110	16	13	129	5	819
Community and Personal Service Workers	305	27	0	146	52	7	0	26	0	563
Clerical and Administrative Workers	322	19	0	152	101	8	0	24	5	631
Sales Workers	250	12	0	101	21	6	0	9	3	402
Machinery Operators and Drivers	191	8	0	68	56	14	10	74	0	421
Labourers	514	33	0	169	40	3	3	87	0	849
Total	**2,877**	**156**	**0**	**1,044**	**549**	**75**	**41**	**400**	**20**	**5,162**
Proportion of Total (%)										
Managers	12.4%	0.3%	0.0%	1.9%	1.5%	0.2%	0.1%	0.6%	0.1%	17.0%
Professionals	5.8%	0.4%	0.0%	2.8%	1.8%	0.3%	0.2%	0.3%	0.1%	11.6%
Technicians and Trades Workers	6.9%	0.5%	0.0%	3.2%	2.1%	0.3%	0.3%	2.5%	0.1%	15.9%
Community and Personal Service Workers	5.9%	0.5%	0.0%	2.8%	1.0%	0.1%	0.0%	0.5%	0.0%	10.9%
Clerical and Administrative Workers	6.2%	0.4%	0.0%	2.9%	2.0%	0.2%	0.0%	0.5%	0.1%	12.2%
Sales Workers	4.8%	0.2%	0.0%	2.0%	0.4%	0.1%	0.0%	0.2%	0.1%	7.8%
Machinery Operators and Drivers	3.7%	0.2%	0.0%	1.3%	1.1%	0.3%	0.2%	1.4%	0.0%	8.2%
Labourers	10.0%	0.6%	0.0%	3.3%	0.8%	0.1%	0.1%	1.7%	0.0%	16.4%
Total	**55.7%**	**3.0%**	**0.0%**	**20.2%**	**10.6%**	**1.5%**	**0.8%**	**7.7%**	**0.4%**	**100.0%**

Source: Australia Bureau of Statistics Census of Population and Housing (2016)

Table 12-4 Journey to Work – Place of Work: Residents of Beaudesert by Industry SA2, 2016

	Beaudesert SA2	Boonah SA2	Tamborine - Canungra SA2	Ipswich (C)	Brisbane (C)	Logan (C)	Gold Coast (C)	Remainder Queensland	Interstate	Total
Number										
Agriculture, Forestry and Fishing	473	11	9	0	4	17	3	13	0	530
Mining	19	0	0	0	9	0	10	15	9	62
Manufacturing	217	0	3	29	64	44	46	20	0	423
Electricity, Gas, Water and Waste Services	37	0	0	0	13	8	3	6	0	67
Construction	220	3	4	12	61	52	48	167	9	576
Wholesale Trade	58	5	3	0	33	18	15	3	0	135
Retail Trade	297	0	8	18	44	87	25	6	0	485
Accommodation and Food Services	268	0	21	0	10	46	7	11	3	366
Transport, Postal and Warehousing	133	0	8	3	61	35	18	23	3	284
Information Media and Telecommunications	14	0	0	0	7	4	7	-3	0	29
Financial and Insurance Services	34	0	0	0	12	3	4	8	0	61
Rental, Hiring and Real Estate Services	42	0	0	0	11	13	3	5	0	74
Professional, Scientific and Technical Services	119	0	0	3	31	15	11	17	5	201
Administrative and Support Services	87	0	3	0	14	13	15	31	0	163
Public Administration and Safety	174	5	4	0	40	54	12	18	6	313
Education and Training	283	7	15	4	35	64	25	9	0	442
Health Care and Social Assistance	361	4	3	4	50	62	23	15	5	527
Arts and Recreation Services	76	4	7	0	8	9	10	-6	0	108
Other Services	138	0	0	0	26	21	10	18	0	213
Total	3,050	39	88	73	533	565	295	376	40	5,059
Proportion of Total (%)										
Agriculture, Forestry and Fishing	9.3%	0.2%	0.2%	0.0%	0.1%	0.3%	0.1%	0.3%	0.0%	10.5%
Mining	0.4%	0.0%	0.0%	0.0%	0.2%	0.0%	0.2%	0.3%	0.2%	1.2%

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	Beaudesert SA2	Boonah SA2	Tamborine - Canungra SA2	Ipswich (C)	Brisbane (C)	Logan (C)	Gold Coast (C)	Remainder Queensland	Interstate	Total
Manufacturing	4.3%	0.0%	0.1%	0.6%	1.3%	0.9%	0.9%	0.4%	0.0%	8.4%
Electricity, Gas, Water and Waste Services	0.7%	0.0%	0.0%	0.0%	0.3%	0.2%	0.1%	0.1%	0.0%	1.3%
Construction	4.3%	0.1%	0.1%	0.2%	1.2%	1.0%	0.9%	3.3%	0.2%	11.4%
Wholesale Trade	1.1%	0.1%	0.1%	0.0%	0.7%	0.4%	0.3%	0.1%	0.0%	2.7%
Retail Trade	5.9%	0.0%	0.2%	0.4%	0.9%	1.7%	0.5%	0.1%	0.0%	9.6%
Accommodation and Food Services	5.3%	0.0%	0.4%	0.0%	0.2%	0.9%	0.1%	0.2%	0.1%	7.2%
Transport, Postal and Warehousing	2.6%	0.0%	0.2%	0.1%	1.2%	0.7%	0.4%	0.5%	0.1%	5.6%
Information Media and Telecommunications	0.3%	0.0%	0.0%	0.0%	0.1%	0.1%	0.1%	-0.1%	0.0%	0.6%
Financial and Insurance Services	0.7%	0.0%	0.0%	0.0%	0.2%	0.1%	0.1%	0.2%	0.0%	1.2%
Rental, Hiring and Real Estate Services	0.8%	0.0%	0.0%	0.0%	0.2%	0.3%	0.1%	0.1%	0.0%	1.5%
Professional, Scientific and Technical Services	2.4%	0.0%	0.0%	0.1%	0.6%	0.3%	0.2%	0.3%	0.1%	4.0%
Administrative and Support Services	1.7%	0.0%	0.1%	0.0%	0.3%	0.3%	0.3%	0.6%	0.0%	3.2%
Public Administration and Safety	3.4%	0.1%	0.1%	0.0%	0.8%	1.1%	0.2%	0.4%	0.1%	6.2%
Education and Training	5.6%	0.1%	0.3%	0.1%	0.7%	1.3%	0.5%	0.2%	0.0%	8.7%
Health Care and Social Assistance	7.1%	0.1%	0.1%	0.1%	1.0%	1.2%	0.5%	0.3%	0.1%	10.4%
Arts and Recreation Services	1.5%	0.1%	0.1%	0.0%	0.2%	0.2%	0.2%	-0.1%	0.0%	2.1%
Other Services	2.7%	0.0%	0.0%	0.0%	0.5%	0.4%	0.2%	0.4%	0.0%	4.2%
Total	60.3%	0.8%	1.7%	1.4%	10.5%	11.2%	5.8%	7.4%	0.8%	100.0%

Source: Australia Bureau of Statistics Census of Population and Housing (2016)

Table 12-5   Journey to Work – Place of Work: Residents of Beaudesert SA2 by Occupation, 2016

	Beaudesert SA2	Boonah SA2	Tamborine - Canungra SA2	Ipswich (C)	Brisbane (C)	Logan (C)	Gold Coast (C)	Remainder Queensland	Interstate	Total
Number										
Managers	525	7	11	7	66	45	39	29	0	729
Professionals	323	10	12	0	81	88	28	18	8	568
Technicians and Trades Workers	438	3	14	15	105	91	63	116	16	861
Community and Personal Service Workers	400	5	13	11	47	71	22	26	6	601
Clerical and Administrative Workers	386	0	6	4	84	79	53	19	3	634
Sales Workers	267	6	9	11	47	71	24	1	0	436
Machinery Operators and Drivers	244	0	5	14	82	64	37	72	10	528
Labourers	575	10	25	24	45	83	42	102	7	913
Total	**3,158**	**41**	**95**	**86**	**557**	**592**	**308**	**383**	**50**	**5,270**
Proportion of Total (%)										
Managers	10.0%	0.1%	0.2%	0.1%	1.3%	0.9%	0.7%	0.6%	0.0%	13.8%
Professionals	6.1%	0.2%	0.2%	0.0%	1.5%	1.7%	0.5%	0.3%	0.2%	10.8%
Technicians and Trades Workers	8.3%	0.1%	0.3%	0.3%	2.0%	1.7%	1.2%	2.2%	0.3%	16.3%
Community and Personal Service Workers	7.6%	0.1%	0.2%	0.2%	0.9%	1.3%	0.4%	0.5%	0.1%	11.4%
Clerical and Administrative Workers	7.3%	0.0%	0.1%	0.1%	1.6%	1.5%	1.0%	0.4%	0.1%	12.0%
Sales Workers	5.1%	0.1%	0.2%	0.2%	0.9%	1.3%	0.5%	0.0%	0.0%	8.3%
Machinery Operators and Drivers	4.6%	0.0%	0.1%	0.3%	1.6%	1.2%	0.7%	1.4%	0.2%	10.0%
Labourers	10.9%	0.2%	0.5%	0.5%	0.9%	1.6%	0.8%	1.9%	0.1%	17.3%
Total	**59.9%**	**0.8%**	**1.8%**	**1.6%**	**10.6%**	**11.2%**	**5.8%**	**7.3%**	**0.9%**	**100.0%**

Source: Australia Bureau of Statistics Census of Population and Housing (2016)

Table 12-6   Journey to Work – Place of Work: Residents of Tamborine – Canungra by Industry SA2, 2016

	Tamborine - Canungra SA2	Beaudesert SA2	Boonah SA2	Ipswich (C)	Brisbane (C)	Logan (C)	Gold Coast (C)	Remainder Queensland	Interstate	Total
Number										
Agriculture, Forestry and Fishing	150	7	5	0	3	7	16	10	5	203
Mining	3	0	0	0	0	5	5	39	5	57
Manufacturing	114	4	0	7	49	31	113	33	4	355
Electricity, Gas, Water and Waste Services	16	7	0	0	14	6	25	8	0	76
Construction	182	10	0	0	79	66	153	255	0	745
Wholesale Trade	25	0	0	4	31	18	42	8	4	132
Retail Trade	230	13	0	0	26	47	154	36	7	513
Accommodation and Food Services	409	7	0	0	5	20	82	21	3	547
Transport, Postal and Warehousing	74	0	0	3	41	13	51	29	5	216
Information Media and Telecommunications	27	0	0	0	6	4	39	17	4	97
Financial and Insurance Services	17	0	0	3	21	5	40	-1	3	88
Rental, Hiring and Real Estate Services	74	4	0	0	14	14	41	5	0	152
Professional, Scientific and Technical Services	188	4	0	0	52	23	80	28	9	384
Administrative and Support Services	100	0	0	0	17	16	52	66	0	251
Public Administration and Safety	102	37	0	3	64	40	99	22	28	395
Education and Training	290	16	0	4	67	87	211	13	4	692
Health Care and Social Assistance	165	47	0	0	64	69	315	35	7	702
Arts and Recreation Services	67	6	0	0	10	0	61	8	0	152
Other Services	105	6	0	0	35	20	58	24	0	248
Total	2,338	168	5	24	598	491	1,637	656	88	6,005
Proportion of Total (%)										
Agriculture, Forestry and Fishing	2.5%	0.1%	0.1%	0.0%	0.0%	0.1%	0.3%	0.2%	0.1%	3.4%
Mining	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.6%	0.1%	0.9%

	Tamborine - Canungra SA2	Beaudesert SA2	Boonah SA2	Ipswich (C)	Brisbane (C)	Logan (C)	Gold Coast (C)	Remainder Queensland	Interstate	Total
Manufacturing	1.9%	0.1%	0.0%	0.1%	0.8%	0.5%	1.9%	0.5%	0.1%	5.9%
Electricity, Gas, Water and Waste Services	0.3%	0.1%	0.0%	0.0%	0.2%	0.1%	0.4%	0.1%	0.0%	1.3%
Construction	3.0%	0.2%	0.0%	0.0%	1.3%	1.1%	2.5%	4.2%	0.0%	12.4%
Wholesale Trade	0.4%	0.0%	0.0%	0.1%	0.5%	0.3%	0.7%	0.1%	0.1%	2.2%
Retail Trade	3.8%	0.2%	0.0%	0.0%	0.4%	0.8%	2.6%	0.6%	0.1%	8.5%
Accommodation and Food Services	6.8%	0.1%	0.0%	0.0%	0.1%	0.3%	1.4%	0.3%	0.0%	9.1%
Transport, Postal and Warehousing	1.2%	0.0%	0.0%	0.0%	0.7%	0.2%	0.8%	0.5%	0.1%	3.6%
Information Media and Telecommunications	0.4%	0.0%	0.0%	0.0%	0.1%	0.1%	0.6%	0.3%	0.1%	1.6%
Financial and Insurance Services	0.3%	0.0%	0.0%	0.0%	0.3%	0.1%	0.7%	0.0%	0.0%	1.5%
Rental, Hiring and Real Estate Services	1.2%	0.1%	0.0%	0.0%	0.2%	0.2%	0.7%	0.1%	0.0%	2.5%
Professional, Scientific and Technical Services	3.1%	0.1%	0.0%	0.0%	0.9%	0.4%	1.3%	0.5%	0.1%	6.4%
Administrative and Support Services	1.7%	0.0%	0.0%	0.0%	0.3%	0.3%	0.9%	1.1%	0.0%	4.2%
Public Administration and Safety	1.7%	0.6%	0.0%	0.0%	1.1%	0.7%	1.6%	0.4%	0.5%	6.6%
Education and Training	4.8%	0.3%	0.0%	0.1%	1.1%	1.4%	3.5%	0.2%	0.1%	11.5%
Health Care and Social Assistance	2.7%	0.8%	0.0%	0.0%	1.1%	1.1%	5.2%	0.6%	0.1%	11.7%
Arts and Recreation Services	1.1%	0.1%	0.0%	0.0%	0.2%	0.0%	1.0%	0.1%	0.0%	2.5%
Other Services	1.7%	0.1%	0.0%	0.0%	0.6%	0.3%	1.0%	0.4%	0.0%	4.1%
Total	38.9%	2.8%	0.1%	0.4%	10.0%	8.2%	27.3%	10.9%	1.5%	100.0%

Source: Australia Bureau of Statistics Census of Population and Housing (2016)

Table 12-7 Journey to Work – Place of Work: Residents of Tamborine - Canungra SA2 by Occupation, 2016

	Tamborine - Canungra SA2	Beaudesert SA2	Boonah SA2	Ipswich (C)	Brisbane (C)	Logan (C)	Gold Coast (C)	Remainder Queensland	Interstate	Total
Number										
Managers	428	24	0	11	130	76	214	42	20	945
Professionals	423	32	4	5	160	118	428	55	35	1,260
Technicians and Trades Workers	301	28	0	4	95	70	310	220	9	1,037
Community and Personal Service Workers	373	27	0	0	38	70	145	37	11	701
Clerical and Administrative Workers	307	29	0	5	103	54	251	35	8	792
Sales Workers	261	10	0	0	28	47	125	37	10	518
Machinery Operators and Drivers	76	11	0	5	29	38	98	78	7	342
Labourers	263	22	0	3	32	44	144	104	9	621
Total	2,432	183	4	33	615	517	1,715	608	109	6,216
Proportion of Total (%)										
Managers	6.9%	0.4%	0.0%	0.2%	2.1%	1.2%	3.4%	0.7%	0.3%	15.2%
Professionals	6.8%	0.5%	0.1%	0.1%	2.6%	1.9%	6.9%	0.9%	0.6%	20.3%
Technicians and Trades Workers	4.8%	0.5%	0.0%	0.1%	1.5%	1.1%	5.0%	3.5%	0.1%	16.7%
Community and Personal Service Workers	6.0%	0.4%	0.0%	0.0%	0.6%	1.1%	2.3%	0.6%	0.2%	11.3%
Clerical and Administrative Workers	4.9%	0.5%	0.0%	0.1%	1.7%	0.9%	4.0%	0.6%	0.1%	12.7%
Sales Workers	4.2%	0.2%	0.0%	0.0%	0.5%	0.8%	2.0%	0.6%	0.2%	8.3%
Machinery Operators and Drivers	1.2%	0.2%	0.0%	0.1%	0.5%	0.6%	1.6%	1.3%	0.1%	5.5%
Labourers	4.2%	0.4%	0.0%	0.0%	0.5%	0.7%	2.3%	1.7%	0.1%	10.0%
Total	39.1%	2.9%	0.1%	0.5%	9.9%	8.3%	27.6%	9.8%	1.8%	100.0%

Source: Australia Bureau of Statistics Census of Population and Housing (2016)

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Appendix C Journey to Work – Place of Usual Residence

Details where workers in the Boonah, Beaudesert and the Tamborine - Canungra SA2s usually resided as of the 2016 Census.

Table 12-8   Journey to Work – Place of Usual Residence: Residents of Boonah SA2 by Industry, 2016

	Boonah SA2	Beaudesert SA2	Tamborine - Canungra SA2	Ipswich (C)	Brisbane (C)	Logan (C)	Gold Coast (C)	Remainder Queensland	Interstate	Total
Number										
Agriculture, Forestry and Fishing	682	11	5	36	16	5	0	30	3	788
Mining	3	0	0	4	0	4	0	2	0	13
Manufacturing	127	0	0	7	5	4	0	6	0	149
Electricity, Gas, Water and Waste Services	23	0	0	3	0	0	0	4	0	30
Construction	196	3	0	22	10	6	5	1	0	243
Wholesale Trade	113	5	0	0	0	0	0	13	0	131
Retail Trade	272	0	0	11	0	6	0	6	0	295
Accommodation and Food Services	177	0	0	33	10	3	0	12	0	235
Transport, Postal and Warehousing	129	0	0	17	5	0	0	8	0	159
Information Media and Telecommunications	7	0	0	0	0	0	0	-2	0	5
Financial and Insurance Services	46	0	0	20	0	0	0	0	0	66
Rental, Hiring and Real Estate Services	21	0	0	3	0	0	0	0	0	24
Professional, Scientific and Technical Services	92	0	0	5	8	0	0	5	0	110
Administrative and Support Services	57	0	0	4	0	6	0	-3	0	64
Public Administration and Safety	79	5	0	5	0	0	0	3	0	92
Education and Training	272	7	0	40	13	5	0	16	0	353
Health Care and Social Assistance	277	4	0	35	9	3	0	18	4	350
Arts and Recreation Services	36	4	0	0	0	4	0	11	0	55
Other Services	134	0	0	6	4	0	0	10	0	154
Total	2,743	39	5	251	80	46	5	140	7	3,316
Proportion of Total (%)										
Agriculture, Forestry and Fishing	20.6%	0.3%	0.2%	1.1%	0.5%	0.2%	0.0%	0.9%	0.1%	23.8%

	Boonah SA2	Beaudesert SA2	Tamborine - Canungra SA2	Ipswich (C)	Brisbane (C)	Logan (C)	Gold Coast (C)	Remainder Queensland	Interstate	Total
Mining	0.1%	0.0%	0.0%	0.1%	0.0%	0.1%	0.0%	0.1%	0.0%	0.4%
Manufacturing	3.8%	0.0%	0.0%	0.2%	0.2%	0.1%	0.0%	0.2%	0.0%	4.5%
Electricity, Gas, Water and Waste Services	0.7%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.1%	0.0%	0.9%
Construction	5.9%	0.1%	0.0%	0.7%	0.3%	0.2%	0.2%	0.0%	0.0%	7.3%
Wholesale Trade	3.4%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	4.0%
Retail Trade	8.2%	0.0%	0.0%	0.3%	0.0%	0.2%	0.0%	0.2%	0.0%	8.9%
Accommodation and Food Services	5.3%	0.0%	0.0%	1.0%	0.3%	0.1%	0.0%	0.4%	0.0%	7.1%
Transport, Postal and Warehousing	3.9%	0.0%	0.0%	0.5%	0.2%	0.0%	0.0%	0.2%	0.0%	4.8%
Information Media and Telecommunications	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-0.1%	0.0%	0.2%
Financial and Insurance Services	1.4%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%
Rental, Hiring and Real Estate Services	0.6%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%
Professional, Scientific and Technical Services	2.8%	0.0%	0.0%	0.2%	0.2%	0.0%	0.0%	0.2%	0.0%	3.3%
Administrative and Support Services	1.7%	0.0%	0.0%	0.1%	0.0%	0.2%	0.0%	-0.1%	0.0%	1.9%
Public Administration and Safety	2.4%	0.2%	0.0%	0.2%	0.0%	0.0%	0.0%	0.1%	0.0%	2.8%
Education and Training	8.2%	0.2%	0.0%	1.2%	0.4%	0.2%	0.0%	0.5%	0.0%	10.6%
Health Care and Social Assistance	8.4%	0.1%	0.0%	1.1%	0.3%	0.1%	0.0%	0.5%	0.1%	10.6%
Arts and Recreation Services	1.1%	0.1%	0.0%	0.0%	0.0%	0.1%	0.0%	0.3%	0.0%	1.7%
Other Services	4.0%	0.0%	0.0%	0.2%	0.1%	0.0%	0.0%	0.3%	0.0%	4.6%
Total	82.7%	1.2%	0.2%	7.6%	2.4%	1.4%	0.2%	4.2%	0.2%	100.0%

Source: Australia Bureau of Statistics Census of Population and Housing (2016)

Table 12-9 Journey to Work – Place of Usual Residence: Residents of Boonah SA2 by Occupation, 2016

	Boonah SA2	Beaudesert SA2	Tamborine - Canungra SA2	Ipswich (C)	Brisbane (C)	Logan (C)	Gold Coast (C)	Remainder Queensland	Interstate	Total
Number										
Managers	639	7	0	30	27	7	4	17	0	731
Professionals	301	10	4	56	24	11	0	-4	0	402
Technicians and Trades Workers	355	3	0	45	9	14	4	19	0	449
Community and Personal Service Workers	305	5	0	33	10	7	0	11	0	371
Clerical and Administrative Workers	322	0	0	34	6	0	0	9	0	371
Sales Workers	250	6	0	10	0	9	0	-1	0	274
Machinery Operators and Drivers	191	0	0	29	0	9	0	10	0	239
Labourers	514	10	0	42	3	0	0	24	0	593
Total	2,877	41	4	279	79	57	8	85	0	3,430
Proportion of Total (%)										
Managers	18.6%	0.2%	0.0%	0.9%	0.8%	0.2%	0.1%	0.5%	0.0%	21.3%
Professionals	8.8%	0.3%	0.1%	1.6%	0.7%	0.3%	0.0%	-0.1%	0.0%	11.7%
Technicians and Trades Workers	10.3%	0.1%	0.0%	1.3%	0.3%	0.4%	0.1%	0.6%	0.0%	13.1%
Community and Personal Service Workers	8.9%	0.1%	0.0%	1.0%	0.3%	0.2%	0.0%	0.3%	0.0%	10.8%
Clerical and Administrative Workers	9.4%	0.0%	0.0%	1.0%	0.2%	0.0%	0.0%	0.3%	0.0%	10.8%
Sales Workers	7.3%	0.2%	0.0%	0.3%	0.0%	0.3%	0.0%	0.0%	0.0%	8.0%
Machinery Operators and Drivers	5.6%	0.0%	0.0%	0.8%	0.0%	0.3%	0.0%	0.3%	0.0%	7.0%
Labourers	15.0%	0.3%	0.0%	1.2%	0.1%	0.0%	0.0%	0.7%	0.0%	17.3%
Total	83.9%	1.2%	0.1%	8.1%	2.3%	1.7%	0.2%	2.5%	0.0%	100.0%

Source: Australia Bureau of Statistics Census of Population and Housing (2016)

Table 12-10 Journey to Work – Place of Usual Residence: Residents of Beaudesert by Industry SA2, 2016

	Beaudesert SA2	Boonah SA2	Tamborine - Canungra SA2	Ipswich (C)	Brisbane (C)	Logan (C)	Gold Coast (C)	Remainder Queensland	Interstate	Total
Number										
Agriculture, Forestry and Fishing	473	8	7	3	9	48	12	14	0	574
Mining	19	0	0	0	0	0	0	6	0	25
Manufacturing	217	13	4	0	11	82	7	13	0	347
Electricity, Gas, Water and Waste Services	37	3	7	0	0	16	3	3	0	69
Construction	220	6	10	6	25	61	28	22	0	378
Wholesale Trade	58	5	0	0	0	21	3	8	0	95
Retail Trade	297	13	13	4	9	105	22	-2	0	461
Accommodation and Food Services	268	0	7	0	13	91	8	8	0	395
Transport, Postal and Warehousing	133	3	0	0	3	18	3	6	0	166
Information Media and Telecommunications	14	0	0	0	4	10	9	-3	0	34
Financial and Insurance Services	34	0	0	0	0	7	0	10	0	51
Rental, Hiring and Real Estate Services	42	0	4	0	3	3	3	3	0	58
Professional, Scientific and Technical Services	119	0	4	0	5	27	3	-3	0	155
Administrative and Support Services	87	0	0	0	0	12	4	8	0	111
Public Administration and Safety	174	48	37	11	17	90	25	-6	4	400
Education and Training	283	14	16	11	22	129	25	5	4	509
Health Care and Social Assistance	361	17	47	12	34	251	32	3	4	761
Arts and Recreation Services	76	0	6	0	5	6	25	2	0	120
Other Services	138	4	6	4	3	44	3	3	0	205
Total	3,050	134	168	51	163	1,021	215	100	12	4,914
Proportion of Total (%)										
Agriculture, Forestry and Fishing	9.6%	0.2%	0.1%	0.1%	0.2%	1.0%	0.2%	0.3%	0.0%	11.7%
Mining	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.5%

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	Beaudesert SA2	Boonah SA2	Tamborine - Canungra SA2	Ipswich (C)	Brisbane (C)	Logan (C)	Gold Coast (C)	Remainder Queensland	Interstate	Total
Manufacturing	4.4%	0.3%	0.1%	0.0%	0.2%	1.7%	0.1%	0.3%	0.0%	7.1%
Electricity, Gas, Water and Waste Services	0.8%	0.1%	0.1%	0.0%	0.0%	0.3%	0.1%	0.1%	0.0%	1.4%
Construction	4.5%	0.1%	0.2%	0.1%	0.5%	1.2%	0.6%	0.4%	0.0%	7.7%
Wholesale Trade	1.2%	0.1%	0.0%	0.0%	0.0%	0.4%	0.1%	0.2%	0.0%	1.9%
Retail Trade	6.0%	0.3%	0.3%	0.1%	0.2%	2.1%	0.4%	0.0%	0.0%	9.4%
Accommodation and Food Services	5.5%	0.0%	0.1%	0.0%	0.3%	1.9%	0.2%	0.2%	0.0%	8.0%
Transport, Postal and Warehousing	2.7%	0.1%	0.0%	0.0%	0.1%	0.4%	0.1%	0.1%	0.0%	3.4%
Information Media and Telecommunications	0.3%	0.0%	0.0%	0.0%	0.1%	0.2%	0.2%	-0.1%	0.0%	0.7%
Financial and Insurance Services	0.7%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.2%	0.0%	1.0%
Rental, Hiring and Real Estate Services	0.9%	0.0%	0.1%	0.0%	0.1%	0.1%	0.1%	0.1%	0.0%	1.2%
Professional, Scientific and Technical Services	2.4%	0.0%	0.1%	0.0%	0.1%	0.5%	0.1%	-0.1%	0.0%	3.2%
Administrative and Support Services	1.8%	0.0%	0.0%	0.0%	0.0%	0.2%	0.1%	0.2%	0.0%	2.3%
Public Administration and Safety	3.5%	1.0%	0.8%	0.2%	0.3%	1.8%	0.5%	-0.1%	0.1%	8.1%
Education and Training	5.8%	0.3%	0.3%	0.2%	0.4%	2.6%	0.5%	0.1%	0.1%	10.4%
Health Care and Social Assistance	7.3%	0.3%	1.0%	0.2%	0.7%	5.1%	0.7%	0.1%	0.1%	15.5%
Arts and Recreation Services	1.5%	0.0%	0.1%	0.0%	0.1%	0.1%	0.5%	0.0%	0.0%	2.4%
Other Services	2.8%	0.1%	0.1%	0.1%	0.1%	0.9%	0.1%	0.1%	0.0%	4.2%
Total	62.1%	2.7%	3.4%	1.0%	3.3%	20.8%	4.4%	2.0%	0.2%	100.0%

Source: Australia Bureau of Statistics Census of Population and Housing (2016)

Table 12-11   Journey to Work – Place of Usual Residence: Residents of Beaudesert SA2 by Occupation, 2016

	Beaudesert SA2	Boonah SA2	Tamborine - Canungra SA2	Ipswich (C)	Brisbane (C)	Logan (C)	Gold Coast (C)	Remainder Queensland	Interstate	Total
Number										
Managers	525	13	24	6	33	93	26	13	3	736
Professionals	323	19	32	15	65	208	58	5	4	729
Technicians and Trades Workers	438	25	28	5	21	136	30	10	4	697
Community and Personal Service Workers	400	27	27	9	11	190	41	9	3	717
Clerical and Administrative Workers	386	19	29	8	7	137	18	0	0	604
Sales Workers	267	12	10	0	3	92	20	4	0	408
Machinery Operators and Drivers	244	8	11	3	6	58	13	18	9	370
Labourers	575	33	22	10	10	144	14	3	3	814
Total	3,158	156	183	56	156	1,058	220	62	26	5,075
Proportion of Total (%)										
Managers	10.3%	0.3%	0.5%	0.1%	0.7%	1.8%	0.5%	0.3%	0.1%	14.5%
Professionals	6.4%	0.4%	0.6%	0.3%	1.3%	4.1%	1.1%	0.1%	0.1%	14.4%
Technicians and Trades Workers	8.6%	0.5%	0.6%	0.1%	0.4%	2.7%	0.6%	0.2%	0.1%	13.7%
Community and Personal Service Workers	7.9%	0.5%	0.5%	0.2%	0.2%	3.7%	0.8%	0.2%	0.1%	14.1%
Clerical and Administrative Workers	7.6%	0.4%	0.6%	0.2%	0.1%	2.7%	0.4%	0.0%	0.0%	11.9%
Sales Workers	5.3%	0.2%	0.2%	0.0%	0.1%	1.8%	0.4%	0.1%	0.0%	8.0%
Machinery Operators and Drivers	4.8%	0.2%	0.2%	0.1%	0.1%	1.1%	0.3%	0.4%	0.2%	7.3%
Labourers	11.3%	0.7%	0.4%	0.2%	0.2%	2.8%	0.3%	0.1%	0.1%	16.0%
Total	62.2%	3.1%	3.6%	1.1%	3.1%	20.8%	4.3%	1.2%	0.5%	100.0%

Source: Australia Bureau of Statistics Census of Population and Housing (2016)

Table 12-12   Journey to Work – Place of Usual Residence: Residents of Tamborine – Canungra by Industry SA2, 2016

	Tamborine - Canungra SA2	Beaudesert SA2	Boonah SA2	Ipswich (C)	Brisbane (C)	Logan (C)	Gold Coast (C)	Remainder Queensland	Interstate	Total
Number										
Agriculture, Forestry and Fishing	150	9	0	0	10	11	20	11	0	211
Mining	3	0	0	0	0	3	0	9	0	15
Manufacturing	114	3	0	0	0	6	18	5	0	146
Electricity, Gas, Water and Waste Services	16	0	0	0	0	0	0	4	0	20
Construction	182	4	0	3	6	21	40	6	0	262
Wholesale Trade	25	3	0	0	0	4	3	5	0	40
Retail Trade	230	8	0	0	11	16	41	5	0	311
Accommodation and Food Services	409	21	0	0	25	39	139	6	0	639
Transport, Postal and Warehousing	74	8	0	0	5	7	8	-6	0	96
Information Media and Telecommunications	27	0	0	0	5	0	8	6	0	46
Financial and Insurance Services	17	0	0	0	0	0	6	-2	0	21
Rental, Hiring and Real Estate Services	74	0	0	0	0	12	8	-4	0	90
Professional, Scientific and Technical Services	188	0	0	4	3	8	12	-6	0	209
Administrative and Support Services	100	3	0	0	0	3	20	6	0	132
Public Administration and Safety	102	4	0	3	25	23	170	25	43	395
Education and Training	290	15	0	0	6	23	111	-7	0	438
Health Care and Social Assistance	165	3	0	0	3	12	57	3	3	246
Arts and Recreation Services	67	7	0	0	0	11	18	2	0	105
Other Services	105	0	0	0	5	11	15	-4	0	132
Total	2,338	88	0	10	104	210	694	64	46	3,554
Proportion of Total (%)										
Agriculture, Forestry and Fishing	4.2%	0.3%	0.0%	0.0%	0.3%	0.3%	0.6%	0.3%	0.0%	5.9%
Mining	0.1%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.3%	0.0%	0.4%

	Tamborine - Canungra SA2	Beaudesert SA2	Boonah SA2	Ipswich (C)	Brisbane (C)	Logan (C)	Gold Coast (C)	Remainder Queensland	Interstate	Total
Manufacturing	3.2%	0.1%	0.0%	0.0%	0.0%	0.2%	0.5%	0.1%	0.0%	4.1%
Electricity, Gas, Water and Waste Services	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.6%
Construction	5.1%	0.1%	0.0%	0.1%	0.2%	0.6%	1.1%	0.2%	0.0%	7.4%
Wholesale Trade	0.7%	0.1%	0.0%	0.0%	0.0%	0.1%	0.1%	0.1%	0.0%	1.1%
Retail Trade	6.5%	0.2%	0.0%	0.0%	0.3%	0.5%	1.2%	0.1%	0.0%	8.8%
Accommodation and Food Services	11.5%	0.6%	0.0%	0.0%	0.7%	1.1%	3.9%	0.2%	0.0%	18.0%
Transport, Postal and Warehousing	2.1%	0.2%	0.0%	0.0%	0.1%	0.2%	0.2%	-0.2%	0.0%	2.7%
Information Media and Telecommunications	0.8%	0.0%	0.0%	0.0%	0.1%	0.0%	0.2%	0.2%	0.0%	1.3%
Financial and Insurance Services	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	-0.1%	0.0%	0.6%
Rental, Hiring and Real Estate Services	2.1%	0.0%	0.0%	0.0%	0.0%	0.3%	0.2%	-0.1%	0.0%	2.5%
Professional, Scientific and Technical Services	5.3%	0.0%	0.0%	0.1%	0.1%	0.2%	0.3%	-0.2%	0.0%	5.9%
Administrative and Support Services	2.8%	0.1%	0.0%	0.0%	0.0%	0.1%	0.6%	0.2%	0.0%	3.7%
Public Administration and Safety	2.9%	0.1%	0.0%	0.1%	0.7%	0.6%	4.8%	0.7%	1.2%	11.1%
Education and Training	8.2%	0.4%	0.0%	0.0%	0.2%	0.6%	3.1%	-0.2%	0.0%	12.3%
Health Care and Social Assistance	4.6%	0.1%	0.0%	0.0%	0.1%	0.3%	1.6%	0.1%	0.1%	6.9%
Arts and Recreation Services	1.9%	0.2%	0.0%	0.0%	0.0%	0.3%	0.5%	0.1%	0.0%	3.0%
Other Services	3.0%	0.0%	0.0%	0.0%	0.1%	0.3%	0.4%	-0.1%	0.0%	3.7%
Total	65.8%	2.5%	0.0%	0.3%	2.9%	5.9%	19.5%	1.8%	1.3%	100.0%

Source: Australia Bureau of Statistics Census of Population and Housing (2016)

Table 12-13   Journey to Work – Place of Usual Residence: Residents of Tamborine - Canungra SA2 by Occupation, 2016

	Tamborine - Canungra SA2	Beaudesert SA2	Boonah SA2	Ipswich (C)	Brisbane (C)	Logan (C)	Gold Coast (C)	Remainder Queensland	Interstate	Total
Number										
Managers	428	11	0	3	28	19	156	11	24	680
Professionals	423	12	0	0	21	34	169	8	7	674
Technicians and Trades Workers	301	14	0	0	18	42	84	6	4	469
Community and Personal Service Workers	373	13	0	0	14	29	138	4	23	594
Clerical and Administrative Workers	307	6	0	0	7	24	49	5	0	398
Sales Workers	261	9	0	0	13	15	35	-1	0	332
Machinery Operators and Drivers	76	5	0	0	0	11	16	8	0	116
Labourers	263	25	0	4	12	36	63	3	0	406
Total	**2,432**	**95**	**0**	**7**	**113**	**210**	**710**	**44**	**58**	**3,669**
Proportion of Total (%)										
Managers	11.7%	0.3%	0.0%	0.1%	0.8%	0.5%	4.3%	0.3%	0.7%	18.5%
Professionals	11.5%	0.3%	0.0%	0.0%	0.6%	0.9%	4.6%	0.2%	0.2%	18.4%
Technicians and Trades Workers	8.2%	0.4%	0.0%	0.0%	0.5%	1.1%	2.3%	0.2%	0.1%	12.8%
Community and Personal Service Workers	10.2%	0.4%	0.0%	0.0%	0.4%	0.8%	3.8%	0.1%	0.6%	16.2%
Clerical and Administrative Workers	8.4%	0.2%	0.0%	0.0%	0.2%	0.7%	1.3%	0.1%	0.0%	10.8%
Sales Workers	7.1%	0.2%	0.0%	0.0%	0.4%	0.4%	1.0%	0.0%	0.0%	9.0%
Machinery Operators and Drivers	2.1%	0.1%	0.0%	0.0%	0.0%	0.3%	0.4%	0.2%	0.0%	3.2%
Labourers	7.2%	0.7%	0.0%	0.1%	0.3%	1.0%	1.7%	0.1%	0.0%	11.1%
Total	**66.3%**	**2.6%**	**0.0%**	**0.2%**	**3.1%**	**5.7%**	**19.4%**	**1.2%**	**1.6%**	**100.0%**

Source: Australia Bureau of Statistics Census of Population and Housing (2016)

Appendix D Household Composition

Share of Total Households by Composition in each Study Area as of the 2011 and 2016 Censuses

Table 12-14   Household and Dwelling Composition (%) – Study Areas, 2011

	Aratula	Beaudesert & Gleneagle	Beechmont	Boonah	Bromelton	Canungra	Harrisville	Kalbar	Kooralbyn	Mt Alford	Peak Crossing	Rathdowney	Roadvale	Tamborine	Tamborine Mountain	Warrill View
Family Composition																
Couple family with no children	33.2%	26.0%	33.0%	32.5%	34.7%	29.7%	28.7%	31.3%	36.4%	36.4%	26.8%	18.9%	39.8%	33.7%	37.0%	28.4%
Couple family with children	31.7%	28.9%	33.5%	24.4%	31.3%	38.0%	34.8%	31.8%	20.7%	34.3%	45.1%	27.0%	35.4%	42.4%	26.3%	46.8%
One Parent Family	9.6%	16.1%	17.7%	9.7%	10.9%	11.0%	17.7%	13.7%	16.0%	8.6%	9.2%	16.2%	10.6%	9.5%	11.6%	7.3%
Other Family	1.4%	1.1%	0.0%	0.9%	0.0%	0.0%	3.0%	0.8%	0.0%	0.0%	0.0%	4.1%	0.0%	0.9%	0.3%	0.0%
Total Family	76.0%	72.1%	84.2%	67.5%	76.9%	78.6%	84.1%	77.6%	73.1%	79.3%	81.0%	66.2%	85.7%	86.6%	75.2%	82.6%
Lone Person Households	18.8%	23.5%	14.3%	27.9%	15.6%	17.5%	12.8%	18.9%	21.2%	18.6%	14.8%	23.0%	14.3%	9.4%	21.1%	14.7%
Group Households	1.9%	2.1%	0.0%	2.7%	2.7%	2.8%	0.0%	1.6%	4.0%	2.1%	2.1%	10.8%	0.0%	1.4%	2.7%	0.0%
Other Households	3.4%	2.3%	1.5%	2.0%	4.8%	1.1%	3.0%	1.8%	1.7%	0.0%	2.1%	0.0%	0.0%	2.7%	1.0%	2.8%
Total Family	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Number of Persons																
One Person	21.2%	25.6%	17.4%	30.1%	20.0%	19.2%	11.9%	21.3%	24.2%	23.0%	15.2%	24.3%	17.0%	10.4%	23.6%	21.0%
Two Person	38.0%	33.0%	37.5%	37.6%	43.3%	34.7%	41.5%	38.1%	45.5%	41.5%	30.3%	35.7%	44.0%	40.3%	43.6%	32.0%
Three Person	17.4%	16.1%	16.3%	11.1%	14.2%	16.1%	12.6%	15.6%	13.6%	11.9%	17.4%	20.0%	10.7%	15.9%	13.9%	13.0%
Four Person	12.0%	13.8%	16.3%	11.5%	13.3%	17.5%	16.3%	12.8%	9.2%	19.3%	21.2%	14.3%	14.5%	18.2%	12.1%	19.0%
Five Person	8.2%	7.4%	8.7%	6.1%	6.7%	8.6%	12.6%	9.1%	4.8%	2.2%	11.4%	0.0%	9.4%	8.8%	5.4%	8.0%
Six or more Person	3.3%	4.1%	3.8%	3.5%	2.5%	3.8%	5.2%	3.1%	2.8%	2.2%	4.5%	5.7%	4.4%	6.4%	1.3%	7.0%
Total Families	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Number of Bedrooms																
1 bedroom	1.7%	5.0%	3.9%	3.8%	4.7%	5.4%	0.0%	1.7%	9.9%	6.2%	2.3%	4.6%	1.9%	1.6%	2.9%	0.0%
2 bedrooms	4.0%	13.7%	14.0%	19.4%	10.1%	11.7%	13.7%	9.8%	15.5%	17.8%	6.1%	20.0%	14.8%	10.4%	18.7%	12.9%
3 bedrooms	56.3%	44.9%	44.7%	45.9%	45.0%	45.7%	55.0%	55.9%	37.1%	44.2%	38.9%	44.6%	49.0%	34.1%	49.1%	42.6%
4+ bedrooms	38.1%	36.4%	37.4%	31.0%	40.3%	37.3%	31.3%	32.6%	37.6%	31.8%	52.7%	30.8%	34.2%	53.9%	29.4%	44.6%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: ABS Census of Population and Housing (2011)

Table 12-15   Household and Dwelling Composition (%) – Study Areas, 2016

	Aratula	Beaudesert & Gleneagle	Beechmont	Boonah	Bromelton	Canungra	Harrisville	Kalbar	Kooralbyn	Mt Alford	Peak Crossing	Rathdowney	Roadvale	Tamborine	Tamborine Mountain	Warrill View
Family Composition																
Couple family with no children	39.1%	25.1%	33.7%	32.9%	34.7%	30.5%	30.8%	30.3%	31.8%	40.5%	32.9%	26.5%	32.4%	30.7%	35.2%	30.3%
Couple family with children	24.6%	25.0%	31.2%	25.2%	41.3%	36.2%	32.7%	28.9%	20.9%	29.1%	42.1%	22.1%	30.2%	38.8%	24.6%	39.4%
One Parent Family	6.7%	15.4%	6.4%	8.3%	5.8%	9.9%	14.5%	10.8%	10.8%	7.4%	9.2%	20.6%	6.1%	8.3%	8.8%	7.3%
Other Family	0.0%	0.8%	0.0%	0.8%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
Total Family	70.4%	66.3%	71.3%	67.2%	81.8%	76.6%	78.0%	71.6%	63.5%	77.0%	84.2%	69.1%	68.7%	77.7%	68.6%	77.1%
Lone Person Households	21.2%	24.9%	19.3%	25.9%	9.9%	15.2%	15.7%	20.6%	26.2%	20.3%	10.5%	26.5%	21.8%	12.8%	21.6%	15.6%
Group Households	3.9%	2.7%	4.0%	2.6%	3.3%	2.3%	4.4%	2.5%	3.5%	0.0%	0.0%	0.0%	2.8%	0.9%	2.4%	0.0%
Other Households	4.5%	6.1%	5.4%	4.4%	5.0%	5.9%	1.9%	5.3%	6.7%	2.7%	5.3%	4.4%	6.7%	8.6%	7.4%	7.3%
Total Family	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Number of Persons																
One Person	22.6%	26.4%	20.6%	27.5%	10.0%	16.6%	16.8%	22.3%	27.9%	20.0%	11.0%	27.3%	23.2%	13.8%	23.3%	15.7%
Two Person	42.9%	34.9%	39.2%	39.4%	42.5%	33.2%	37.6%	36.0%	40.2%	44.7%	36.6%	39.4%	41.1%	37.3%	43.3%	31.5%
Three Person	14.9%	15.5%	19.0%	11.3%	10.8%	19.1%	18.1%	14.6%	14.6%	13.3%	18.6%	13.6%	13.1%	16.7%	12.3%	22.2%
Four Person	8.9%	14.1%	15.3%	12.9%	20.0%	18.1%	16.1%	14.6%	10.0%	18.0%	23.4%	15.2%	11.9%	20.7%	13.2%	16.7%
Five Person	6.0%	5.3%	4.2%	6.4%	6.7%	7.9%	11.4%	8.4%	5.0%	4.0%	8.3%	4.5%	6.5%	7.5%	6.2%	8.3%
Six or more Person	4.8%	3.8%	1.6%	2.5%	10.0%	5.0%	0.0%	4.0%	2.3%	0.0%	2.1%	0.0%	4.2%	4.1%	1.7%	5.6%
Total Families	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Number of Bedrooms																
1 bedroom	5.2%	4.6%	3.3%	5.2%	0.0%	2.6%	2.0%	3.5%	10.9%	5.6%	0.0%	9.1%	2.9%	2.6%	1.8%	0.0%
2 bedrooms	6.9%	14.2%	9.8%	16.8%	10.2%	12.5%	10.2%	10.2%	18.2%	14.0%	4.9%	12.1%	15.4%	8.3%	17.3%	10.9%
3 bedrooms	51.1%	42.2%	46.4%	45.9%	41.7%	43.9%	52.4%	50.1%	34.1%	51.7%	31.3%	53.0%	47.4%	31.7%	50.7%	57.4%
4+ bedrooms	36.8%	39.0%	40.4%	32.1%	48.0%	41.0%	35.4%	36.2%	36.8%	28.7%	63.9%	25.8%	34.3%	57.5%	30.3%	31.7%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: ABS Census of Population and Housing (2016)

Appendix E Household to Dwelling Projections

Business as Usual Scenario – by Study Area, Scenic Rim LGA, 2016 to 2041

Table 12-16   Dwelling Projections by Size – Business as Usual Scenario, 2016 to 2041

	2016				2021				2026				2031				2036				2041			
	Small	Medium	Large	Total	Small	Medium	Large	Total	Small	Medium	Large	Total	Small	Medium	Large	Total	Small	Medium	Large	Total	Small	Medium	Large	Total
Boonah																								
Aratula	22	91	66	178	25	94	71	191	28	97	76	200	30	99	79	208	31	101	82	214	38	107	94	239
Boonah	305	641	448	1,394	324	695	494	1,513	339	739	530	1,609	352	774	559	1,685	361	802	582	1,746	400	914	675	1,989
Harrisville	21	88	59	168	21	91	67	179	22	93	73	188	22	95	78	196	23	97	82	201	24	103	97	225
Kalbar	60	219	158	437	68	229	188	486	75	236	213	524	81	242	232	555	85	247	247	580	102	267	309	679
Mt Alford	30	78	43	152	30	90	44	163	30	99	44	172	30	106	44	180	30	111	44	185	31	134	44	209
Peak Crossing	9	59	120	187	10	58	152	219	10	57	177	244	10	56	197	264	11	56	214	280	12	54	279	344
Roadvale	35	90	65	190	38	95	70	203	40	99	74	214	42	102	78	222	43	105	80	228	50	115	90	255
Warrill View	14	75	41	130	14	88	37	139	14	99	34	146	13	108	31	152	13	115	29	157	12	143	20	175
Balance	329	901	609	1,839	362	925	673	1,960	388	945	725	2,058	409	961	766	2,135	426	973	799	2,198	493	1,024	930	2,446
Boonah SA2 Total	825	2,242	1,610	4,676	892	2,366	1,796	5,053	946	2,465	1,944	5,355	989	2,544	2,063	5,596	1,023	2,607	2,159	5,789	1,161	2,861	2,539	6,561
Beaudesert SA2																								
Beaudesert and Gleneagle	635	1,423	1,315	3,372	784	1,673	1,691	4,148	904	1,872	1,993	4,769	1,000	2,032	2,234	5,266	1,077	2,159	2,427	5,663	1,384	2,670	3,199	7,252
Kooralbyn	188	220	238	646	280	293	331	904	354	351	405	1,111	413	398	465	1,276	460	436	513	1,408	648	585	704	1,936
Rathdowney	14	35	17	65	16	46	18	80	17	55	19	91	18	63	20	101	19	69	21	108	22	92	23	138
Bromelton	16	65	75	157	19	73	100	192	21	79	120	220	23	83	136	242	24	87	149	260	30	102	200	332
Balance	179	438	519	1,135	188	522	674	1,384	195	590	798	1,583	201	644	898	1,743	206	687	977	1,870	225	860	1,295	2,380
Beaudesert SA2 Total	1,032	2,181	2,163	5,376	1,287	2,607	2,815	6,708	1,491	2,947	3,336	7,774	1,655	3,220	3,753	8,627	1,785	3,438	4,087	9,310	2,308	4,309	5,421	12,039

	2016				2021				2026				2031				2036				2041			
	Small	Medium	Large	Total	Small	Medium	Large	Total	Small	Medium	Large	Total	Small	Medium	Large	Total	Small	Medium	Large	Total	Small	Medium	Large	Total
Tamborine – Canungra SA2																								
Beechmont	28	100	87	216	28	105	93	226	28	108	97	233	28	111	100	239	28	113	103	244	27	122	113	263
Canungra	95	275	257	627	98	279	277	653	100	282	293	675	103	284	306	692	104	286	316	706	111	293	357	760
Tamborine	83	242	439	764	85	246	479	811	87	249	511	847	89	252	537	877	90	254	557	901	94	262	639	995
Tamborine Mountain	562	1,499	894	2,955	572	1,577	932	3,081	579	1,640	963	3,182	585	1,690	988	3,263	590	1,730	1,007	3,328	609	1,891	1,086	3,586
Balance	181	413	396	990	195	401	434	1,030	205	391	465	1,061	214	384	489	1,087	220	378	509	1,107	248	353	587	1,188
Tamborine – Canungra SA2 Total	950	2,529	2,074	5,553	977	2,608	2,215	5,801	1,000	2,670	2,329	5,999	1,018	2,720	2,419	6,158	1,032	2,760	2,492	6,284	1,089	2,921	2,782	6,792
Scenic Rim LGA	2,806	6,952	5,847	15,605	3,157	7,580	6,826	17,562	3,437	8,082	7,609	19,128	3,661	8,484	8,236	20,381	3,841	8,805	8,737	21,383	4,559	10,091	10,742	25,392

Source: CDM Smith Analysis (2021)

Table 12-17   Dwelling Projections by Size – Policy Intervention Scenario, 2016 to 2041

	2016				2021				2026				2031				2036				2041			
	Small	Medium	Large	Total	Small	Medium	Large	Total	Small	Medium	Large	Total	Small	Medium	Large	Total	Small	Medium	Large	Total	Small	Medium	Large	Total
Boonah																								
Aratula	22	91	66	178	27	93	70	191	31	95	74	200	34	97	77	208	37	98	80	214	48	102	89	239
Boonah	305	641	448	1,394	324	695	494	1,513	339	739	530	1,609	352	774	559	1,685	361	802	582	1,746	400	914	675	1,989
Harrisville	21	88	59	168	22	90	66	179	24	92	72	188	25	94	76	196	26	95	80	201	30	100	94	225
Kalbar	60	219	158	437	74	226	186	486	84	232	208	524	93	237	225	555	100	240	239	580	128	255	296	679
Mt Alford	30	78	43	152	31	88	43	163	33	96	43	172	34	103	43	180	35	108	43	185	38	129	42	209
Peak Crossing	9	59	120	187	13	57	149	219	16	56	172	244	19	55	190	264	21	54	205	280	29	51	264	344
Roadvale	35	90	65	190	38	95	70	203	40	99	74	214	42	102	78	222	43	105	80	228	50	115	90	255
Warrill View	14	75	41	130	14	88	37	139	15	98	33	146	15	107	31	152	15	113	28	157	15	140	19	175
Balance	329	901	609	1,839	348	931	681	1,960	363	956	738	2,058	375	976	784	2,135	385	992	821	2,198	423	1,055	969	2,446
Boonah SA2 Total	825	2,242	1,610	4,676	892	2,366	1,796	5,053	946	2,465	1,944	5,355	989	2,544	2,063	5,596	1,023	2,607	2,159	5,789	1,161	2,861	2,539	6,561
Beaudesert SA2																								
Beaudesert and Gleneagle	635	1,423	1,315	3,372	784	1,673	1,691	4,148	904	1,872	1,993	4,769	1,000	2,032	2,234	5,266	1,077	2,159	2,427	5,663	1,384	2,670	3,199	7,252
Kooralbyn	188	220	238	646	280	293	331	904	354	351	405	1,111	413	398	465	1,276	460	436	513	1,408	648	585	704	1,936
Rathdowney	14	35	17	65	17	45	18	80	19	54	19	91	21	61	19	101	22	66	20	108	28	88	22	138
Bromelton	16	65	75	157	20	72	99	192	24	78	119	220	26	82	134	242	28	85	146	260	37	99	195	332
Balance	179	438	519	1,135	185	524	675	1,384	191	592	800	1,583	195	647	901	1,743	198	691	981	1,870	212	867	1,301	2,380
Beaudesert SA2 Total	1,032	2,181	2,163	5,376	1,287	2,607	2,815	6,708	1,491	2,947	3,336	7,774	1,655	3,220	3,753	8,627	1,785	3,438	4,087	9,310	2,308	4,309	5,421	12,039
Tamborine – Canungra SA2																								

	2016				2021				2026				2031				2036				2041			
	Small	Medium	Large	Total	Small	Medium	Large	Total	Small	Medium	Large	Total	Small	Medium	Large	Total	Small	Medium	Large	Total	Small	Medium	Large	Total
Beechmont	28	100	87	216	29	104	92	226	30	107	96	233	31	109	98	239	31	111	101	244	34	119	110	263
Canungra	95	275	257	627	98	279	277	653	100	282	293	675	103	284	306	692	104	286	316	706	111	293	357	760
Tamborine	83	242	439	764	90	245	476	811	96	247	505	847	100	248	529	877	104	250	547	901	118	255	622	995
Tamborine Mountain	562	1,499	894	2,955	602	1,558	921	3,081	634	1,605	943	3,182	660	1,643	961	3,263	680	1,673	974	3,328	762	1,794	1,030	3,586
Balance	181	413	396	990	213	394	423	1,030	238	380	444	1,061	257	368	461	1,087	273	359	475	1,107	337	321	530	1,188
Tamborine – Canungra SA2 Total	950	2,529	2,074	5,553	1,032	2,580	2,189	5,801	1,098	2,620	2,281	5,999	1,151	2,652	2,355	6,158	1,193	2,678	2,414	6,284	1,362	2,781	2,649	6,792
Scenic Rim LGA	2,806	6,952	5,847	15,605	3,157	7,580	6,826	17,562	3,437	8,082	7,609	19,128	3,661	8,484	8,236	20,381	3,841	8,805	8,737	21,383	4,559	10,091	10,742	25,392

Source: CDM Smith Analysis (2021)

CDM Smith-1001078-RPT-Scenic Rim Housing Market and Drivers Study REV0 240621

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8 October 2021
Employment Lands Analysis
Scenic Rim Regional Council

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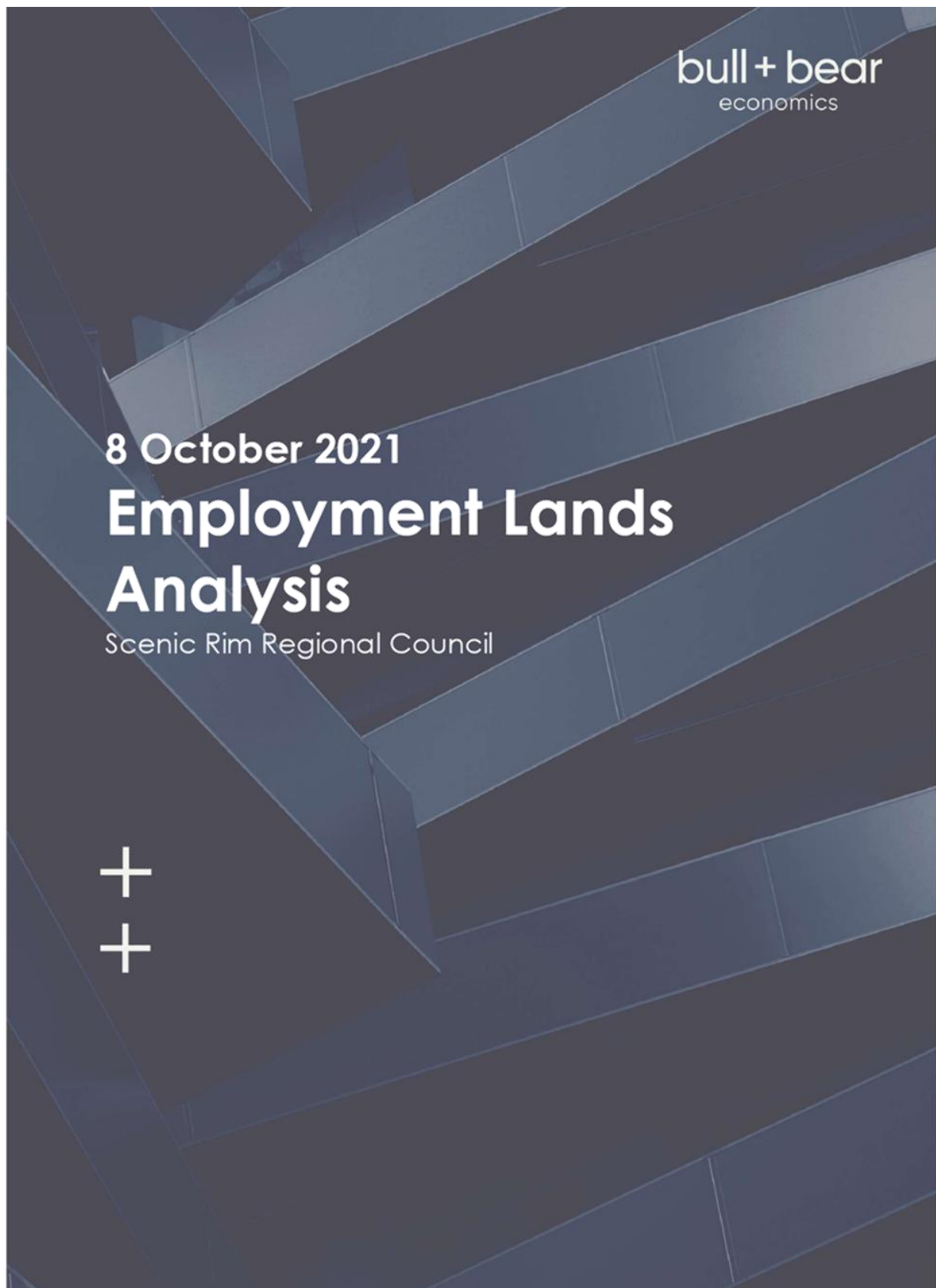
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1   Introduction

Bull & Bear Economics was engaged by Scenic Rim Regional Council to prepare an economic analysis which will consider the capacity of employment land within Scenic Rim Regional Council to accommodate projected employment growth at a small area level.

1.1   Report Purpose

Through discussions with Scenic Rim Regional Council, it was established that, with regards to this piece of work, Council has three key objectives, namely;

+ Determine whether Scenic Rim has sufficient existing zoned land available to accommodate the ShapingSEQ employment benchmark of 7,610 new jobs between 2016 and 2041; and
+ Confirm whether the location and type of employment land is sufficient to meet Scenic Rim employment growth forecasts.

As such, the purpose of this report is to provide Council with a comprehensive analysis of employment lands in the area, identify answers and provide potential solutions to the above-mentioned objectives.

1.2   Report Structure

This report is structured as follows:

+ **Section 1 Introduction**: details the purpose of the report, report structure and study areas defined for the assessment;
+ **Section 2 Baseline Employment**: this section provides employment baseline figures as of the 2016 Census for Scenic Rim Regional Council and the defined study areas;
+ **Section 3 Employment Projections**: this section provides an overview of projected employment by industry for each study area;
+ **Section 4 Bromelton SDA Employment Projections**: this section provides an overview of the Bromelton SDA and presents a potential land take-up and employment profile to 2041, recognising that the ShapingSEQ employment benchmark has assumed little take-up within Bromelton SDA to 2041;
+ **Section 5 Projected Employment and Land Demand**: this section converts employment projections to employment projections by land use, through use of an employment to land use matrix;
+ **Section 6 Vacant and Underutilised Site Assessment**: this section provides an overview of the quantum of vacant, underutilised and constrained land by zone across Scenic Rim Regional Council by locality;
+ **Section 7 Capacity Assessment**: this section identifies the potential employment yield of vacant and underutilised land within Scenic Rim and discusses the capacity of employment land to accommodate growth at a catchment level; and
+ **Section 8 Conclusions and Recommendations**: Provides an overview of the findings of this report and provides recommendations to Scenic Rim Regional Council.

1.3   Study Areas

For the purpose of this study, the relevant study areas for the Growth Management Strategy have been defined taking into consideration destination zone boundaries, the finest grain geography for which employment data is available. The study areas have been defined as follows:

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- + Major Employment Nodes:
  - – Beaudesert catchment: defined by the 313051831 DZN boundary;
  - – Boonah catchment: defined by the 312771497 DZN boundary;
  - – Canungra catchment: defined by the 312421833 DZN boundary;
  - – Tamborine Mountain / Tamborine Village catchment: defined by the 312421834 DZN boundary;

- + Balance of Scenic Rim Regional Council:
  - – Balance of Beaudesert SA2: defined as the balance of the Beaudesert SA2 outside of the Beaudesert catchment. The balance of Beaudesert SA2 also comprises the Bromelton SDA, which is anticipated to become a major employment node in the future, hence is considered separately in parts of the assessment; and
  - – Balance of Boonah SA2: defined as the balance of the Boonah SA2 outside of the Boonah / Kalbar catchment.

Due to the geographic definition of the DZN boundaries, a balance area is not defined for the Tamborine – Canungra SA2.

Figure 1.1 illustrates the parameters of the relevant study areas for the purpose of this study, with Table 1.1 summarising the concordance of localities to study areas.

Figure 1.1   Geographic Definition of Study Areas

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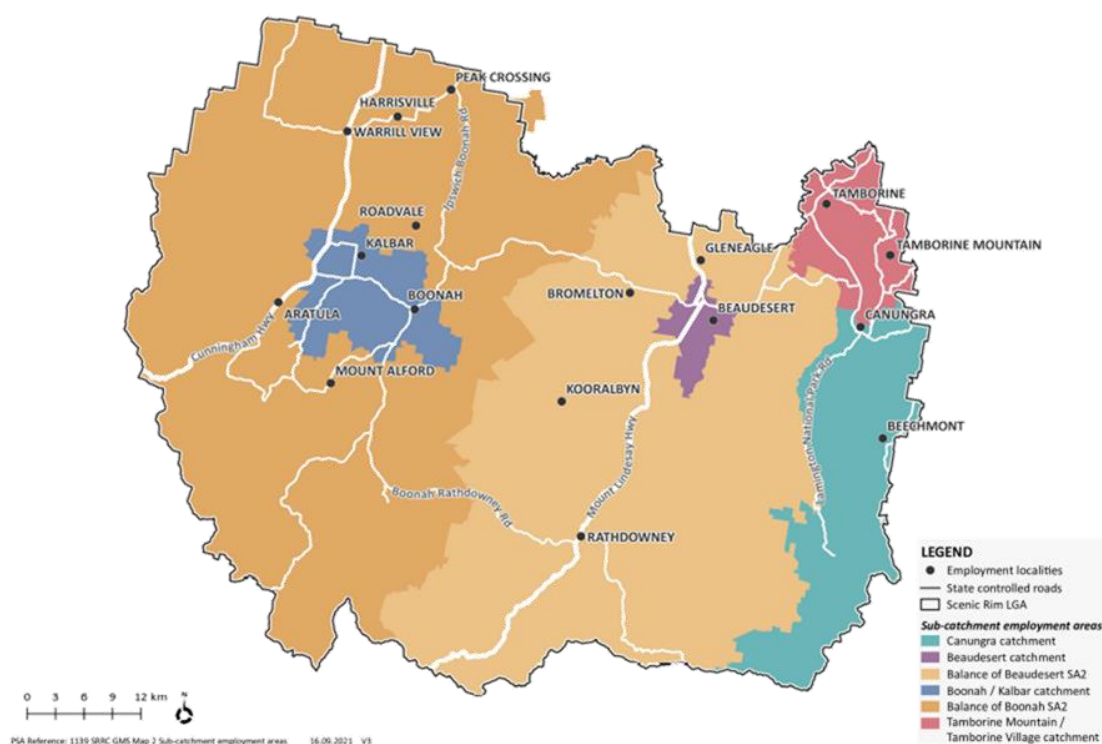
Table 1.1   Concordance of Localities to Study Area

Locality	Study Area
Beaudesert	Beaudesert catchment
Boonah	Boonah / Kalbar catchment
Kalbar	Boonah / Kalbar catchment
Tamborine Mountain	Tamborine Mountain / Tamborine Village catchment
Tamborine Village	Tamborine Mountain / Tamborine Village catchment
Canungra	Canungra catchment
Beechmont	Canungra catchment
Bromelton	Balance of Beaudesert SA2
Gleneagle	Balance of Beaudesert SA2
Kooralbyn	Balance of Beaudesert SA2
Rathdowney	Balance of Beaudesert SA2
Aratula	Balance of Boonah SA2
Harrisville	Balance of Boonah SA2
Mount Alford	Balance of Boonah SA2
Peak Crossing	Balance of Boonah SA2
Roadvale	Balance of Boonah SA2
Warrill View	Balance of Boonah SA2

Source: Scenic Rim Regional Council (2021)

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2   Baseline Employment

The purpose of this section is to provide an employment baseline figure for each of the study areas as of the 2011 and 2016 Census. These estimates utilise DZN (finest grain available) data by industry (place of work data). Employment by industry data extracted from the 2011 and 2016 Censuses has been rebased to align with the most recent Queensland Treasury employment projections by industry for Scenic Rim LGA, as the Census typically under enumerates population and employment.

This overview summarises the number of workers in each geography, including a breakdown by industry of employment (at the single digit ANZSIC level).

2.1   Historic Employment by Study Area

The number of employed persons within the Scenic Rim LGA totalled 13,824 workers in 2011 and increased to 14,171 workers by 2016. The major employment centres within Scenic Rim LGA are within the Beaudesert, Boonah / Kalbar, Tamborine Mountain / Tamborine Village and Canungra catchments.

Historically, the Beaudesert SA2 has accounted for the highest proportion of total employment in Scenic Rim LGA, accounting for 41.9% of total employment in 2011 increasing to 42.2% of total employment in 2016. Between the past two Censuses, Beaudesert SA2's workforce also recorded the largest growth in the share of Scenic Rim LGA's workforce between 2011 and 2016. This is due to the increase in employment in the Beaudesert catchment from 3,848 workers in 2011 to 4,125 workers in 2016.

Within the Boonah SA2, there was a marginal decrease in the proportion of employment in this area relative to the other SA2s between 2011 and 2016. Over the same period, employment in the Tamborine Mountain / Tamborine Village catchment remained consistent (as a share of Scenic Rim LGA's working population), whilst the Canungra catchment recorded a marginally increasing share.

Table 2.1 below summarises the historic employment by study area as of the 2011 and 2016 Censuses.

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Table 2.1   Summary of Historic Employment by Study Area, 2011 and 2016

	Number of Employed Persons		% of Total (% of Scenic Rim RC)	
	2011	2016	2011	2016
Beaudesert catchment	3,848	4,125	27.8%	29.1%
Balance of Beaudesert SA2	1,951	1,856	14.1%	13.1%
Beaudesert SA2	5,799	5,982	41.9%	42.2%
Boonah / Kalbar catchment	2,156	2,274	15.6%	16.0%
Balance of Boonah SA2	1,703	1,613	12.3%	11.4%
Boonah SA2	3,859	3,886	27.9%	27.4%
Tamborine Mountain / Tamborine Village catchment	2,853	2,925	20.6%	20.6%
Canungra catchment	1,313	1,382	9.5%	9.8%
Tamborine – Canungra SA2	4,166	4,307	30.1%	30.4%
Scenic Rim Regional Council	13,824	14,171	100.0%	100.0%

Source: 2016 Census of Population and Housing (2017), 2011 Census of Population and Housing (2012) and Queensland Treasury Employment Projections by Local Government Area (2018)

2.2 Historic Employment by Industry

2.2.1 Scenic Rim LGA

As previously detailed in Table 2.1, as of the past two Censuses the Beaudesert SA2 has accounted for the largest proportion of Scenic Rim LGA's workforce. This is primary due to the large volume of health care and social assistance workers in the Beaudesert SA2, which account for over half of the LGA's workers in this industry. Additionally, the Beaudesert SA2 accounts for over half of the LGA's workers in the mining, manufacturing and electricity, gas, water and waste services employment in both 2011 and 2016.

The largest employing industry in the Boonah SA2 (by volume of workers) is the agriculture, forestry and fishing industry. Employment in this industry accounted for more than half of Scenic Rim LGA's employment in agriculture, forestry in fishing in 2016.

With the Tamborine – Canungra SA2, the two largest employing industries in 2016 were accommodation and food services, followed by public administration and safety workers. Employment in these industries represented 50.1% and 45.0% of Scenic Rim LGA's employment in these sectors.

Table 2.2 below summarises the historic employment by industry for the three SA2s within Scenic Rim LGA as of the 2011 and 2016 Censuses.

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Table 2.2 Summary of Historic Employment by Study Area, 2011 and 2016

	2011				2016			
	Beaudesert SA2	Boonah SA2	Tamborine – Canungra SA2	Scenic Rim LGA	Beaudesert SA2	Boonah SA2	Tamborine – Canungra SA2	Scenic Rim LGA
Total Employed Persons								
Agriculture, Forestry and Fishing	664	836	242	1,742	564	778	208	1,550
Mining	75	4	14	94	44	18	23	85
Manufacturing	476	192	192	860	487	203	202	893
Electricity, Gas, Water and Waste Services	87	47	26	160	86	38	25	149
Construction	496	444	426	1,365	521	332	363	1,216
Wholesale Trade	134	178	58	370	121	163	51	334
Retail Trade	598	402	435	1,435	646	414	436	1,496
Accommodation and Food Services	375	288	673	1,336	495	289	786	1,570
Transport, Postal and Warehousing	205	178	97	480	176	166	100	442
Information Media and Telecommunications	90	17	41	148	53	8	79	140
Financial and Insurance Services	69	46	30	145	72	93	30	194
Rental, Hiring and Real Estate Services	69	38	95	201	58	24	91	173
Professional, Scientific and Technical Services	165	97	281	543	187	129	260	577
Administrative and Support Services	100	42	182	324	107	58	130	294
Public Administration and Safety	469	125	431	1,025	480	111	484	1,075
Education and Training	556	336	385	1,276	537	374	467	1,379
Health Care and Social Assistance	846	381	288	1,515	991	455	318	1,764
Arts and Recreation Services	97	44	110	252	108	50	95	253
Other Services	229	164	160	553	246	185	160	591
Total persons employed	5,799	3,859	4,166	13,824	5,982	3,886	4,307	14,175
Proportion of LGA (%)								
Agriculture, Forestry and Fishing	38.1%	48.0%	13.9%	100.0%	36.4%	50.2%	13.4%	100.0%
Mining	80.0%	4.6%	15.4%	100.0%	51.8%	21.4%	26.8%	100.0%
Manufacturing	55.3%	22.3%	22.3%	100.0%	54.6%	22.8%	22.6%	100.0%
Electricity, Gas, Water and Waste Services	54.5%	29.4%	16.1%	100.0%	58.0%	25.2%	16.8%	100.0%
Construction	36.3%	32.5%	31.2%	100.0%	42.8%	27.3%	29.9%	100.0%
Wholesale Trade	36.3%	48.1%	15.6%	100.0%	36.1%	48.7%	15.2%	100.0%

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	2011				2016			
	Beaudesert SA2	Boonah SA2	Tamborine – Canungra SA2	Scenic Rim LGA	Beaudesert SA2	Boonah SA2	Tamborine – Canungra SA2	Scenic Rim LGA
Retail Trade	41.7%	28.0%	30.3%	100.0%	43.2%	27.6%	29.1%	100.0%
Accommodation and Food Services	28.1%	21.6%	50.4%	100.0%	31.5%	18.4%	50.1%	100.0%
Transport, Postal and Warehousing	42.7%	37.2%	20.2%	100.0%	39.9%	37.5%	22.6%	100.0%
Information Media and Telecommunications	60.6%	11.4%	28.0%	100.0%	38.2%	5.6%	56.2%	100.0%
Financial and Insurance Services	47.7%	31.8%	20.5%	100.0%	37.0%	47.8%	15.2%	100.0%
Rental, Hiring and Real Estate Services	34.1%	18.8%	47.1%	100.0%	33.7%	14.0%	52.3%	100.0%
Professional, Scientific and Technical Services	30.4%	17.8%	51.7%	100.0%	32.5%	22.4%	45.1%	100.0%
Administrative and Support Services	30.8%	13.0%	56.3%	100.0%	36.3%	19.6%	44.1%	100.0%
Public Administration and Safety	45.8%	12.1%	42.1%	100.0%	44.7%	10.3%	45.0%	100.0%
Education and Training	43.5%	26.3%	30.1%	100.0%	39.0%	27.1%	33.9%	100.0%
Health Care and Social Assistance	55.8%	25.2%	19.0%	100.0%	56.2%	25.8%	18.0%	100.0%
Arts and Recreation Services	38.7%	17.5%	43.8%	100.0%	42.9%	19.6%	37.5%	100.0%
Other Services	41.4%	29.6%	28.9%	100.0%	41.7%	31.3%	27.0%	100.0%
Total persons employed	41.9%	27.9%	30.1%	100.0%	42.2%	27.4%	30.4%	100.0%

Note: Shifts in employment share must be interpreted with caution for industry sectors which accounted for only a small share of total employment (e.g. mining and information media and telecommunications).

Source: 2016 Census of Population and Housing (2017), 2011 Census of Population and Housing (2012) and Queensland Treasury Employment Projections by Local Government Area (2018)

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2.2.2 Boonah SA2

As of 2011 the Boonah SA2 had a working population totalling 3,859 workers. Notably, of these workers, 2,156 (or 55.9% of the SA2s workers) worked within the Boonah / Kalbar catchment. The largest employing industries within the Boonah / Kalbar catchment were health care and social assistance. Within the broader Boonah SA2, the most significant employing industries in 2011 were agriculture, forestry and fishing and construction.

As of the 2011 Census, all employment in information media and telecommunications was within the Boonah / Kalbar catchment and all employment in mining was understandably within the balance area of the Boonah SA2.

Between the 2011 and 2016 Censuses the largest increase in employment (volume) within the Boonah / Kalbar catchment was within the agriculture, forestry and fishing industry, making it the second largest employing industry in the catchment. Employment in health care and social assistance remained the most significant employing industry in 2016.

With respect to the SA2 as a whole, whilst employment in agriculture, forestry and fishing remained significant, there was a sizeable increase in the incidence of employment in health care and social assistance, education and training and professional, scientific and technical services between the two Censuses.

Employment in each of the Boonah Study Areas as of 2016 is as follows:

+ Boonah / Kalbar catchment: 2,274 workers or 58.5% of the SA2's working population;
+ Balance Boonah SA2: 1,613 workers or 41.5% of the SA2's working population; and
+ Boonah SA2: total working population of 3,886.

Table 2.3 details the baseline employment for the Boonah / Kalbar catchment, Boonah SA2 and Balance Area for 2011 and 2016.

Table 2.3   Employment by Study Area, Boonah SA2, 2011 and 2016

	2011			2016		
	Boonah / Kalbar catchment	Balance Boonah SA2	Boonah SA2 Total	Boonah / Kalbar catchment	Balance Boonah SA2	Boonah SA2 Total
Total Employed Persons						
Agriculture, Forestry and Fishing	265	571	836	266	512	778
Mining	0	4	4	0	18	18
Manufacturing	68	124	192	68	135	203
Electricity, Gas, Water and Waste Services	23	23	47	23	15	38
Construction	198	245	444	139	193	332
Wholesale Trade	111	67	178	119	43	163
Retail Trade	289	113	402	324	90	414
Accommodation and Food Services	184	104	288	182	107	289
Transport, Postal and Warehousing	104	74	178	84	81	166
Information Media and Telecommunications	17	0	17	8	0	8
Financial and Insurance Services	41	5	46	60	32	93
Rental, Hiring and Real Estate Services	28	9	38	24	0	24
Professional, Scientific and Technical Services	61	36	97	81	48	129
Administrative and Support Services	12	30	42	32	26	58
Public Administration and Safety	78	47	125	94	17	111

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	2011			2016		
	Boonah / Kalbar catchment	Balance Boonah SA2	Boonah SA2 Total	Boonah / Kalbar catchment	Balance Boonah SA2	Boonah SA2 Total
Education and Training	214	122	336	222	153	374
Health Care and Social Assistance	318	64	381	399	56	455
Arts and Recreation Services	17	27	44	14	36	50
Other Services	127	37	164	135	50	185
Total persons employed	2,156	1,703	3,859	2,274	1,613	3,886
Proportion of SA2 (%)						
Agriculture, Forestry and Fishing	34.2%	65.8%	100.0%	34.2%	65.8%	100.0%
Mining	0.0%	100.0%	100.0%	0.0%	100.0%	100.0%
Manufacturing	33.6%	66.4%	100.0%	33.6%	66.4%	100.0%
Electricity, Gas, Water and Waste Services	60.0%	40.0%	100.0%	60.0%	40.0%	100.0%
Construction	42.0%	58.0%	100.0%	42.0%	58.0%	100.0%
Wholesale Trade	73.4%	26.6%	100.0%	73.4%	26.6%	100.0%
Retail Trade	78.3%	21.7%	100.0%	78.3%	21.7%	100.0%
Accommodation and Food Services	63.0%	37.0%	100.0%	63.0%	37.0%	100.0%
Transport, Postal and Warehousing	50.9%	49.1%	100.0%	50.9%	49.1%	100.0%
Information Media and Telecommunications	100.0%	0.0%	100.0%	100.0%	0.0%	100.0%
Financial and Insurance Services	65.2%	34.8%	100.0%	65.2%	34.8%	100.0%
Rental, Hiring and Real Estate Services	100.0%	0.0%	100.0%	100.0%	0.0%	100.0%
Professional, Scientific and Technical Services	62.6%	37.4%	100.0%	62.6%	37.4%	100.0%
Administrative and Support Services	55.0%	45.0%	100.0%	55.0%	45.0%	100.0%
Public Administration and Safety	84.8%	15.2%	100.0%	84.8%	15.2%	100.0%
Education and Training	59.2%	40.8%	100.0%	59.2%	40.8%	100.0%
Health Care and Social Assistance	87.7%	12.3%	100.0%	87.7%	12.3%	100.0%
Arts and Recreation Services	27.3%	72.7%	100.0%	27.3%	72.7%	100.0%
Other Services	72.7%	27.3%	100.0%	72.7%	27.3%	100.0%
Total persons employed	58.5%	41.5%	100.0%	58.5%	41.5%	100.0%

Note: Shifts in employment share must be interpreted with caution for industry sectors which accounted for only a small share of total employment (e.g. mining and information media and telecommunications).
Source: 2016 Census of Population and Housing (2017), 2011 Census of Population and Housing (2012) and Queensland Treasury Employment Projections by Local Government Area (2018)

2.2.3   Beaudesert SA2

As of 2011, Employment in the Beaudesert SA2 totalled 3,859 workers and was most significant in the following industries:

+ Health care and social assistance: total of 991 workers in the SA2, 96.8% of which were located within the Beaudesert catchment;
+ Retail trade: 646 workers in the SA2, 88.3% of which were located within the Beaudesert catchment; and
+ Agriculture forestry and fishing: total of 564 workers in the SA2, 89.5% of which were located within the Balance Area.

Between the 2011 and 2016 Censuses, the most significant change to employment within the Beaudesert SA2 was in the health care and social assistance industry, with growth of 145 workers

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over the five-year period. There was also notable accommodation and food services employment growth in the balance area over the same period.

Whilst agriculture, forestry and fishing remained a key industry sector within Beaudesert SA2, employment within the sector fell by 100 persons between the 2011 and 2016 Censuses.

Employment in each of the Beaudesert Study Areas as of 2016 is as follows:

+ Beaudesert catchment: 4,125 workers or 69.0% of the SA2's working population;
+ Balance Beaudesert SA2: 1,856 workers or 31.0% of the SA2's working population; and
+ Beaudesert SA2: total working population of 5,982 workers.

Table 2.4 details the baseline employment for the Beaudesert catchment, Beaudesert SA2 and Balance Area for 2011 and 2016.

Table 2.4   Employment by Study Area, Beaudesert SA2, 2011 and 2016

	2011			2016		
	Beaudesert catchment	Balance Beaudesert SA2	Beaudesert SA2 Total	Beaudesert catchment	Balance Beaudesert SA2	Beaudesert SA2 Total
Total Employed Persons						
Agriculture, Forestry and Fishing	66	597	664	59	505	564
Mining	13	62	75	14	30	44
Manufacturing	221	254	476	194	294	487
Electricity, Gas, Water and Waste Services	76	11	87	75	11	86
Construction	303	193	496	316	205	521
Wholesale Trade	98	36	134	94	27	121
Retail Trade	490	108	598	571	76	646
Accommodation and Food Services	297	78	375	358	137	495
Transport, Postal and Warehousing	107	98	205	94	82	176
Information Media and Telecommunications	84	6	90	42	11	53
Financial and Insurance Services	54	15	69	62	10	72
Rental, Hiring and Real Estate Services	50	19	69	40	18	58
Professional, Scientific and Technical Services	122	43	165	126	62	187
Administrative and Support Services	61	39	100	60	47	107
Public Administration and Safety	404	65	469	435	46	480
Education and Training	367	189	556	365	173	537
Health Care and Social Assistance	795	51	846	960	31	991
Arts and Recreation Services	62	35	97	47	61	108
Other Services	179	51	229	215	31	246
Total persons employed	3,848	1,951	5,799	4,125	1,856	5,982
Proportion of SA2 (%)						
Agriculture, Forestry and Fishing	10.0%	90.0%	100.0%	10.5%	89.5%	100.0%
Mining	17.3%	82.7%	100.0%	31.0%	69.0%	100.0%
Manufacturing	46.5%	53.5%	100.0%	39.8%	60.2%	100.0%
Electricity, Gas, Water and Waste Services	87.2%	12.8%	100.0%	87.0%	13.0%	100.0%
Construction	61.1%	38.9%	100.0%	60.6%	39.4%	100.0%
Wholesale Trade	73.3%	26.7%	100.0%	77.9%	22.1%	100.0%

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	2011			2016		
	Beaudesert catchment	Balance Beaudesert SA2	Beaudesert SA2 Total	Beaudesert catchment	Balance Beaudesert SA2	Beaudesert SA2 Total
Retail Trade	82.0%	18.0%	100.0%	88.3%	11.7%	100.0%
Accommodation and Food Services	79.1%	20.9%	100.0%	72.4%	27.6%	100.0%
Transport, Postal and Warehousing	52.1%	47.9%	100.0%	53.3%	46.7%	100.0%
Information Media and Telecommunications	93.8%	6.3%	100.0%	79.4%	20.6%	100.0%
Financial and Insurance Services	77.8%	22.2%	100.0%	86.3%	13.7%	100.0%
Rental, Hiring and Real Estate Services	72.4%	27.6%	100.0%	69.0%	31.0%	100.0%
Professional, Scientific and Technical Services	73.7%	26.3%	100.0%	67.1%	32.9%	100.0%
Administrative and Support Services	60.9%	39.1%	100.0%	55.9%	44.1%	100.0%
Public Administration and Safety	86.1%	13.9%	100.0%	90.5%	9.5%	100.0%
Education and Training	66.0%	34.0%	100.0%	67.9%	32.1%	100.0%
Health Care and Social Assistance	94.0%	6.0%	100.0%	96.8%	3.2%	100.0%
Arts and Recreation Services	64.0%	36.0%	100.0%	43.3%	56.7%	100.0%
Other Services	77.9%	22.1%	100.0%	87.3%	12.7%	100.0%
Total persons employed	66.4%	33.6%	100.0%	69.0%	31.0%	100.0%

Note: Shifts in employment share must be interpreted with caution for industry sectors which accounted for only a small share of total employment (e.g. mining and information media and telecommunications).
Source: 2016 Census of Population and Housing (2017), 2011 Census of Population and Housing (2012) and Queensland Treasury Employment Projections by Local Government Area (2018)

2.2.4   Tamborine – Canungra SA2

Note that the Tamborine – Canungra SA2 consists of two DZN's which represent the two catchments of Tamborine Mountain / Tamborine Village and Canungra.

As of 2011 the Tamborine - Canungra SA2 had a working population totalling 4,166 workers. Notably, over two thirds of these workers were employed in the Tamborine Mountain / Tamborine Village catchment (as opposed to the Canungra catchment). The most significant employing industries in each catchment and the SA2 as a whole in 2011 were as follows:

+ Canungra catchment: public administration and safety represented almost a third of the workforce;
+ Tamborine Mountain / Tamborine Village catchment: employment in accommodation and food services accounted for 16.3% of employment; and
+ Tamborine - Canungra SA2: 16.1% of total employment attributable to accommodation and food services.

Notably, as of 2011, 69.2% of all employment within the accommodation and food services industry was within the Tamborine Mountain / Tamborine Village catchment.

Employment in each of the Tamborine - Canungra SA2 study areas as of 2016 is as follows:

+ Canungra catchment: 1,382 persons or 32.1% of the SA2's total working population;
+ Tamborine Mountain / Tamborine Village catchment: 2,925 workers or 67.9% of the SA2's total working population; and
+ Tamborine - Canungra SA2: total of 4,307 workers in the SA2 as of the 2016 Census.

Table 2.5 details the baseline employment for the Canungra catchment, Tamborine Mountain / Tamborine Village catchment and Tamborine - Canungra SA2 for 2011 and 2016.

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Table 2.5   Employment by Study Area, Tamborine – Canungra SA2, 2011 and 2016

	2011			2016		
	Canungra catchment	Tamborine Mountain / Tamborine Village catchment	Tamborine- Canungra SA2 Total	Canungra catchment	Tamborine Mountain / Tamborine Village catchment	Tamborine - Canungra SA2 Total
Total Employed Persons						
Agriculture, Forestry and Fishing	66	176	242	67	141	208
Mining	0	14	14	6	17	23
Manufacturing	52	140	192	26	176	202
Electricity, Gas, Water and Waste Services	12	13	26	4	21	25
Construction	81	344	426	90	273	363
Wholesale Trade	14	44	58	4	47	51
Retail Trade	88	347	435	94	342	436
Accommodation and Food Services	207	465	673	301	485	786
Transport, Postal and Warehousing	10	87	97	17	83	100
Information Media and Telecommunications	11	30	41	6	72	79
Financial and Insurance Services	9	21	30	6	24	30
Rental, Hiring and Real Estate Services	20	74	95	20	70	91
Professional, Scientific and Technical Services	57	224	281	45	215	260
Administrative and Support Services	89	93	182	58	72	130
Public Administration and Safety	399	33	431	450	34	484
Education and Training	96	289	385	93	374	467
Health Care and Social Assistance	50	238	288	47	271	318
Arts and Recreation Services	18	92	110	17	78	95
Other Services	33	127	160	31	129	160
Total persons employed	1,313	2,853	4,166	1,382	2,925	4,307
Proportion of SA2 (%)						
Agriculture, Forestry and Fishing	27.3%	72.7%	100.0%	32.2%	67.8%	100.0%
Mining	0.0%	100.0%	100.0%	26.7%	73.3%	100.0%
Manufacturing	27.2%	72.8%	100.0%	12.8%	87.2%	100.0%
Electricity, Gas, Water and Waste Services	47.8%	52.2%	100.0%	15.0%	85.0%	100.0%
Construction	19.1%	80.9%	100.0%	24.8%	75.2%	100.0%
Wholesale Trade	24.0%	76.0%	100.0%	7.5%	92.5%	100.0%
Retail Trade	20.2%	79.8%	100.0%	21.5%	78.5%	100.0%
Accommodation and Food Services	30.8%	69.2%	100.0%	38.3%	61.7%	100.0%
Transport, Postal and Warehousing	10.4%	89.6%	100.0%	16.7%	83.3%	100.0%
Information Media and Telecommunications	27.0%	73.0%	100.0%	8.0%	92.0%	100.0%
Financial and Insurance Services	29.6%	70.4%	100.0%	19.0%	81.0%	100.0%
Rental, Hiring and Real Estate Services	21.3%	78.8%	100.0%	22.2%	77.8%	100.0%
Professional, Scientific and Technical Services	20.4%	79.6%	100.0%	17.2%	82.8%	100.0%
Administrative and Support Services	48.7%	51.3%	100.0%	44.4%	55.6%	100.0%

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	2011			2016		
	Canungra catchment	Tamborine Mountain / Tamborine Village catchment	Tamborine-Canungra SA2 Total	Canungra catchment	Tamborine Mountain / Tamborine Village catchment	Tamborine - Canungra SA2 Total
Public Administration and Safety	92.4%	7.6%	100.0%	93.0%	7.0%	100.0%
Education and Training	24.8%	75.2%	100.0%	20.0%	80.0%	100.0%
Health Care and Social Assistance	17.3%	82.7%	100.0%	14.8%	85.2%	100.0%
Arts and Recreation Services	16.5%	83.5%	100.0%	18.1%	81.9%	100.0%
Other Services	20.8%	79.2%	100.0%	19.5%	80.5%	100.0%
Total persons employed	31.5%	68.5%	100.0%	32.1%	67.9%	100.0%

Note: Shifts in employment share must be interpreted with caution for industry sectors which accounted for only a small share of total employment (e.g. mining and information media and telecommunications).
Source: 2016 Census of Population and Housing (2017), 2011 Census of Population and Housing (2012) and Queensland Treasury Employment Projections by Local Government Area (2018)

2.3   Significance of Rural Production in Scenic Rim

Section 2.2 identifies that the agriculture, forestry and fishing sector is a significant contributor to employment within Scenic Rim, particularly within the rural areas of Boonah and Beaudesert.

The latest available agricultural production data at an LGA wide and SA2 level is from the 2015-16 Agricultural Census, published by the Australian Bureau of Statistics (ABS catalogue numbers 7121.0 and 7503.0). This section provides an overview of the contribution of agricultural production within Scenic Rim and its component SA2 both in terms of the volume and value of production.

2.3.1 Volume of Agricultural Commodities

Agricultural production, with respect to production volumes, within Scenic Rim LGA has historically been most concentrated in hay and silage production, followed by vegetable production. Additionally, between 2010-11 and 2015-16 Scenic Rim recorded a significant increase in livestock production volumes and a minor decrease in the volume of fruit and nuts produced in the LGA. In 2010-11, Scenic Rim LGA produced over 90.0% of the State's kiwifruits, however this decreased to nil in 2015-16.

Also, of significance to the agriculture, forestry and fishing sector as of 2010-11 and 2015-16 was the farming of livestock within Scenic Rim Regional Council. Between these two years, the proportion of Queensland's livestock attributable to the LGA increased from 5.4% in 2010-11 to 10.7% in 2015-16. In both 2010-11 and 2015-16 the largest contributor to livestock production in the region resulted from the volume of meat chickens, followed by meat cattle which combined accounted for over 90.0% of all livestock production from the LGA. Overall, the production of meat chickens from the Scenic Rim LGA accounted for 17.6% of all Queensland meat chickens in 2015-16.

Other production from Scenic Rim LGA of significance to the State's total production volumes included:

+ Carrot production in the LGA accounted for 83.4% of the State's total production of carrots in 2015-16, having increased from 64.5% in 2010-11;
+ Over a third of all onions produced in Queensland originated from Scenic Rim LGA in 2015-16, almost double the proportion recorded for 2010-11; and
+ 13.8% of Queensland's lucerne cut for hay was grown in Scenic Rim LGA in 2015-16.

Table 2.6 details the agricultural production volumes from Scenic Rim Regional Council in 2010-11 and 2015-16.

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Table 2.6   Volume of Agricultural Production – Scenic Rim LGA and Queensland, 2010-11 and 2015-16

	2010-11			2015-16		
	Scenic Rim LGA Volume	% of Scenic Rim LGA Production	% of Queensland Production	Scenic Rim LGA Volume	% of Scenic Rim LGA Production	% of Queensland Production
Broadacre Crops (t)						
Maize for grain	3,006	23.2%	1.8%	4,437	25.5%	2.7%
Oilseeds - Other oilseeds	0	0.0%	0.0%	1,226	7.0%	8.5%
Barley for grain	1,419	10.9%	1.0%	1,214	7.0%	0.3%
Wheat for grain	0	0.0%	0.0%	713	4.1%	0.1%
Sorghum for Grain	533	4.1%	0.0%	512	2.9%	0.0%
Remainder of Broadacre Crop Production	8,023	61.8%	-	9,321	53.5%	-
Total	12,981	100.0%	0.0%	17,423	100.0%	0.0%
Hay & Silage (t)						
Pasture (including lucerne), cereal and other crops cut for silage	54,460	80.8%	0.0%	65,527	61.5%	11.7%
Lucerne cut for hay	0	0.0%	0.0%	23,838	22.4%	13.8%
Other pasture cut for hay	0	0.0%	0.0%	8,799	8.3%	6.1%
Cereal cut for hay	1,029	1.5%	1.4%	3,501	3.3%	2.3%
Other crops cut for hay	5,941	8.8%	5.7%	2,413	2.3%	3.0%
Remainder of Hay and Silage Production	5,941	8.8%	-	2,413	2.3%	-
Total	67,371	100.0%	7.2%	106,490	100.0%	9.0%
Fruit and Nuts (t)						
Pineapples	0	0.0%	0.0%	55	10.5%	0.1%
Grapes	0	0.0%	0.0%	5	0.9%	0.0%
Kiwifruit	527	69.3%	90.3%	0	0.0%	0.0%
Avocados	226	29.7%	1.1%	0	0.0%	0.0%
Remainder of Fruit and Nuts Production	8	1.0%	-	459	88.5%	-
Total	761	100.0%	0.1%	519	100.0%	0.1%
Vegetables (t)						
Carrots	15,980	46.0%	64.5%	36,506	67.5%	83.4%
Onions	6,126	17.6%	16.5%	11,536	21.3%	35.6%
Pumpkins	4,104	11.8%	10.0%	2,843	5.3%	6.5%
Sweet Corn	1,241	3.6%	4.8%	1,515	2.8%	2.7%
Beans	2,477	7.1%	0.0%	1,378	2.5%	0.0%
Remainder of Vegetable Production	4,821	13.9%	-	344	0.6%	-
Total	34,749	100.0%	4.2%	54,122	100.0%	0.0%
Livestock (no.)						

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	2010-11			2015-16		
	Scenic Rim LGA Volume	% of Scenic Rim LGA Production	% of Queensland Production	Scenic Rim LGA Volume	% of Scenic Rim LGA Production	% of Queensland Production
Meat chickens	2,303,014	89.6%	14.5%	3,249,450	96.7%	17.6%
Meat cattle	112,941	4.4%	0.9%	87,865	2.6%	0.8%
Dairy cattle	9,034	0.4%	0.0%	20,152	0.6%	13.0%
Pigs	2,297	0.1%	0.4%	2,911	0.1%	0.5%
Sheeps and lambs	2,171	0.1%	0.0%	1,298	0.0%	0.1%
Remainder Livestock	141,120	5.5%	-	0	0.0%	-
Total	2,570,577	100.0%	5.4%	3,361,677	100.0%	10.7%

Source: Australian Bureau of Statistics Agricultural Commodities, Australia (2010-11 and 2015-16), Cat. No. 7121.0

As of 2010-11 the majority of agricultural production in Scenic Rim was generated within the Beaudesert SA2 and was primarily driven by the volume of livestock in the area. Most commodities, however, were produced in the Boonah SA2, accounting for 99.5% of Scenic Rim's vegetable production, 46.2% of hay and silage and over a third of all broadacre crop production.

Between 2010-11 and 2015-16, there was however, a shift in the composition of production volumes in Scenic Rim. In 2015-16, under the five high-level production categories, production was most significant in the following areas:

+ Broadacre Crops: Tamborine – Canungra SA2 accounted for half of production, followed by Boonah SA2;
+ Hay and Silage: 53.4% produced in the Beaudesert SA2, followed by the Boonah SA2, with the Tamborine – Canungra accounting for less than 1.0%;
+ Fruit and Nuts: 88.5% of fruit and nuts were produced in Tamborine – Canungra SA2, with the bulk of the remaining produced in the Boonah SA2;
+ Vegetables: Boonah SA2 represented 99.5% of Scenic Rim LGA's vegetable production; and
+ Livestock: Beaudesert represented 56.0% of livestock produce, followed by the Boonah SA2 (43.9%).

Table 2.7 details the agricultural production volumes from Scenic Rim Regional Council, by SA2, in 2010-11 and 2015-16.

Table 2.7   Volume of Agricultural Production – Boonah SA2, Beaudesert SA2 and Scenic Rim LGA, 2010-11 and 2015-16

	Boonah		Beaudesert		Tamborine - Canungra		Scenic Rim LGA	
	2010-11	2015-16	2010-11	2015-16	2010-11	2015-16	2010-11	2015-16
Production Volumes								
Broadacre Crops (t)	9,277	5,941	3,704	2,739	0	8,743	12,981	17,423
Hay & Silage (t)	30,091	49,185	37,182	56,824	98	481	67,371	106,490
Fruit and Nuts (t)	4	55	24	5	734	459	761	519
Vegetables (t)	32,699	53,827	451	295	1,600	0	34,749	54,122
Livestock (no.)	1,006,835	1,474,802	1,552,437	1,883,400	11,305	3,475	2,570,577	3,361,677

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	Boonah		Beaudesert		Tamborine - Canungra		Scenic Rim LGA	
	2010-11	2015-16	2010-11	2015-16	2010-11	2015-16	2010-11	2015-16
Proportion of Production								
Broadacre Crops	71.5%	34.1%	28.5%	15.7%	0.0%	50.2%	100.0%	100.0%
Hay & Silage	44.7%	46.2%	55.2%	53.4%	0.1%	0.5%	100.0%	100.0%
Fruit and Nuts	0.5%	10.5%	3.1%	0.9%	96.3%	88.5%	100.0%	100.0%
Vegetables	94.1%	99.5%	1.3%	0.5%	4.6%	0.0%	100.0%	100.0%
Livestock	39.2%	43.9%	60.4%	56.0%	0.4%	0.1%	100.0%	100.0%

Source: Australian Bureau of Statistics Agricultural Commodities, Australia (2010-11 and 2015-16), Cat. No. 7121.0

2.3.2 Value of Agricultural Commodities

Consistent with agricultural production volumes, the highest value agricultural export from Scenic Rim LGA has been from vegetable production, totaling $51.45 million in 2015-16. The production of carrots in the region yielded the highest value of production, accounting for 50.1% of the LGA's vegetable production value and 83.4% of Queensland's total value of carrot production in 2015-16.

Additionally, the notable increase in livestock production volumes translated to an increase in the value of livestock exports to $173.8 million in 2015-16. Within the livestock category, the highest value export from Scenic Rim LGA were meat chickens, the value of which accounted for 13.8% of the States total value of meat chicken production.

With respect to the value of production of each commodity across Queensland, other notable commodities included:

+ Kiwifruit production in Scenic Rim LGA represented over three quarters of the State's total agricultural value of kiwifruits;
+ Onion production in Scenic Rim LGA accounted for 35.6% of Queensland's total value of onion production in 2015-16;
+ 13.8% of the States value from lucerne cut for hay derived from production in the Scenic Rim LGA; and
+ The value of bean production in the Scenic Rim LGA represented over 6.0% of the States total value of bean production in 2015-16.

Table 2.8 below details the agricultural production values from Scenic Rim Regional Council in 2010-11 and 2015-16.

Table 2.8 Value of Agricultural Production ($m)– Scenic Rim LGA and Queensland, 2010-11 and 2015-16

	2010-11			2015-16		
	Scenic Rim LGA Value ($m)	% of Scenic Rim LGA Value	% of Queensland Value	Scenic Rim LGA Value ($m)	% of Scenic Rim LGA Value	% of Queensland Value
Broadacre Crops						
Maize for grain	0.70	33.3%	1.8%	1.41	28.8%	2.7%
Oilseeds	0.50	23.8%	4.9%	1.04	21.3%	0.0%
Barley for Grain	0.30	14.3%	1.1%	0.33	6.8%	0.3%
Wheat for Grain	0.20	9.5%	0.1%	0.21	4.3%	0.1%
Sorghum for Grain	0.10	4.8%	0.0%	0.14	2.8%	0.0%
Remainder of Broadacre Crop Production	0.30	14.3%	-	1.76	36.1%	-
Total	2.10	100.0%	0.1%	4.89	100.0%	0.1%

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	2010-11			2015-16		
	Scenic Rim LGA Value ($m)	% of Scenic Rim LGA Value	% of Queensland Value	Scenic Rim LGA Value ($m)	% of Scenic Rim LGA Value	% of Queensland Value
Hay & Silage						
Pasture cut for hay	8.10	84.4%	11.2%	9.31	86.8%	11.1%
Cereal cut for hay	0.20	2.1%	1.2%	0.84	7.8%	2.3%
Other crops cut for hay	1.30	13.5%	5.8%	0.58	5.4%	3.0%
Total	9.60	100.0%	8.6%	10.72	100.0%	7.7%
Fruit and Nuts						
Avocados	0.60	26.1%	1.1%	0.93	46.5%	0.6%
Kiwifruit	1.40	60.9%	93.3%	0.79	39.4%	76.4%
Olives	0.00	0.0%	0.0%	0.00	0.0%	0.0%
Pineapples	0.00	0.0%	0.0%	0.04	1.9%	0.1%
Limes	0.00	0.0%	0.0%	0.01	0.5%	0.0%
Remainder of Fruit and Nuts Production	0.30	13.0%	-	0.24	12.1%	-
Total	2.30	100.0%	0.3%	2.01	100.0%	0.1%
Vegetables						
Carrots	8.70	24.0%	64.4%	25.79	50.1%	83.4%
Onions	5.80	16.0%	16.5%	9.65	18.8%	35.6%
Beans	10.60	29.3%	11.2%	6.44	12.5%	6.6%
Sweet Corn	1.70	4.7%	4.7%	2.37	4.6%	2.7%
Pumpkins	2.50	6.9%	9.7%	2.30	4.5%	6.5%
Remainder of Vegetable Production	6.90	19.1%	-	4.91	9.5%	-
Total	36.20	100.0%	3.4%	51.45	100.0%	7.2%
Livestock & Livestock Products						
Meat Poultry	46.00	36.7%	11.6%	81.42	46.8%	13.8%
Meat Cattle and Calves	41.50	33.1%	1.2%	59.41	34.2%	1.0%
Pigs	0.80	0.6%	0.4%	1.67	1.0%	0.5%
Goats	0.10	0.1%	0.3%	0.05	0.0%	0.1%
Whole Milk	36.70	29.3%	14.3%	31.21	18.0%	13.2%
Remainder Livestock	0.10	0.1%	-	0.04	0.0%	-
Total	125.20	100.0%	2.1%	173.80	100.0%	2.4%

Source: Australian Bureau of Statistics Value of Agricultural Commodities Produced (2010-11 and 2015-16). Cat. No. 7503.0

In both 2010-11 and 2015-16, the majority of agricultural production value in Scenic Rim LGA was derived from the Boonah SA2, accounting for 50.0% and 56.9% of total value in each year. This is largely due to this SA2 accounting for almost all vegetable production values in the LGA and approximately half of all livestock production (with respect to value).

Notably, between the two years analysed, the proportion of production value attributable to the Beaudesert SA2 decreased marginally from 42.6% to 40.8% in 2010-11 and 2015-16 respectively. The decline was evident across all five agricultural sub categories. The value of agricultural production

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from the Tamborine – Canungra SA2 also decreased between the two years, however the most significant decrease was in the value of production of vegetables.

Table 2.9 below details the agricultural production values from Scenic Rim Regional Council, by SA2, in 2010-11 and 2015-16.

Table 2.9   Value of Agricultural Production ($m) – Boonah SA2, Beaudesert SA2 and Scenic Rim LGA, 2010-11 and 2015-16

	Boonah		Beaudesert		Tamborine - Canungra		Scenic Rim LGA	
	2010-11	2015-16	2010-11	2015-16	2010-11	2015-16	2010-11	2015-16
Value of Production ($m)								
Broadacre Crops	1.3	3.1	0.8	1.5	0.0	0.3	2.1	4.9
Hay & Silage	5.3	6.9	4.2	3.7	0.1	0.1	9.6	10.7
Fruit and Nuts	0.0	0.3	0.2	0.0	2.1	1.7	2.3	2.0
Vegetables	32.0	51.0	0.4	0.3	3.8	0.2	36.2	51.4
Livestock & Livestock Products	49.1	77.0	69.1	93.6	7.0	3.2	125.2	173.8
Total	87.7	138.2	74.7	99.1	13.0	5.5	175.4	242.9
Proportion of Value (%)								
Broadacre Crops	61.9%	63.2%	38.1%	30.1%	0.0%	6.7%	100.0%	100.0%
Hay & Silage	55.2%	64.5%	43.8%	34.5%	1.0%	1.0%	100.0%	100.0%
Fruit and Nuts	0.0%	13.3%	8.7%	0.3%	91.3%	86.4%	100.0%	100.0%
Vegetables	88.4%	99.1%	1.1%	0.5%	10.5%	0.4%	100.0%	100.0%
Livestock & Livestock Products	39.2%	44.3%	55.2%	53.9%	5.6%	1.8%	100.0%	100.0%
Total	50.0%	56.9%	42.6%	40.8%	7.4%	2.3%	100.0%	100.0%

Source: Australian Bureau of Statistics Value of Agricultural Commodities Produced (2010-11 and 2015-16). Cat. No. 7503.0

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3   Employment Projections

Employment projections for each study area have been prepared, considering historic trends and the future growth outlook, aligning with the ShapingSEQ employment benchmark of an additional 7,610 jobs in Scenic Rim Regional Council between 2016 and 2041. The employment projections presented in this section of the report assume little take-up of industrial land within the Bromelton SDA to 2041, with Chapter 4 presenting a potential land take-up and employment scenario to 2041.

To estimate the projected employment by industry for the 2016 to 2041 period in Scenic Rim LGA, consideration has been given to publicly available data from the Australian Bureau of Statistics Census of Population and Housing employment by place of work trends in addition to employment estimates published by Queensland Treasury (2018). These employment estimates have been prepared at the single digit ANZSIC category.

3.1   Scenic Rim LGA

The Queensland Treasury's employment projections at the single-digit ANZSIC category level indicate that employment in the Scenic Rim LGA will increase from 13,824 workers in 2015-16 to 21,780 workers by 2040-41, representing an average annual growth rate in the order of 1.7% per annum. These projections also suggest that employment growth (in volume) over the projection period will be highest in the following industries:

+   Health care and social assistance: growing by 2.6% per annum over the projection period, with most growth anticipated to occur between 2026 and 2031;
+   Education and training: strong growth anticipated between 2021 and 2031, averaging a growth rate of 2.3% per annum over the projection period; and
+   Construction: average annual growth rate in employment of 2.3% per annum between 2016 and 2041 with the most significant increases to have occurred in the 2016-21 period.

Table 3.1 details the Queensland Treasury's employment projections (2016) by single-digit ANZSIC category for Scenic Rim LGA.

Table 3.1   Queensland Treasury Employment Projections – Scenic Rim LGA, 2016 to 2041

	2011	2016	2021	2026	2031	2036	2041
Agriculture, Forestry and Fishing	1,742	1,550	1,480	1,446	1,418	1,397	1,385
Mining	94	85	99	132	179	236	297
Manufacturing	860	893	940	990	1,058	1,131	1,210
Electricity, Gas, Water and Waste Services	160	149	191	320	533	716	842
Construction	1,365	1,216	1,608	1,818	1,965	2,078	2,173
Wholesale Trade	370	334	347	358	370	383	396
Retail Trade	1,435	1,496	1,523	1,555	1,600	1,629	1,655
Accommodation and Food Services	1,336	1,570	1,630	1,737	1,851	1,972	2,097
Transport, Postal and Warehousing	480	442	466	498	535	568	604
Information Media and Telecommunications	148	140	141	147	155	162	170
Financial and Insurance Services	145	194	186	175	172	183	200
Rental, Hiring and Real Estate Services	201	173	208	247	290	333	383
Professional, Scientific and Technical Services	543	577	669	776	894	1,015	1,163
Administrative and Support Services	324	294	326	384	451	520	601

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	2011	2016	2021	2026	2031	2036	2041
Public Administration and Safety	1,025	1,075	1,146	1,249	1,360	1,477	1,598
Education and Training	1,276	1,379	1,534	1,739	1,972	2,206	2,446
Health Care and Social Assistance	1,515	1,764	2,007	2,311	2,666	3,014	3,367
Arts and Recreation Services	252	253	266	285	306	330	356
Other Services	553	591	634	679	734	785	838
Total persons employed	13,824	14,171	15,402	16,844	18,510	20,136	21,780

Source: Queensland Treasury Employment Projections (2018)

3.2   Employment Projections by Study Area

Utilising the proportion of employment in each of the study areas, as established in Section 2, the employment projections prepared by the Queensland Treasury at the LGA wide (and single-digit ANZSIC category) can be apportioned to each area. When projecting employment within each study area, consideration was also given to the likely distribution of employment within the Scenic Rim LGA based on industry activity, available employment lands and historic growth trends. It is unlikely that historic growth trends (between 2011 and 2016) will continue to the end of the projection period, as such growth rates have been adjusted over the course of the projection period to reflect the slowing of employment growth as employment land in Scenic Rim LGA is taken up.

The process of attributing employment from the Scenic Rim projections (Queensland Treasury) to each study area is as follows:

+ Establish what proportion of Scenic Rim LGA's employment by single-digit ANZSIC category was attributable to the Boonah, Beaudesert and Tamborine-Canungra SA2s as of 2016 (baseline employment);
+ Assume that growth in employment by industry in each SA2 follows the same trajectory demonstrated in the 2011 to 2016 period to 2026, with adjustments made as necessary, particularly for those industry sectors where significant shifts were identified in the 2011 to 2016 period;
+ From 2026 onwards, assume an incremental decline in the shift in employment by industry, recogising that longer term employment trends are more difficult to accurately predict. This process yields a changing proportion of Scenic Rim LGA's employment attributable to each SA2 by single digit ANZSIC category; and
+ Apply these proportions (2016 to 2041 period) to the Queensland Treasury employment projections by single-digit ANZSIC category for the Scenic Rim LGA to yield employment projections by SA2.

A similar process has been followed to apportion SA2 employment projections to each of the study areas.

3.2.1 Boonah SA2

Employment within the Boonah SA2 is anticipated to increase from 3,886 workers in 2016 to 5,307 workers in 2041. The largest growth rate in employment is anticipated to be in the mining sector which is expected to average a growth rate of 6.5% per annum over the projection period. However, it is noted that the volume of workers in the mining industry is low (88 workers by 2041). With respect to the volume of workers in the Boonah SA2, the largest employing industry as of 2016 was the agriculture, forestry and fishing industry, however, by 2041 the largest employing industry is expected to be the health care and social assistance industry (totalling 885 workers by 2041).

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Within the Boonah / Kalbar catchment, growth is expected to be most significant in administrative and support services employment, relative to other industries, following by employment growth in the electricity, gas, water and waste services. Employment in the health care and social assistance industry is also anticipated to demonstrate significant growth over the projection period, almost doubling from 399 workers in 2016 to 789 workers in 2041, making it the largest employing industry in both the catchment and the SA2 as a whole.

Consistent with historic uses, employment in the agriculture forestry and fishing industry is expected to account for the highest volume of workers in the Boonah balance area, however, is expected to demonstrate little to no growth between 2016 and 2041. The most significant employment growth is expected to be in the mining (6.5% per annum) and other services (3.6% per annum).

In total, employment in the Boonah / Kalbar catchment, Boonah Balance Area and the Boonah SA2 as a whole, is expected to increase as follows:

+ Boonah / Kalbar catchment: increase from 2,274 workers in 2016 to reach 3,258 workers in 2041;
+ Balance Boonah SA2: 1,613 workers in 2016 increasing to 2,049 workers in 2041; and
+ Boonah SA2: total working population to increase from 3,886 workers in 2016 to 5,307 workers in 2041.

Table 3.2 outlines the employment projections for the Boonah / Kalbar catchment, Boonah Balance Area and the Boonah SA2 at the single-digit ANZSIC category for the 2016 to 2041 period.

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Table 3.2   Employment Projections by Study Area, Boonah SA2, 2016 to 2041

	Boonah / Kalbar catchment						Balance Boonah SA2						Boonah SA2 Total					
	2016	2021	2026	2031	2036	2041	2016	2021	2026	2031	2036	2041	2016	2021	2026	2031	2036	2041
Agriculture, Forestry and Fishing	266	269	278	284	287	289	512	506	511	513	514	513	778	775	789	797	801	802
Mining	0	0	0	0	0	0	18	24	35	50	69	88	18	24	35	50	69	88
Manufacturing	68	68	67	69	71	75	135	147	159	174	188	203	203	215	226	242	259	277
Electricity, Gas, Water and Waste Services	23	26	38	55	65	71	15	14	16	20	20	21	38	40	55	75	85	92
Construction	139	185	210	227	240	251	193	229	232	231	231	235	332	414	442	458	471	486
Wholesale Trade	119	144	169	184	191	198	43	26	8	0	0	0	163	170	177	184	191	198
Retail Trade	324	331	339	349	355	361	90	67	47	32	23	19	414	398	385	381	378	379
Accommodation and Food Services	182	171	165	163	166	172	107	105	106	108	112	118	289	277	272	272	278	289
Transport, Postal and Warehousing	84	78	70	65	61	61	81	101	126	150	170	186	166	179	196	215	231	247
Information Media and Telecommunications	8	8	9	9	10	10	0	0	0	0	0	0	8	8	9	9	10	10
Financial and Insurance Services	60	61	60	60	65	72	32	26	21	17	16	17	93	87	80	78	82	89
Rental, Hiring and Real Estate Services	24	28	32	37	42	48	0	0	0	0	0	0	24	28	32	37	42	48
Professional, Scientific and Technical Services	81	91	102	114	127	145	48	55	62	70	78	89	129	145	163	184	206	234
Administrative and Support Services	32	48	71	97	122	147	26	30	34	37	39	43	58	78	105	134	161	190
Public Administration and Safety	94	81	69	59	52	51	17	12	8	6	5	4	111	94	77	65	57	55
Education and Training	222	240	265	295	326	360	153	159	169	183	199	217	374	399	434	478	525	577
Health Care and Social Assistance	399	458	534	620	705	789	56	62	69	78	86	96	455	520	603	698	791	885
Arts and Recreation Services	14	9	3	0	0	0	36	46	57	67	73	79	50	55	61	67	73	79
Other Services	135	138	141	147	152	160	50	64	80	96	110	121	185	203	222	243	262	281
Total	2,274	2,435	2,622	2,834	3,038	3,258	1,613	1,674	1,741	1,833	1,934	2,049	3,886	4,109	4,363	4,667	4,972	5,307

Source: Bull & Bear Economics Assessment (2021)

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3.2.2 Beaudesert SA2

Employment in the Beaudesert SA2 is anticipated to increase by 3,881 workers over the projection period, reaching a total workforce of 9,863 workers (the largest of the three SA2s) by 2041. With respect to the volume of workers, the most significant employing industry in the SA2 as of 2016 was the health care and social assistance industry. Over the projection period it is anticipated that the health care and social assistance industry will remain the largest employer in the SA2, however, the education and training industry and construction industry are also expected to grow significantly ultimately employing a similar incidence of workers in the SA2 by 2041.

The Beaudesert catchment is expected to demonstrate high growth in employment in mining (8.5% per annum) and electricity, gas, water and waste services (8.0% per annum) between 2016 and 2041. In line with historic trends in employment within the SA2, employment in the Beaudesert catchment will continue to be largest in the health care and social assistance industry, with no employment in this industry in the Beaudesert Balance Area by 2041.

Within the Beaudesert Balance Area, the strongest growth is expected to occur in the electricity, gas, water and waste services employment (8.3% per annum) reaching 86 workers by 2041. Notably, the manufacturing industry is expected to become the most significant employing industry in the area over the projection period. Manufacturing employment in the balance area is anticipated to increase from 294 workers in 2016 to 499 workers in 2041.

In total, employment in the Beaudesert catchment, Beaudesert Balance Area and the Beaudesert SA2 as a whole, is expected to increase as follows:

+ Beaudesert catchment: increase from 4,125 workers in 2016 to reach 7,435 workers in 2041;
+ Balance Beaudesert SA2: 1,856 workers in 2016 increasing to 2,427 workers in 2041; and
+ Beaudesert SA2: total working population to increase from 5,982 workers in 2016 to 9,863 workers in 2041.

Table 3.3 outlines the employment projections for the Beaudesert catchment, Beaudesert Balance Area and the Beaudesert SA2 at the single-digit ANZSIC category for the 2016 to 2041 period.

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Table 3.3   Employment Projections by Study Area, Beaudesert SA2, 2016 to 2041

	Beaudesert catchment						Balance Beaudesert SA2						Beaudesert SA2 Total					
	2016	2021	2026	2031	2036	2041	2016	2021	2026	2031	2036	2041	2016	2021	2026	2031	2036	2041
Agriculture, Forestry and Fishing	59	51	45	41	38	37	505	462	432	409	393	385	564	513	477	449	431	421
Mining	14	22	36	56	80	104	30	27	26	26	26	27	44	49	62	82	106	131
Manufacturing	194	164	133	112	99	96	294	334	375	419	460	499	487	498	509	531	560	594
Electricity, Gas, Water and Waste Services	75	102	182	315	435	519	11	16	28	50	69	83	86	118	210	365	505	602
Construction	316	466	578	664	730	777	205	297	361	409	445	471	521	762	939	1,073	1,175	1,248
Wholesale Trade	94	96	98	100	103	106	27	28	29	31	32	33	121	124	127	131	135	139
Retail Trade	571	618	663	678	689	699	76	35	0	0	0	0	646	653	663	678	689	699
Accommodation and Food Services	358	401	456	509	558	601	137	148	163	177	190	203	495	548	619	685	748	804
Transport, Postal and Warehousing	94	95	98	101	105	110	82	80	78	79	79	82	176	175	176	180	184	192
Information Media and Telecommunications	42	45	49	53	57	60	11	11	11	11	11	11	53	55	59	64	68	71
Financial and Insurance Services	62	67	69	69	74	82	10	4	0	0	0	0	72	71	69	69	74	82
Rental, Hiring and Real Estate Services	40	49	59	71	82	94	18	20	23	25	28	31	58	70	82	96	110	126
Professional, Scientific and Technical Services	126	161	204	250	295	344	62	73	86	99	112	128	187	235	290	349	407	473
Administrative and Support Services	60	71	89	109	129	151	47	53	62	73	83	96	107	124	151	182	212	247
Public Administration and Safety	435	458	493	517	545	581	46	25	3	0	0	0	480	483	496	517	545	581
Education and Training	365	442	542	648	750	845	173	193	216	241	266	293	537	635	758	890	1,016	1,138
Health Care and Social Assistance	960	1,113	1,271	1,454	1,635	1,822	31	3	0	0	0	0	991	1,116	1,271	1,454	1,635	1,822
Arts and Recreation Services	47	54	62	70	78	85	61	64	68	73	78	83	108	118	130	143	156	169
Other Services	215	249	270	287	303	322	31	8	0	0	0	0	246	258	270	287	303	322
Total	4,125	4,725	5,397	6,106	6,785	7,435	1,856	1,880	1,962	2,119	2,273	2,427	5,982	6,605	7,358	8,226	9,058	9,863

Source: Bull & Bear Economics Assessment (2021)

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3.2.3 Tamborine – Canungra SA2

Within the Tamborine – Canungra SA2 total employment is anticipated to increase from 4,307 workers to 6,612 workers between 2016 and 2041. The strongest growth is anticipated to occur in the electricity, gas, water and waste services employment (7.4% per annum). In terms of the volume of workers, the accommodation and food services industry was the largest employer in the SA2, accounting for 786 workers. This is anticipated to remain the dominant industry of employment across the Tamborine – Canungra SA2 over the projection period.

Within the Canungra catchment, the most significant employing industry was the public administration and safety sector and as of 2016, this industry is anticipated to more than double to 916 employees by 2041. The Canungra catchment also recorded significant growth in the transport, postal and warehousing and electricity, gas, water and waste services over the projection period. However, it is noted that these industries are still anticipated to account for 2.0% of total employment in the catchment at 2041.

Employment in the Tamborine Mountain / Tamborine Village catchment is expected to remain significant in the accommodation and food services industry across the projection period. The strongest growth in employment within the Tamborine Mountain / Tamborine Village catchment is expected in the electricity, gas, water and waste services employment, recording an average annual growth rate in the order of 7.7%, however, will account for less than 150 workers at 2041.

In total, employment in the Canungra catchment, Tamborine Mountain / Tamborine Village catchment, Tamborine – Canungra SA2 as a whole, is expected to increase as follows:

+ Canungra catchment: increase from 1,382 workers in 2016 to reach 2,129 workers in 2041;
+ Tamborine Mountain / Tamborine Village catchment: 2,925 workers in 2016 increasing to 4,482 workers in 2041; and
+ Tamborine - Canungra SA2: total working population to increase from 4,307 workers in 2016 to 6,612 workers in 2041.

Table 3.4 outlines the employment projections for the Canungra catchment, Tamborine Mountain / Tamborine Village catchment, Tamborine – Canungra SA2 at the single-digit ANZSIC category for the 2016 to 2041 period.

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Table 3.4   Employment Projections by Study Area, Tamborine – Canungra SA2, 2016 to 2041

	Canungra catchment						Tamborine Mountain / Tamborine Village catchment						Tamborine – Canungra SA2					
	2016	2021	2026	2031	2036	2041	2016	2021	2026	2031	2036	2041	2016	2021	2026	2031	2036	2041
Agriculture, Forestry and Fishing	67	64	62	61	60	59	141	127	117	110	105	103	208	191	180	171	165	162
Mining	6	8	11	16	22	28	17	19	24	31	40	49	23	26	35	47	62	77
Manufacturing	26	26	25	25	25	26	176	202	230	259	287	312	202	228	255	284	312	338
Electricity, Gas, Water and Waste Services	4	4	6	10	12	14	21	28	49	83	114	135	25	33	55	93	126	149
Construction	90	110	113	114	115	118	273	322	324	319	317	321	363	432	437	434	432	439
Wholesale Trade	4	4	4	4	4	4	47	49	50	51	53	55	51	52	54	55	57	59
Retail Trade	94	108	123	136	145	151	342	364	384	404	417	426	436	471	507	540	562	577
Accommodation and Food Services	301	303	312	324	340	358	485	502	535	570	607	645	786	805	847	894	946	1,003
Transport, Postal and Warehousing	17	26	37	48	57	64	83	86	89	93	96	101	100	111	126	141	153	165
Information Media and Telecommunications	6	6	6	6	6	6	72	71	73	76	78	82	79	77	79	82	85	88
Financial and Insurance Services	6	5	4	4	4	4	24	23	22	21	23	25	30	28	26	25	27	29
Rental, Hiring and Real Estate Services	20	24	28	33	37	43	70	86	104	124	144	166	91	110	133	157	181	209
Professional, Scientific and Technical Services	45	41	35	31	28	28	215	249	287	330	374	428	260	289	322	361	402	456
Administrative and Support Services	58	50	46	44	45	48	72	74	82	91	102	115	130	124	128	136	146	164
Public Administration and Safety	450	534	637	737	831	916	34	36	39	41	43	46	484	570	676	778	875	962
Education and Training	93	95	98	104	112	121	374	405	448	500	553	610	467	500	547	604	665	731
Health Care and Social Assistance	47	52	59	67	74	83	271	319	379	447	513	577	318	371	438	514	587	660
Arts and Recreation Services	17	18	19	20	21	23	78	76	76	77	80	85	95	93	94	97	101	108
Other Services	31	32	32	33	34	35	129	142	156	172	186	200	160	173	188	204	220	235
Total	1,382	1,507	1,658	1,817	1,973	2,129	2,925	3,180	3,466	3,800	4,132	4,482	4,307	4,687	5,125	5,617	6,105	6,612

Source: Bull & Bear Economics Assessment (2021)

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4 Bromelton SDA Employment Projections

The employment baselines detailed in Section 3 assume only limited industrial land take-up within the Bromelton State Development Area (SDA) to 2041, and as such do not represent a scenario where the Bromelton SDA is significantly progressed. The Shaping SEQ employment baselines assume employment growth of 7,610 jobs in Scenic Rim to 2041, but it is understood that the Bromelton SDA has capacity for approximately 25,000 jobs at build out. This section details an alternative employment projection scenario for the balance of Beaudesert SA2, based on the establishment of catalytic project/s (i.e. Inland Rail and increased freight capacity of the Mount Lindesay Highway), which would subsequently drive industrial land take-up and hence employment within the Scenic Rim LGA.

4.1 Bromelton SDA Overview

Bromelton is located approximately six kilometres west of the town of Beaudesert. In the late 1990s, Bromelton was identified as having the potential to meet a range of regional industry needs in the form of intermodal and/or rail freight facilities and 'difficult to locate' or large footprint industry. A number of high impact industry activities relocated from Brisbane to Bromelton, including AJ Bush & Sons (rendering facility) and Gelita (manufacturers of gelatine) in the 1990s and remain operational. Other long established uses within the Bromelton SDA include the Beaudesert Central Waste Management Facility (operated by Scenic Rim Regional Council), Bromelton Quarry and Quickcell Technology Projects Pty Ltd (concrete manufacturers).

In 2008, the Queensland Government declared the Bromelton SDA, which comprises approximately 15,000 hectares of land, with an estimated employment capacity of 25,000 persons at build out.

The Bromelton SDA has four sub-precincts that are intended for significant employment opportunities, these being:

+ Rail Dependent Industry Precinct
+ Medium – High Impact Industry Precinct;
+ Special Industry Precinct; and
+ Bromelton Local Service Centre Precinct.

The SCT Logistics facility occupies the entirety of the site located immediately to the west of the rail line within the Rail Dependent Industry Precinct. It is understood that upon opening, the SCT Logistics facility employed 125 persons[1] and is expected to employ 1,000 persons upon build out. At present, it is anticipated that employment levels at the SCT Logistics facility have remained relatively stable since operations have commenced.

The Transition Precinct is anticipated to support limited employment opportunities, with supported activities including animal husbandry, animal keeping, aquaculture, cropping, extractive industry, intensive animal industry, intensive horticulture and rural industry.

Figure 4.1 provides an outline of the sub-precincts contained within the Bromelton SDA.

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[1] Based on information provided at https://www.inlandrail.gov.au/benefits/qld

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Figure 4.1   Bromelton SDA and Sub-Precincts

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These precincts provide an estimated 1,821.8 hectares of industrial zoned land, with the SCT intermodal terminal occupying the Rail Dependent Industry Precinct within the northern corner of the Bromelton SDA, as summarised in Table 4.1.

Table 4.1   Area of Bromelton SDA Precincts

Precinct	Estimated Area (ha)
Rail Dependant Industry Precinct – SCT Terminal	135.3
Rail Dependant Industry Precinct – Balance Land	319.6
Medium – High Impact Industry Precinct	707.7
Special Industry Precinct	788.4
Bromelton Local Service Centre Precinct	6.0
Total Land Available for Development (less SCT Terminal)	**1,815.7**

Source: Queensland Government Queensland Spatial Catalogue (2021)

The major catalyst for the development and consequent take-up of Bromelton SDA is the Kagaru to Acacia Ridge and Bromelton section of Inland Rail. The project will support the efficient movement of freight between the Acacia Ridge intermodal freight terminal to the SCT Logistics intermodal facility at Bromelton. According to the proponent's website, this section of the Inland Rail project is at the reference design/project approvals stage and is anticipated to be fully operational by 2027.

Another major factor affecting the take-up of development in the Bromelton SDA is the efficiency of the Mount Lindesay Highway as a major freight route. Improvements to the capacity of the Mount Lindesay Highway and connections to major freight routes would also act as a major catalyst for development in the Bromelton SDA.

4.2   Projected Land Demand at Bromelton SDA

Previous assessments have anticipated that the take-up of industrial land allotments within the Bromelton SDA would occur at between six to 44 hectares per annum.

Based on market activity to date, it is considered unlikely that significant take-up of industrial land will occur in Bromelton SDA prior to the planned operation of the relevant section of Inland Rail in 2027. To date, the establishment of the SCT Logistics terminal has not represented a catalyst to development within the Bromelton SDA.

During the early years of establishment, activity within the Bromelton SDA is anticipated to be concentrated around the Rail Dependent Precinct to the south east of the SCT Intermodal Facility, as the precinct attracts industrial businesses looking to leverage off the Inland Rail infrastructure upgrades. The establishment of activity within the Bromelton Local Service Centre Precinct is anticipated to occur from 2038 as a critical mass of industrial development occurs within the Bromelton SDA.

The assessment has assumed the following take-up of industrial land within the Bromelton SDA to 2041, assuming that the relevant section of Inland Rail is delivered by 2027:

+ 2027-2030: Annual take-up of five hectares per annum;
+ 2031-2035: Annual take-up of eight hectares per annum, increasing to twelve hectares per annum by 2035; and

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+ 2036-2041: Annual take-up of 14 hectares per annum in 2036, increasing to 20 hectares per annum by 2041.

Table 4.2 summarises the projected take-up of industrial allotments within Bromelton SDA from 2027 to 2041, including an indicative breakdown of take-up by precinct.

Table 4.2   Indicative Annual Take-Up for Industrial Land by Precinct, Bromelton SDA

Time Period	Industrial Land Take Up (hectares)				
	Rail Dependent Industry Precinct	Medium – High Impact Industry Precinct	Special Industry Precinct	Bromelton Local Centre Service Precinct	Total
2027	5	-	-	-	5
2028	5	-	-	-	5
2029	5	-	-	-	5
2030	5	-	-	-	5
2031	5	-	3	-	8
2032	5	1	3	-	9
2033	5	2	3	-	10
2034	5	3	3	-	11
2035	5	4	3	-	12
2036	6	5	3	-	14
2037	7	6	3	-	16
2038	7	7	3	1	18
2039	9	7	3	1	20
2040	9	7	3	1	20
2041	9	7	3	1	20
Total, 2027-41	**92**	**49**	**33**	**4**	**178**

Source: Bull & Bear Economics estimates

4.3   Projected Employment within Bromelton SDA

4.3.1 Projected Total Employment

Previous work undertaken for the Bromelton SDA identified the following employment density ratios could be achieved within each precinct.

+ Rail Dependent Precinct: 20 workers per hectare;
+ Major Industry: 30 workers per hectare; and
+ Local Services Centre: 100 workers per hectare.

Our assessment has adopted the following employment density ratios, which align with previous employment density estimates:

+ Rail Dependent Industry Precinct: 20 workers per hectare;
+ Medium – High Impact Industry Precinct: 30 workers per hectare;
+ Special Industry Precinct: 30 workers per hectare; and
+ Bromelton Local Centre Service Precinct: 100 workers per hectare.

Based on the above assumptions, total employment within the Bromelton SDA resulting from industrial land take up is projected to increase from 100 persons in 2027 to 4,700 persons in 2041.

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In addition to employment generated from industrial land take up within the Bromelton SDA, employment at the existing SCT Intermodal Facility is anticipated to increase, and will support co-locating businesses within the SDA.

Our assessment has assumed that employment within the SCT Terminal will increase from 125 persons in 2027 to 350 persons in 2041 to reflect increased activity within the Bromelton SDA, but also recognising that significant capacity remains to accommodate future business activity post 2041, including within the Rail Dependent industry precinct.

Table 4.3 summarises estimated employment within the Bromelton SDA by precinct between 2027 and 2041, based on the assumptions detailed above.

Table 4.3   Estimated Employment by Precinct, Bromelton SDA

Time Period	Estimated Employment (persons)					
	Rail Dependent Industry Precinct – SCT Terminal	Rail Dependent Industry Precinct - Balance	Medium – High Impact Industry Precinct	Special Industry Precinct	Bromelton Local Centre Service Precinct	Total
2027	125	100	0	0	0	225
2028	149	200	0	0	0	349
2029	162	300	0	0	0	462
2030	174	400	0	0	0	574
2031	186	500	0	90	0	776
2032	198	600	30	180	0	1,008
2033	211	700	90	270	0	1,271
2034	223	800	180	360	0	1,563
2035	235	900	300	450	0	1,885
2036	250	1,020	450	540	0	2,260
2037	267	1,160	630	630	0	2,687
2038	284	1,300	840	720	100	3,244
2039	306	1,480	1,050	810	200	3,846
2040	328	1,660	1,260	900	300	4,448
2041	350	1,840	1,470	990	400	5,050

Source: Bull & Bear Economics estimates

4.3.2 Projected Employment by Industry

To convert estimated employment to projected employment by industry, employment estimates by precinct have been allocated as follows, based on the likely pattern of industrial development and consideration of the preferred development intent within each precinct.

The allocation of employment by industry has been held constant throughout the projection period and is intended to reflect an indicative estimate only.

Table 4.4 summarises the assumed distribution of employment by industry within each precinct throughout the projection horizon.

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Table 4.4   Estimated Employment by Precinct, Bromelton SDA

ANZSIC Industry Sector	Rail Dependent Industry Precinct – SCT Terminal	Rail Dependent Industry Precinct - Balance	Medium – High Impact Industry Precinct	Special Industry Precinct	Bromelton Local Centre Service Precinct
Manufacturing		20%	40%	70%	
Wholesale Trade		30%	30%		
Transport, Postal and Warehousing	100%	50%	20%	30%	
Retail Trade					35%
Professional, Scientific & Technical Services					30%
Finance & Insurance Services					30%
Health Care & Social Assistance					5%
Other Services			10%		

Source: Bull & Bear Economics estimates

Based on the above assumptions, total employment within the Bromelton SDA at five year intervals between 2021 and 2041 is presented below.

Table 4.5   Projected Employment by Industry, Bromelton SDA, 2021-2041

	2021	2026	2031	2036	2041
Agriculture, Forestry and Fishing	0	0	0	0	0
Mining	0	0	0	0	0
Manufacturing	0	0	163	762	1,649
Electricity, Gas, Water and Waste Services	0	0	0	0	0
Construction	0	0	0	0	0
Wholesale Trade	0	0	150	441	993
Retail Trade	0	0	0	0	140
Accommodation and Food Services	0	0	0	0	0
Transport, Postal and Warehousing	125	125	463	1,012	1,861
Information Media and Telecommunications	0	0	0	0	0
Financial and Insurance Services	0	0	0	0	120
Rental, Hiring and Real Estate Services	0	0	0	0	0
Professional, Scientific and Technical Services	0	0	0	0	120
Administrative and Support Services	0	0	0	0	0
Public Administration and Safety	0	0	0	0	0
Education and Training	0	0	0	0	0
Health Care and Social Assistance	0	0	0	0	20
Arts and Recreation Services	0	0	0	0	0
Other Services	0	0	0	45	147
Total	**125**	**125**	**776**	**2,260**	**5,050**

Source: Bull & Bear Economics estimates

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4.4 Projected Employment by Industry – Balance of Beaudesert SA2

Therefore, under the alternative scenario, total employment with the Balance of Beaudesert SA2 is projected to increase from 1,856 persons in 2016 to 7,477 persons in 2041.

Table 4.6   Projected Employment by Industry, Balance of Beaudesert SA2, Alternative Scenario, 2021-2041

	2016	2021	2026	2031	2036	2041
Agriculture, Forestry and Fishing	505	462	432	409	393	385
Mining	30	27	26	26	26	27
Manufacturing	294	334	375	582	1,222	2,148
Electricity, Gas, Water and Waste Services	11	16	28	50	69	83
Construction	205	297	361	409	445	471
Wholesale Trade	27	28	29	181	473	1,026
Retail Trade	76	35	0	0	0	140
Accommodation and Food Services	137	148	163	177	190	203
Transport, Postal and Warehousing	82	205	203	542	1,091	1,943
Information Media and Telecommunications	11	11	11	11	11	11
Financial and Insurance Services	10	4	0	0	0	120
Rental, Hiring and Real Estate Services	18	20	23	25	28	31
Professional, Scientific and Technical Services	62	73	86	99	112	248
Administrative and Support Services	47	53	62	73	83	96
Public Administration and Safety	46	25	3	0	0	0
Education and Training	173	193	216	241	266	293
Health Care and Social Assistance	31	3	0	0	0	20
Arts and Recreation Services	61	64	68	73	78	83
Other Services	31	8	0	0	45	147
Total	1,856	2,005	2,087	2,895	4,532	7,477

Source: Bull & Bear Economics estimates

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5   Projected Employment and Land Demand

This section converts employment projections for each of the study areas to required land. The purpose of this conversion is to determine whether sufficient zoned land exists to accommodate employment growth within Scenic Rim to 2041.

For Beaudesert SA2 balance, this section of the report focusses on the land requirements other than within the Bromelton SDA to 2041, with the specific land use requirements of this precinct discussed separately in Section 4 of the report.

5.1   Land Use Categories

Scenic Rim's Local Government Infrastructure Plan (LGIP) considers the following non-residential development sub-categories:

+ Commercial;
+ Community Purpose;
+ Industry;
+ Retail;
+ Rural; and
+ Other.

Table 5.1 outlines the uses contained within each non-residential development sub-category under the LGIP.

Table 5.1   LGIP development Types and Corresponding Non-Residential Uses

LGIP Development Type	Uses
Commercial	Garden centre
	Hardware and trade supplies
	Outdoor sales
	Showroom
Community Purpose	Cemetery
	Club
	Community care centre
	Community use
	Crematorium
	Detention facility
	Emergency services
	Funeral parlour
	Hospital
	Outstation
	Place of worship
	Residential care facility
Industry	Brothel
	Bulk landscape supplies
	Extractive industry
	Low impact industry
	High impact industry

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LGIP Development Type	Uses
	Marine industry
	Medium impact industry
	Research and technology industry
	Special industry
	Transport Depot
	Warehouse
Retail	Adult store
	Bar
	Car wash
	Childcare centre
	Educational establishment
	Food and drink outlet
	Function facility
	Health care service
	Hotel
	Indoor sport and recreation
	Major sport, recreation and entertainment facility
	Market
	Motor sport facility
	Nightclub entertainment facility
	Office
	Outdoor sport and recreation
	Parking station
	Service industry
	Service station
	Shop
	Shopping centre
	Theatre
	Tourist attraction
	Veterinary services
Rural	Agricultural supplies store
	Animal husbandry
	Animal keeping
	Aquaculture
	Cropping
	Intensive animal industry
	Intensive horticulture
	Permanent plantation
	Roadside stall
	Rural industry
	Wholesale nursery
	Winery
Other	Air services
	Environment facility
	Landing
	Major electricity infrastructure
	Park
	Port service

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LGIP Development Type	Uses
	Renewable energy facility
	Substation
	Telecommunication facility
	Utility installation

Source: Scenic Rim Regional Council Planning Scheme (2020)

5.2   Employment Zones within Scenic Rim

The Scenic Rim Planning Scheme identifies the following land use zones that accommodate employment uses:

+ Major Centre;
+ District Centre;
+ Neighbourhood Centre;
+ Local Centre;
+ Mixed Use;
+ Industry;
+ Special Purpose (i.e. Bromelton SDA);
+ Major Tourism;
+ Minor Tourism;
+ Community Facilities; and
+ Township.

Table 5.2 outlines the geographic distribution of employment zones within Scenic Rim Regional Council, with Table 5.3 summarising the location of employment zones within each of the defined study areas.

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Table 5.2   Employment Land Zones within Each Locality in Scenic Rim Regional Council

Locality	Employment Land Zones in Each Locality										
	Community Facilities	Township	Major Centre	District Centre	Neighbourhood Centre	Local Centre	Mixed Use	Industry	Special Purpose	Major Tourism	Minor Tourism
Major Employment Nodes in Scenic Rim											
Beaudesert	✓		✓		✓		✓		✓		
Boonah	✓			✓			✓		✓		
Kalbar	✓					✓	✓				
Canungra	✓					✓	✓				✓
Tamborine Mountain	✓			✓	✓		✓				✓
Other Employment Nodes in Scenic Rim											
Aratula	✓	✓							✓		
Kooralbyn	✓					✓	✓		✓	✓	
Bromelton	✓								✓		
Beechmont	✓	✓									
Gleneagle	✓	✓									
Harrisville	✓	✓									
Mount Alford	✓	✓									
Peak Crossing	✓	✓									
Rathdowney	✓	✓									
Roadvale	✓	✓									
Tamborine Village	✓	✓									
Warrill View	✓	✓									

Source: Derived from data provided by Scenic Rim Regional Council

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Table 5.3   Concordance of Localities to Study Area

Locality	Study Area
Beaudesert	Beaudesert catchment
Boonah	Boonah catchment
Kalbar	Boonah catchment
Tamborine Mountain	Tamborine Mountain / Tamborine Village catchment
Tamborine Village	Tamborine Mountain / Tamborine Village catchment
Canungra	Canungra catchment
Beechmont	Canungra catchment
Bromelton	Balance of Beaudesert SA2
Gleneagle	Balance of Beaudesert SA2
Kooralbyn	Balance of Beaudesert SA2
Rathdowney	Balance of Beaudesert SA2
Aratula	Balance of Boonah SA2
Harrisville	Balance of Boonah SA2
Mount Alford	Balance of Boonah SA2
Peak Crossing	Balance of Boonah SA2
Roadvale	Balance of Boonah SA2
Warrill View	Balance of Boonah SA2

Source: Scenic Rim Regional Council (2021)

Based on the consideration of LGIP non-residential development sub-categories, land use zonings within Scenic Rim and our understanding of the variation in land requirements by use, we have developed four employment to land use matrices, as detailed below:

+ Beaudesert and Boonah / Kalbar catchments;
+ Canungra and Tamborine Mountain / Tamborine Village catchments (to reflect employment for tourism related activity in both catchments);
+ Beaudesert SA2 balance (to capture tourism activity at Kooralbyn); and
+ Boonah SA2 balance.

The land use categories considered for each employment to land use matrix were:

+ Commercial office;
+ Retail;
+ Industry;
+ Community facilities;
+ Natural resources;
+ Mobile; and
+ Tourism (only for the sub-areas which had land specifically zoned for tourism activities).

Tables 5.4 to 5.7 outline the employment to land use matrices applied to each sub-area within Scenic Rim Regional Council.

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Table 5.4   **Employment to Land Use Matrix, Beaudesert and Boonah / Kalbar catchments**

	Commercial Office	Retail	Industry	Community Facilities	Natural Resources	Mobile	Total
Agriculture, Forestry and Fishing	10%				90%		100%
Mining	10%				90%		100%
Manufacturing			100%				100%
Electricity, Gas, Water and Waste Services			60%			40%	100%
Construction	10%		50%			40%	100%
Wholesale Trade			80%			20%	100%
Retail Trade		100%					100%
Accommodation and Food Services		80%		20%			100%
Transport, Postal and Warehousing			80%			20%	100%
Information Media and Telecommunications	90%					10%	100%
Financial and Insurance Services	60%	30%				10%	100%
Rental, Hiring and Real Estate Services	80%		20%				100%
Professional, Scientific and Technical Services	90%		5%			5%	100%
Administrative and Support Services	85%			15%			100%
Public Administration and Safety	70%			30%			100%
Education and Training	15%			85%			100%
Health Care and Social Assistance	10%			75%		15%	100%
Arts and Recreation Services		10%		90%			100%
Other Services		20%	40%	10%		30%	100%

Source: Bull & Bear Economics

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Table 5.5   Employment to Land Use Matrix, Canungra and Tamborine Mountain / Tamborine Village catchments

	Commercial Office	Retail	Industry	Community Facilities	Natural Resources	Mobile	Tourism	Total
Agriculture, Forestry and Fishing	10%				90%			100%
Mining	10%				90%			100%
Manufacturing			100%					100%
Electricity, Gas, Water and Waste Services			60%			40%		100%
Construction	10%		50%			40%		100%
Wholesale Trade			80%			20%		100%
Retail Trade		100%						100%
Accommodation and Food Services		60%		20%			20%	100%
Transport, Postal and Warehousing			80%			20%		100%
Information Media and Telecommunications	90%					10%		100%
Financial and Insurance Services	60%	30%				10%		100%
Rental, Hiring and Real Estate Services	80%		20%					100%
Professional, Scientific and Technical Services	90%		5%			5%		100%
Administrative and Support Services	85%			15%				100%
Public Administration and Safety	70%			30%				100%
Education and Training	15%			85%				100%
Health Care and Social Assistance	10%			75%		15%		100%
Arts and Recreation Services		10%		90%				100%
Other Services		20%	40%	10%		30%		100%

Source: Bull & Bear Economics

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Table 5.6   Employment to Land Use Matrix, Beaudesert SA2 Balance (excluding Bromelton SDA)

	Commercial Office	Retail	Industry	Community Facilities	Natural Resources	Mobile	Tourism	Total
Agriculture, Forestry and Fishing					100%			100%
Mining					100%			100%
Manufacturing			100%					100%
Electricity, Gas, Water and Waste Services			60%			40%		100%
Construction			50%			50%		100%
Wholesale Trade			80%			20%		100%
Retail Trade		100%						100%
Accommodation and Food Services		60%		25%			15%	100%
Transport, Postal and Warehousing			80%			20%		100%
Information Media and Telecommunications	85%					15%		100%
Financial and Insurance Services	55%	30%				15%		100%
Rental, Hiring and Real Estate Services	80%		20%					100%
Professional, Scientific and Technical Services	90%		5%			5%		100%
Administrative and Support Services	85%			15%				100%
Public Administration and Safety	60%			40%				100%
Education and Training	10%			90%				100%
Health Care and Social Assistance	5%			75%		20%		100%
Arts and Recreation Services		10%		90%				100%
Other Services		15%	40%	10%		35%		100%

Source: Bull & Bear Economics

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Table 5.7   Employment to Land Use Matrix, Boonah SA2 Balance

	Commercial Office	Retail	Industry	Community Facilities	Natural Resources	Mobile	Total
Agriculture, Forestry and Fishing					100%		100%
Mining					100%		100%
Manufacturing			100%				100%
Electricity, Gas, Water and Waste Services			60%			40%	100%
Construction			50%			50%	100%
Wholesale Trade			80%			20%	100%
Retail Trade		100%					100%
Accommodation and Food Services		80%		20%			100%
Transport, Postal and Warehousing			80%			20%	100%
Information Media and Telecommunications	85%					15%	100%
Financial and Insurance Services	55%	30%				15%	100%
Rental, Hiring and Real Estate Services	80%		20%				100%
Professional, Scientific and Technical Services	90%		5%			5%	100%
Administrative and Support Services	85%			15%			100%
Public Administration and Safety	60%			40%			100%
Education and Training	10%			90%			100%
Health Care and Social Assistance	5%			75%		20%	100%
Arts and Recreation Services		10%		90%			100%
Other Services		15%	40%	10%		35%	100%

Source: Bull & Bear Economics

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5.3 Projected Employment by Land Use

Based on the matrices presented above, the derived employment by land use is presented in Table 5.8.

Table 5.8   Projected Employment to Land Use by Catchment, Scenic Rim Regional Council

	2016	2021	2026	2031	2036	2041
Boonah / Kalbar catchment						
Commercial Office	342	373	411	458	509	568
Retail	516	515	518	527	538	552
Industry	377	419	455	486	507	530
Community Facilities	582	635	707	795	888	985
Natural Resources	240	242	250	256	259	260
Mobile	217	251	281	312	338	362
Total	2,274	2,435	2,622	2,834	3,038	3,258
Beaudesert catchment						
Commercial Office	765	878	1,012	1,144	1,279	1,425
Retail	923	1,014	1,108	1,170	1,225	1,277
Industry	647	730	818	936	1,044	1,133
Community Facilities	1,305	1,512	1,749	2,006	2,259	2,511
Natural Resources	66	66	73	87	106	126
Mobile	419	526	636	761	872	963
Total	4,125	4,725	5,397	6,106	6,785	7,435
Tamborine Mountain / Tamborine Village catchment						
Commercial Office	541	599	669	749	833	934
Retail	674	708	750	794	833	869
Industry	506	574	629	694	755	813
Community Facilities	722	788	880	987	1,095	1,209
Natural Resources	142	131	127	127	131	137
Mobile	243	279	304	335	364	392
Tourism	97	100	107	114	121	129
Total	2,925	3,180	3,466	3,800	4,132	4,482
Canungra catchment						
Commercial Office	465	518	587	657	727	797
Retail	284	299	319	340	359	377
Industry	108	126	139	151	161	172
Community Facilities	337	367	408	452	497	542
Natural Resources	66	65	66	69	73	78
Mobile	62	72	77	82	87	92
Tourism	60	61	62	65	68	72
Total	1,382	1,447	1,596	1,752	1,905	2,058
Balance of Boonah SA2						
Commercial Office	112	115	121	129	140	155
Retail	196	174	156	146	142	144
Industry	363	400	427	463	500	534
Community Facilities	249	268	293	322	351	382

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	2016	2021	2026	2031	2036	2041
Natural Resources	530	530	546	564	583	602
Mobile	163	187	198	209	220	232
Total	1,613	1,674	1,741	1,833	1,934	2,049
Balance of Beaudesert SA2						
Commercial Office	171	172	181	204	230	261
Retail	171	133	104	113	122	130
Industry	509	589	668	751	825	889
Community Facilities	297	289	307	338	370	404
Natural Resources	535	489	458	434	419	412
Mobile	152	186	219	253	280	300
Tourism	20	22	24	26	29	30
Total	1,856	1,880	1,962	2,119	2,273	2,427
Scenic Rim Regional Council						
Commercial Office	2,395	2,655	2,980	3,342	3,718	4,141
Retail	2,765	2,842	2,956	3,091	3,219	3,348
Industry	2,511	2,838	3,136	3,481	3,792	4,072
Community Facilities	3,492	3,859	4,344	4,901	5,460	6,034
Natural Resources	1,578	1,523	1,521	1,537	1,570	1,615
Mobile	1,256	1,501	1,716	1,952	2,159	2,340
Tourism	178	183	194	205	218	231
Total	14,175	15,340	16,784	18,444	20,067	21,709

Source: Bull & Bear Economics Estimates

5.4   Projected Floor Space and Land Demand

5.4.1 Scenic Rim LGIP Assumptions

The Scenic Rim LGIP Extrinsic Material – Planning Assumptions outlines the assumed conversion rates by ANZSIC division in terms of gross floor area per worker, as summarised in Table 5.9 below.

Table 5.9   Scenic Rim Regional Council LGIP Employment Density Assumptions by Industry Division and LGIP Projection Type

LGIP Projection Type	ANZSIC Division	Employment Density (sqm/worker)
Commercial / Retail	Retail Trade - retail	29
Commercial / Retail	Retail Trade - commercial	45
Community Purpose / Other / Retail	Other Services	29
Community Purposes	Health Care and Social Assistance	35
Community Purposes	Arts and Recreation Services	35
Community Purposes	Public Administration and Safety	35
Industry	Mining (WC + storage)	55
Industry	Manufacturing	30-200, based on survey data
Industry	Construction (WC + storage)	55
Industry	Wholesale Trade	220
Industry	Transport, Postal and Warehousing	220
Industry	Electricity, Gas, Water and Waste Services	120
Retail	Accommodation and Food Services	29
Retail	Financial and Insurance Services	25

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LGIP Projection Type	ANZSIC Division	Employment Density (sqm/worker)
Retail	Rental, Hiring and Real Estate Services	25
Retail	Professional, Scientific and Technical Services	25
Retail	Administrative and Support Services	25
Retail	Education and Training	35
Retail / Industry	Information Media and Telecommunications	120

Source: Scenic Rim LGIP Extrinsic Material – Planning Assumptions Report

5.4.2 Floor Space and Site Cover Assumptions

To determine whether capacity exists within zoned employment land across Scenic Rim to accommodate employment growth, our assessment has derived floor space ratios and site cover assumptions by land use.

The floor space and site cover assumptions have incorporated regional variation across Scenic Rim to reflect that development activity is typically more condensed in the major employment nodes than the rural localities of Scenic Rim.

Table 5.10 summarises our assumptions relating to floor space per worker and site cover assumptions by land use.

Table 5.10   Site Cover Assumptions

	sqm/person		Assumed Site Cover	
	Major Localities	Remainder	Major Localities	Remainder
Commercial Office	20	30	50%	40%
Retail	40	60	50%	40%
Industry	150	200	40%	30%
Community Facilities	35	50	40%	30%
Tourism	150	200	40%	30%

Source: Bull & Bear Economics Estimates

5.4.3 Projected Land Demand by Use

Table 5.11 presents the projected land demand and incremental land demand (on 2021 levels) by use for each of the employment areas within Scenic Rim Regional Council.

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Table 5.11   Projected Land Demand and Incremental Land Demand by Employment Area and Land Use

	Projected Land Demand (ha)						Incremental Land Demand (ha, on 2021 levels)			
	2016	2021	2026	2031	2036	2041	2026	2031	2036	2041
Boonah / Kalbar catchment										
Commercial Office	0.3	0.4	0.4	0.5	0.5	0.6	0.0	0.1	0.1	0.2
Retail	1.0	1.0	1.0	1.1	1.1	1.1	0.0	0.0	0.0	0.1
Industry	2.3	2.5	2.7	2.9	3.0	3.2	0.2	0.4	0.5	0.7
Community Facilities	0.8	0.9	1.0	1.1	1.2	1.4	0.1	0.2	0.4	0.5
Natural Resources	-	-	-	-	-	-	-	-	-	-
Mobile	-	-	-	-	-	-	-	-	-	-
Total	4.5	4.8	5.2	5.5	5.9	6.2	0.4	0.7	1.1	1.4
Beaudesert catchment										
Commercial Office	0.8	0.9	1.0	1.1	1.3	1.4	0.1	0.3	0.4	0.5
Retail	1.8	2.0	2.2	2.3	2.5	2.6	0.2	0.3	0.4	0.5
Industry	3.9	4.4	4.9	5.6	6.3	6.8	0.5	1.2	1.9	2.4
Community Facilities	1.8	2.1	2.4	2.8	3.2	3.5	0.3	0.7	1.0	1.4
Natural Resources	-	-	-	-	-	-	-	-	-	-
Mobile	-	-	-	-	-	-	-	-	-	-
Total	8.3	9.4	10.6	11.9	13.2	14.3	1.2	2.5	3.8	4.9
Tamborine Mountain / Tamborine Village catchment										
Commercial Office	0.5	0.6	0.7	0.7	0.8	0.9	0.1	0.2	0.2	0.3
Retail	1.3	1.4	1.5	1.6	1.7	1.7	0.1	0.2	0.3	0.3
Industry	3.0	3.4	3.8	4.2	4.5	4.9	0.3	0.7	1.1	1.4
Community Facilities	1.0	1.1	1.2	1.4	1.5	1.7	0.1	0.3	0.4	0.6
Natural Resources	-	-	-	-	-	-	-	-	-	-
Mobile	-	-	-	-	-	-	-	-	-	-
Tourism	0.6	0.6	0.6	0.7	0.7	0.8	0.0	0.1	0.1	0.2
Total	6.5	7.2	7.8	8.6	9.3	10.0	0.7	1.4	2.1	2.9
Canungra catchment										
Commercial Office	0.5	0.5	0.6	0.7	0.7	0.8	0.1	0.1	0.2	0.3
Retail	0.6	0.6	0.6	0.7	0.7	0.8	0.0	0.1	0.1	0.2
Industry	0.7	0.8	0.8	0.9	1.0	1.0	0.1	0.1	0.2	0.3
Community Facilities	0.5	0.5	0.6	0.6	0.7	0.8	0.1	0.1	0.2	0.2
Natural Resources	-	-	-	-	-	-	-	-	-	-
Mobile	-	-	-	-	-	-	-	-	-	-
Tourism	0.4	0.4	0.4	0.4	0.4	0.4	0.0	0.0	0.0	0.1
Total	2.5	2.8	3.0	3.3	3.5	3.8	0.3	0.5	0.8	1.0
Balance of Boonah SA2										
Commercial Office	0.1	0.1	0.1	0.2	0.2	0.2	0.0	0.0	0.0	0.0
Retail	0.5	0.4	0.4	0.3	0.3	0.3	0.0	-0.1	-0.1	-0.1
Industry	2.2	2.4	2.6	2.8	3.0	3.2	0.2	0.4	0.6	0.8
Community Facilities	0.4	0.4	0.4	0.5	0.5	0.6	0.0	0.1	0.1	0.2
Natural Resources	-	-	-	-	-	-	-	-	-	-
Mobile	-	-	-	-	-	-	-	-	-	-

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	Projected Land Demand (ha)						Incremental Land Demand (ha, on 2021 levels)			
	2016	2021	2026	2031	2036	2041	2026	2031	2036	2041
Total	3.2	3.4	3.5	3.8	4.0	4.3	0.2	0.4	0.7	1.0
Balance of Beaudesert SA2										
Commercial Office	0.2	0.2	0.2	0.2	0.3	0.3	0.0	0.0	0.1	0.1
Retail	0.4	0.3	0.3	0.3	0.3	0.3	-0.1	0.0	0.0	0.0
Industry	3.1	3.5	4.0	4.5	4.9	5.3	0.5	1.0	1.4	1.8
Community Facilities	0.4	0.4	0.5	0.5	0.6	0.6	0.0	0.1	0.1	0.2
Natural Resources	-	-	-	-	-	-	-	-	-	-
Mobile	-	-	-	-	-	-	-	-	-	-
Tourism	0.1	0.1	0.1	0.2	0.2	0.2	0.0	0.0	0.0	0.0
Total	4.2	4.6	5.1	5.7	6.2	6.8	0.5	1.1	1.6	2.1
Scenic Rim Regional Council										
Commercial Office	2.5	2.7	3.0	3.4	3.8	4.2	0.3	0.7	1.1	1.5
Retail	5.7	5.8	6.0	6.3	6.5	6.8	0.2	0.5	0.7	1.0
Industry	15.1	17.0	18.8	20.9	22.8	24.4	1.8	3.9	5.7	7.4
Community Facilities	4.9	5.5	6.1	6.9	7.7	8.5	0.7	1.5	2.3	3.1
Natural Resources	-	-	-	-	-	-	-	-	-	-
Mobile	-	-	-	-	-	-	-	-	-	-
Tourism	1.1	1.1	1.2	1.2	1.3	1.4	0.1	0.1	0.2	0.3
Total	29.2	32.1	35.2	38.7	42.1	45.4	3.1	6.6	10.0	13.3

Source: Bull & Bear Economics Estimates

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6   Vacant and Underutilised Site Assessment

The purpose of this section is to provide an overview of the quantum of vacant and underutilised sites within Scenic Rim Regional Council and to determine the potential employment yield of this land.

Scenic Rim Regional Council have provided detailed information regarding the total existing land use by zone, including constrained, vacant and underutilised land within seventeen localities across Scenic Rim, these being:

+ Beaudesert;
+ Boonah;
+ Canungra;
+ Tamborine Mountain;
+ Aratula;
+ Kalbar;
+ Kooralbyn;
+ Bromelton;
+ Beechmont;
+ Gleneagle;
+ Harrisville;
+ Mount Alford;
+ Peak Crossing;
+ Rathdowney;
+ Roadvale;
+ Tamborine Village; and
+ Warrill View.

Each site was identified as vacant, taken up or underutilised by Scenic Rim Regional Council, based on the following criteria:

+ **Vacant:** No buildings/ built form on site, nothing is being stored, vegetated or cleared land;
+ **Taken up:** Current employment operating use on site, employment-type buildings and structures exist on the lot, permeant car park associated with an operating employment use/business, permanent/formal outside storage areas associated with an operating use/business, site under-construction for an employment related use/activity; and
+ **Underutilised:** Dwelling house exists on the lot and is being used for residential purposes, small operating business on a large lot (i.e majority of site vacant), small building/built form on a large lot, small storage shed on a large lot, informal car park, informal temporary outside storage areas (storage of vehicles, materials, equipment etc), site may also include a structure which is not a dwelling (e.g. stables, gazebo, shed, hut all of which may be dilapidated) but clearly not business/employment related.

A constraints layer was also applied by Council to determine the realistic capacity of zoned vacant and underutilised land through the application of hard constraints in the calculation of developable land, as summarised in Table 6.1 below.

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Table 6.1   Hard Constraints Applied in the Calculation of Developable Land

Item	Element	Source	Comments
Koalas	Highly constrained koala habitat	State data	Areas where Core Koala Habitat Area and Locally Refined Koala Habitat Area overlap with land in a Koala Priority Area
Flood	Defined Flood Area Investigation Area	Scenic Rim Planning Scheme data	
Slope	Slope Over 25%	Scenic Rim Planning Scheme data	
Landslide	Very High High Medium	Scenic Rim Planning Scheme data	
Water and Wastewater Infrastructure	Bulk Water Storage Infrastructure - Points Pipelines and Channels Pump Station Facility Bulk Water Facility Bulk Water Supply Buffer Area Wastewater Treatment Plant Wastewater Treatment Plant Buffer Area	State data Scenic Rim Planning Scheme data (wastewater)	
Rail	Existing Rail Network Future Rail Network Rail Buffer	State data	
Electricity	Electricity Substation 110kV Transmission Line 33kV Transmission Line Major Electricity Infrastructure Buffer Area Energex Easements	State data	
Roads	Road Investigation Corridor State Controlled Roads	State data Scenic Rim Planning Scheme data (Road Investigation Corridor)	
Aviation and Defence	Aviation Facility Building Restricted Area Defence Land Defence Land Buffer Area	State data Scenic Rim Planning Scheme data (Defence Land and Buffer Area)	
Heritage	Local Heritage Place Queensland Heritage Register	State data Scenic Rim Planning Scheme data (Local Heritage Place)	
Streams and Dams	Urban Water Supply Storage Stream Order 4 to 7	State data	Only major stream orders (4-7) considered as hard constraints.
Agriculture	Agricultural Land Classification (Class A and Class B)	State data	
Local Biodiversity	Core Corridor Node Corridor	Scenic Rim Planning Scheme data	

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Item	Element	Source	Comments
	Stepping Stone		
	Critical Linkage		
Maters of State Environmental Significance	Regulated Vegetation Category B	State data	
	Regulated Vegetation Category C		
	Regulated Vegetation Essential Habitat		
	Regulated Vegetation 100m from wetland		
	Legally Secured Offset Area Vegetation Offsets		
	Regulated Vegetation intersecting a watercourse		
	Protected Area - Estates		
	Protected Area - Nature Refuges		
	Wildlife Habitat - endangered or vulnerable wildlife		
	Wildlife habitat - special least concern animal		
	High ecological value waters - wetlands		
	High ecological significance wetlands		
	High ecological value waters - watercourse		
Key Resource Area	Resource Processing Area	State data	
	KRA Separation Area		
	KRA Transport Route		
	KRA Transport Route Separation Area		
	Mineral Development licence		
	Mining leases		
Matters of National Environmental Significance	Important Wetlands	Federal data	
	World Heritage Areas		

Source: Scenic Rim Regional Council (2021)

In our review of the data provided by Council, it was identified that sites within the rural localities were not always within the Urban Footprint under ShapingSEQ (2017) but fell within the Rural Living Area (RLA) or the Regional Landscape and Rural Production Area (RLRPA).

ShapingSEQ identifies that the RLA is to be used for rural residential development, as opposed to employment generating uses. The RLRPA, on the other hand, can support employment generating activity but is to be protected from urban and rural residential development. Land zoned for employment purposes within the RLA in Scenic Rim Regional Council was identified in the localities of Tamborine Mountain (Community Facilities and Minor Tourism zones) and Tamborine Village (Township zone). Based on advice from Council, our assessment has included these areas as having potential to accommodate employment generating uses given their zoning under the planning scheme.

Land zoned for employment purposes within the RLRPA was identified in a number of localities across Scenic Rim but only within the Community Facilities or Township zones.

Our summary of the data provided by Council has been presented for the following categories:

+ Total zoned land;
+ Vacant zoned land;
+ Underutilised zoned land; and

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+ Constrained zoned land (i.e. those allotments that faced hard constraints as identified by Council).

The estimates of vacant zoned land and underutilised zoned land incorporate only the land areas that do not face hard constraints (i.e. vacant zoned land plus underutilised zoned land plus constrained zoned land equals total zoned land).

Appendix A provides a detailed inventory of all zoned land in each of the 17 localities by study area, with subsequent sections providing a high level overview at the study area level.

6.1   Scenic Rim LGA

Within Scenic Rim LGA there is approximately 3,741.7 hectares of zoned land, over two thirds of which is vacant or underutilised special purpose zoned land in the Bromelton SDA. Other significant volumes of vacant land within the LGA are within the community facilities, mixed use and industrial zones.

Overall, approximately 17.5% of all zoned land in the Scenic Rim LGA has been taken up according to Scenic Rim Regional Council's inventory of land.

Table 6.2 provides a summary of zoned land within the Scenic Rim LGA as of August 2021.

Table 6.2   Summary of Employment Land by Zone (hectares) – Scenic Rim LGA, August 2021

Zone	Total Zoned Land	Taken Up	Vacant Land	Underutilised	Constrained
Community Facilities	403.9	195.0	19.8	29.0	160.1
Township	112.3	59.2	6.8	25.4	20.9
Major Centre	22.6	13.6	0.7	8.3	0.0
District Centre	16.0	12.1	0.3	3.0	0.7
Neighbourhood Centre	4.4	3.8	0.1	0.6	0.0
Local Centre	16.1	5.7	1.8	1.3	7.3
Mixed Use	90.8	30.4	28.2	18.1	14.1
Industry	123.7	24.6	27.5	50.1	21.6
Special Purpose	2,788.7	195.8	1,495.3	1,097.6	0.0
Major Tourism	118.5	98.1	0.0	13.7	6.7
Minor Tourism	44.5	14.6	0.8	25.2	3.9
Total	3,741.7	652.8	1,581.2	1,272.2	235.4

Source: Scenic Rim Regional Council (2021)

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6.2   Boonah SA2

Within the Boonah SA2, the majority of zoned land is for community facilities, most of which has been taken up. Across the entire SA2 there are approximately 26.3 hectares of unconstrained vacant land, most of which is zoned for industrial uses (16.3 hectares). A similar scenario is evident for underutilised sites, whereby most underutilised sites across the SA2 are zoned for industrial uses.

Within the Boonah / Kalbar catchment, most land is zoned for industry and community facilities. Over 90.0% of community facilities land has been taken up, however, there is a significant volume of industrial land yet to be taken up (mainly underutilised) representing an opportunity for further industrial development in the catchment.

In the remainder of the Boonah SA2, most vacant land is within the township and community facilities zones (largely driven by vacant sites in Harrisville and Peak Crossing employment nodes). Contrastingly, most underutilised sites in the balance area of the Boonah SA2 were within the township zone.

Table 6.3 summarises the volume of zoned, vacant, underutilised, constrained and taken-up land within the Boonah / Kalbar catchment, remainder of the Boonah SA2 and the SA2 as a whole as of August 2021.

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Table 6.3   Land by Zone (hectares) – Boonah / Kalbar catchment, Remainder of Boonah SA2 and Boonah SA2 Total, August 2021

Zone	Boonah / Kalbar catchment					Remainder of Boonah SA2					Boonah SA2 Total				
	Zoned	Taken Up	Vacant	UU	Cons	Zoned	Taken Up	Vacant	UU	Cons	Zoned	Taken Up	Vacant	UU	Cons
Community Facilities	73.6	67.2	1.1	3.6	1.7	42.5	27.2	3.3	2.5	9.4	116.1	94.4	4.4	6.1	11.2
Township	0.0	0.0	0.0	0.0	0.0	92.4	55.9	3.7	17.3	15.5	92.4	55.9	3.7	17.3	15.5
Major Centre	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
District Centre	8.8	7.0	0.2	1.3	0.2	0.0	0.0	0.0	0.0	0.0	8.8	7.0	0.2	1.3	0.2
Neighbourhood Centre	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Local Centre	3.8	2.3	0.3	1.0	0.1	0.0	0.0	0.0	0.0	0.0	3.8	2.3	0.3	1.0	0.1
Mixed Use	6.9	2.1	1.3	2.9	0.6	0.0	0.0	0.0	0.0	0.0	6.9	2.1	1.3	2.9	0.6
Industry	87.2	6.1	15.6	45.7	19.9	2.6	0.2	0.7	0.7	1.0	89.7	6.3	16.3	46.3	20.8
Special Purpose	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Major Tourism	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Minor Tourism	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	180.2	84.8	18.5	54.4	22.5	137.5	83.3	7.8	20.5	25.9	317.7	168.1	26.3	74.9	48.5

Note: UU – Underutilised, Cons - Constrained
Source: Scenic Rim Regional Council (2021)

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6.3 Beaudesert SA2

The Beaudesert SA2 has a significant volume of land zoned for special purpose uses, which accounts for almost 90.0% of all zoned land within the SA2. Over 50.0% of this industrial land is unconstrained and vacant, largely due to the Bromelton SDA which is yet to be entirely serviced/built out. The Bromelton SDA is within the balance area of the Beaudesert SA2.

Within the Beaudesert catchment, there is a total of 24.8 hectares of unconstrained vacant land, with 44.9% of total zoned land taken-up as of August 2021. Of the remaining vacant land, the most significant volumes are in the industry (11.1 hectares) and mixed use zones (10.5 hectares). There are also small volumes of vacant land in the community facilities zone of the catchment.

Underutilised land in the Beaudesert SA2 is largely concentrated in the Beaudesert SA2 Balance Area within the special purpose zone, driven by the Bromelton SDA. Outside of underutilised special purpose land, there are 13.7 hectares of underutilised major tourism zoned land, all of which is contained within the Beaudesert balance area at Kooralbyn.

Table 6.4 summarises the volume of zoned, vacant, underutilised, constrained and taken-up land within the Beaudesert catchment, remainder of the Beaudesert SA2 and the SA2 as a whole as of August 2021.

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Table 6.4 Land by Zone (hectares) – Beaudesert catchment, Remainder of Beaudesert SA2 and Beaudesert SA2 Total, August 2021

Zone	Beaudesert catchment					Remainder of Beaudesert SA2					Beaudesert SA2 Total				
	Zoned	Taken Up	Vacant	UU	Cons	Zoned	Taken Up	Vacant	UU	Cons	Zoned	Taken Up	Vacant	UU	Cons
Community Facilities	113.5	44.0	2.4	9.6	57.4	41.0	22.1	7.4	2.2	9.2	154.4	66.1	9.8	11.9	66.6
Township	0.0	0.0	0.0	0.0	0.0	4.1	1.6	0.0	2.4	0.1	4.1	1.6	0.0	2.4	0.1
Major Centre	22.6	13.6	0.7	8.3	0.0	0.0	0.0	0.0	0.0	0.0	22.6	13.6	0.7	8.3	0.0
District Centre	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Neighbourhood Centre	2.5	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.5	2.5	0.0	0.0	0.0
Local Centre	0.0	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0
Mixed Use	56.3	24.5	10.5	15.0	6.3	16.8	0.7	13.8	0.0	2.4	73.1	25.2	24.3	15.0	8.7
Industry	33.4	17.9	11.1	3.7	0.6	0.6	0.4	0.0	0.0	0.2	34.0	18.3	11.1	3.7	0.8
Special Purpose	0.0	0.0	0.0	0.0	0.0	2,788.7	195.8	1,495.3	1,097.6	0.0	2,788.7	195.8	1,495.3	1,097.6	0.0
Major Tourism	0.0	0.0	0.0	0.0	0.0	118.5	98.1	0.0	13.7	6.7	118.5	98.1	0.0	13.7	6.7
Minor Tourism	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	228.2	102.5	24.8	36.6	64.3	2,969.9	319.0	1,516.5	1,115.9	18.6	3,198.2	421.5	1,541.2	1,152.5	83.0

Note: UU – Underutilised, Cons - Constrained
Source: Scenic Rim Regional Council (2021)

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6.4   Tamborine – Canungra SA2

Within the Tamborine – Canungra SA2 there is approximately 225.8 hectares of zoned land, 28.0% of which has already been taken up. The majority of taken up land in the Tamborine – Canungra SA2 is within the Community Facilities zone (34.4 hectares), primarily within the Tamborine Mountain / Tamborine Village catchment. Relative to the other two SA2s within the Scenic Rim LGA, there is a relatively low volume of vacant land within the Tamborine – Canungra SA2, however, there are significant volumes of underutilised land, particularly within the minor tourism and community facilities zones. There is also a significant volume of constrained community facilities zoned land, primarily within the Tamborine Mountain / Tamborine Village catchment.

Within the Tamborine Mountain / Tamborine Village catchment there was 10.5 hectares of unconstrained vacant land identified, with capacity concentrated within the community facilities and township zones. Vacant land in the Canungra catchment is largely zoned local centre and mixed use zone (1.5 hectares in each zone). However, the vacant mixed use zoned land with Canungra identified by Council has recently obtained development approval for a retirement village (Lot 6 SP161073). Based on advice from Council, it is understood that 0.8 hectares of mixed use zoned land will be available for development, after adjusting for the approval and constraints on the balance land.

Just over half of the SA2's underutilised land is within the Tamborine Mountain / Tamborine Village catchment in the minor tourism zone totalling 24.6 hectares. Notably, there is limited underutilised land in the Canungra catchment.

Table 6.5 summarises the volume of zoned, vacant, underutilised, constrained and taken-up land within the Canungra catchment, Tamborine Mountain / Tamborine Village catchment and the Tamborine – Canungra SA2 as of August 2021.

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Table 6.5   Land by Zone (hectares) – Canungra catchment, Tamborine Mountain / Tamborine Village catchment and Tamborine – Canungra SA2 Total, August 2021

Zone	Tamborine Mountain / Tamborine Village catchment					Canungra catchment					Total Zoned Land				
	Zoned	Taken Up	Vacant	UU	Cons	Zoned	Taken Up	Vacant	UU	Cons	Zoned	Taken Up	Vacant	UU	Cons
Community Facilities	121.3	24.0	5.5	10.6	81.2	12.1	10.4	0.2	0.5	1.1	133.4	34.4	5.6	11.1	82.3
Township	13.3	0.5	3.0	5.8	4.0	2.4	1.1	0.0	0.0	1.3	15.7	1.6	3.0	5.8	5.3
Major Centre	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
District Centre	7.3	5.0	0.1	1.7	0.5	0.0	0.0	0.0	0.0	0.0	7.3	5.0	0.1	1.7	0.5
Neighbourhood Centre	1.9	1.3	0.1	0.6	0.0	0.0	0.0	0.0	0.0	0.0	1.9	1.3	0.1	0.6	0.0
Local Centre	0.0	0.0	0.0	0.0	0.0	12.1	3.2	1.5	0.2	7.1	12.1	3.2	1.5	0.2	7.1
Mixed Use	8.3	3.1	1.1	0.3	3.8	2.6	0.0	1.5	0.0	1.1	10.9	3.1	2.6	0.3	4.9
Industry	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Special Purpose	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Major Tourism	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Minor Tourism	43.7	14.5	0.8	24.6	3.8	0.8	0.1	0.0	0.5	0.1	44.5	14.6	0.8	25.2	3.9
Total	195.8	48.4	10.5	43.6	93.3	30.0	14.8	3.2	1.2	10.8	225.8	63.3	13.7	44.8	104.0

Note 1: UU – Underutilised. Cons – Constrained

Note 2: Vacant land estimates presented in this table include Lot 6 SP161073 at Canungra, which has recently obtained approval for a retirement village facility (Ref: MCU20/133).

Source: Scenic Rim Regional Council (2021)

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7   Capacity Assessment

The purpose of this section is to identify the employment yield of zoned land, that is, whether there is sufficient existing zoned land within the Planning Scheme for employment uses to accommodate the *ShapingSEQ* benchmark of 7,610 new jobs between 2016 and 2041, including whether the zoning aligns with the projected composition of employment growth and is within the appropriate locations to meet projected demand.

7.1   Potential Employment Yield

7.1.1 Potential Employment Yield of Vacant Sites

To estimate the potential employment yield of vacant and underutilised sites, the following assumptions have been made regarding employment densities and site cover by land use, consistent with the densities applied for the employment to land use conversion reported in Table 5.9.

The potential employment yield of the Bromelton SDA has been discussed separately, considering previous studies which assessed the ability for Queensland Urban Utilities to service land within the Bromelton SDA.

Table 7.1 summarises the assumed employment densities and site cover by vacant sites by zone.

Table 7.1   Assumed Employment Densities and Site Cover by Zone

Zone	Assumed Employment Density (sqm / person)		Assumed Site Cover	
	Major Localities	Balance of Scenic Rim	Major Localities	Balance of Scenic Rim
Community Facilities	35	50	40.0%	30.0%
Township	150	150	35.0%	35.0%
Major Centre	35	55	50.0%	40.0%
District Centre	35	55	50.0%	40.0%
Neighbourhood Centre	35	55	50.0%	40.0%
Local Centre	35	55	50.0%	40.0%
Mixed Use	105	140	45.0%	35.0%
Industry	150	200	40.0%	30.0%
Major Tourism	150	200	40.0%	30.0%
Minor Tourism	150	200	40.0%	30.0%

Note 1: Employment densities have been derived assuming a mix of retail, commercial office and community facilities uses locate on centres zoned land. Similarly, the analysis has made assumptions relating to the distribution of activity on mixed use and township zoned land, with a mix of industrial, retail and commercial office uses considered likely.
Note 2: Assumed employment densities and site cover have been rounded to the nearest five hectares / five percentage points.
Note 3: Both the Tamborine Mountain / Tamborine Village and Canungra catchments, whilst classified as major localities, have Township zoned land.

Based on the above assumptions, the potential employment yield of vacant land within each study area by zone is summarised in Table 7.2 below.

These estimates indicate that the potential employment yield of vacant sites is most significant within the Beaudesert catchment and the balance of Beaudesert SA2, with employment yield concentrated within the mixed use zone.

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Table 7.2   Assumed Employment Yield by Zone, Vacant Sites

Zone	Boonah / Kalbar catchment	Remainder of Boonah SA2	Beaudesert catchment	Balance of Beaudesert SA2	Tamborine Mountain / Tamborine Village catchment	Canungra catchment	Scenic Rim RC
Community Facilities	123	199	278	443	625	13	1,680
Township	-	87	-	0	71	0	158
Major Centre	0	0	100	0	0	0	100
District Centre	33	0	0	0	12	0	45
Neighbourhood Centre	0	0	0	0	10	0	10
Local Centre	43	0	0	0	0	173	216
Mixed Use	55	0	450	345	46	114	1,010
Industry	415	11	297	0	0	0	723
Major Tourism	0	0	0	0	0	0	0
Minor Tourism	0	0	0	0	20	0	20
Total	670	297	1,125	788	783	300	3,963

Note: Employment yield estimates for the Canungra catchment assume that of the 1.5 hectares of vacant mixed use zoned land, 0.7 hectares is currently vacant but will be utilised for the retirement village and the remaining 0.8 hectares is currently vacant but will be utilised for a mix of industrial, commercial and retail uses.
Source: Bull & Bear Economics based on Scenic Rim Regional Council data

7.1.2 Potential Employment Yield of Underutilised Sites

The underutilised sites identified by Scenic Rim Regional Council were typically occupied by non-employing uses, such as dwellings, storage sheds or disused buildings. Therefore, in calculating the potential yield of underutilised sites, adjustments were not required to reflect the net increase in employment.

Table 7.3 summarises the assumed employment yield by employment zone for underutilised sites.

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Table 7.3   Assumed Employment Yield by Zone, Underutilised Sites

Zone	Boonah / Kalbar catchment	Remainder of Boonah SA2	Beaudesert catchment	Balance of Beaudesert SA2	Tamborine Mountain / Tamborine Village catchment	Canungra catchment	Scenic Rim RC
Community Facilities	407	153	1,102	133	1,213	52	3,059
Township	-	403	-	55	135	0	593
Major Centre	0	0	1,187	0	0	0	1,187
District Centre	183	0	0	0	239	0	422
Neighbourhood Centre	0	0	0	0	81	0	81
Local Centre	149	0	0	0	0	35	185
Mixed Use	123	0	641	0	12	0	776
Industry	1,218	10	99	0	0	0	1,328
Major Tourism	0	0	0	206	0	0	206
Minor Tourism	0	0	0	0	657	15	672
Total	2,081	565	3,028	394	2,338	102	8,508

Source: Bull & Bear Economics based on Scenic Rim Regional Council data

7.1.3 Potential Employment Yield of Bromelton SDA

The Land Supply and Development Monitoring 2020 report identifies approximately 1,351 hectares of planned industrial land within Scenic Rim Regional Council, with remaining land supply concentrated within the Bromelton SDA.

These estimates align closely with previous work undertaken by Queensland Urban Utilities and Economic Associates, which identified that Queensland Urban Utilities could appropriately service 1,114 hectares of zoned land within the Bromelton SDA.

Of these 1,114 hectares of zoned land able to be serviced for industrial purposes, the assessment identified the potential to produce 943 hectares of industrial allotments, comprising:

+ Major industry: medium to high impact industry, generally occupying sites in excess of one hectare (potential allotment yield of ~617 hectares);
+ Rail dependent industry: large footprint industry that requires direct access to rail facilities (potential allotment yield of ~244 hectares);
+ Rail sidings: rail loops and spur lines to facilitate the (un)loading of rail based freight (potential allotment yield of ~58 hectares);
+ Corporate logistics: typically national based transport and logistics centres (potential allotment yield of 18 hectares); and
+ Local service centre: a retail and business hub that provides retail and commercial services to workers and businesses (potential allotment yield of ~6 hectares).

To convert industrial development areas to potential employment yield, the following employment density yields were applied per precinct:

+ Major Industry: 30 workers per hectare;
+ Rail Dependent Precinct: 20 workers per hectare;
+ Rail Sidings: 5 workers per hectare;
+ Local Services Centre: 100 workers per hectare; and
+ Corporate Logistics: 30 workers per hectare.

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Based on the above assumptions, the potential employment yield of the Bromelton SDA was estimated at ~24,820 employees at build out, as summarised in Table 7.4.

Table 7.4   Potential Employment Yield of Bromelton SDA at Build Out

Industrial Precinct	Assumed Industrial Allotments (ha)	Assumed Employment Density (employment / hectare)	Assumed Employment Yield
Major Industry	617	30	18,510
Rail Dependent Precinct	244	20	4,880
Rail Sidings	58	5	290
Local Services Centre	6	100	600
Corporate Logistics	18	30	540
Total	943	26	24,820

Source: Derived from Economic Associates (2016)

Queensland Government mapping layers identify a total zoned area of ~1,800 hectares within the Bromelton SDA suited to employment purposes, significantly lower than the total land area zoned for Special Industry under the Scenic Rim Planning Scheme (~2,625.1 hectares), which appears to also capture land within the RLRPA, which falls within the Transition Precinct.

It is also noted that the data provided by Council identified no hard constraints for Bromelton. Whilst the land may face no hard constraints, it is considered highly unlikely that a land parcel of this site has no soft constraints which would ultimately limit its developability and hence employment yield.

We are of the view that the previously estimated employment yield, whilst not aligning directly with the industrial precincts in the current Bromelton SDA Development Scheme, represents a reasonable estimate of employment capacity of the Bromelton SDA at build out.

7.1.4 Summary

The following table provides a summary of the potential employment yield of vacant and underutilised land within Scenic Rim Regional Council by study area.

This analysis indicates that existing zoned employment land within Scenic Rim Regional Council can accommodate an additional 12,471 jobs, with Bromelton SDA to accommodate a further 25,000 jobs once fully built out.

Table 7.5   Estimated Employment Yield by Zone by Catchment, Scenic Rim Regional Council

Industrial Precinct	Vacant	Underutilised	Total
Boonah/Kalbar catchment	670	2,081	2,751
Remainder of Boonah SA2	297	565	863
Beaudesert catchment	1,125	3,028	4,153
Balance of Beaudesert SA2	788	394	1,182
Tamborine Mountain/Tamborine Village catchment	783	2,338	3,121
Canungra catchment	300	102	402
Scenic Rim Regional Council	3,963	8,508	12,471

Source: Bull & Bear Economics estimates

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7.2 Capacity of Employment Land to Accommodate Projected Growth

7.2.1 Concordance of Land Use to Planning Scheme Zones

Section 7.1 of the report indicates that the remaining capacity of employment zoned land exceeds the *ShapingSEQ* benchmark of an additional 7,610 jobs between 2016 and 2041. The purpose of this section of the report is to determine whether the remaining zoned employment land within Scenic Rim Regional Council is of the appropriate zoning and in the appropriate locations to meet projected demand.

As previously outlined, our assessment has considered the following employment land uses to determine whether sufficient capacity exists within the planning scheme to accommodate employment growth:

+ Commercial office;
+ Retail;
+ Industry;
+ Community Facilities; and
+ Tourism.

Table 7.6 outlines the alignment of land use to relevant zones under the Scenic Rim Planning Scheme.

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Table 7.6   Alignment of Land Uses and Planning Scheme Zones, Scenic Rim Regional Council

Land Use	Relevant Zones
Commercial Office	Major Centre
	District Centre
	Neighbourhood Centre
	Local Centre
	Mixed Use
	Township
Retail	Major Centre
	District Centre
	Neighbourhood Centre
	Local Centre
	Mixed Use
	Township
Industry	Industry
	Special Purpose
	Township
Community Facilities	Community Facilities
	Major Centre
	District Centre
	Neighbourhood Centre
	Local Centre
	Mixed Use
	Township
Tourism	Major Tourism
	Minor Tourism
	Mixed Use
	Township

7.2.2 Boonah / Kalbar catchment

Within the Boonah / Kalbar catchment (which includes the localities of Boonah and Kalbar), the additional land requirements by use to 2041 were estimated at:

+ Commercial office: 0.2 hectares;
+ Retail: 0.1 hectares;
+ Industry: 0.7 hectares; and
+ Community facilities: 0.5 hectares.

Data provided by Scenic Rim Regional Council has indicated that the quantum of vacant zoned employment land in the Boonah / Kalbar catchment, after adjusting for hard constraints is:

+ 0.5 hectares of centres zoned land, comprising:
    - 0.2 hectares in Boonah;
    - 0.3 hectares in Kalbar;

+ 1.3 hectares of mixed use zoned land, comprising:
    - 0.0 hectares in Boonah;
    - 1.3 hectares in Kalbar;

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+ 15.6 hectares of industry zoned land, comprising:

  – 15.6 hectares in Boonah;
  – 0.0 hectares in Kalbar;

+ 1.1 hectares of community facilities zoned land, comprising:

  – 0.2 hectares in Boonah;
  – 0.9 hectares in Kalbar;

This data indicates that there is sufficient vacant industry zoned land to accommodate growth within the Boonah / Kalbar catchment, even after adjusting for constraints. It is anticipated that industrial take-up will most likely be directed towards vacant land parcels within the existing industrial precinct off Boonah Rathdowney Road.

To accommodate anticipated growth in commercial office and retail floor space demand, both vacant land and underutilised sites within district centre zoned land in the Boonah / Kalbar catchment are likely to be required, as the remaining vacant sites may be insufficient to meet need, particularly if community facilities uses locate within centres zones.

The inventory at Table 6.3 identified 1.3 hectares of underutilised sites within the Boonah district centre zone, which combined with vacant sites comprising 0.2 hectares would be sufficient to meet future need.

Future community facilities demand within the Boonah / Kalbar catchment has the potential to be accommodated within underutilised sites in the district centre zone in Boonah or on underutilised sites within Boonah (2.5 hectares), such as the site at 9 Highbury Street, Boonah (0.5 hectares in size).

Our assessment would suggest that sufficient capacity exists within the Boonah / Kalbar catchment to accommodate future employment growth, with demand to 2041 likely to be predominately accommodated on vacant zoned sites or underutilised land within the Boonah district centre zone.

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7.2.3 Beaudesert catchment

Within the Beaudesert catchment, the additional land requirements by use to 2041 were estimated at:

+ Commercial office: 0.5 hectares;
+ Retail: 0.5 hectares;
+ Industry: 2.4 hectares; and
+ Community facilities: 1.4 hectares.

Data provided by Scenic Rim Regional Council has indicated that the quantum of vacant zoned employment land in the Beaudesert catchment, after adjusting for hard constraints is:

+ 0.7 hectares of centres zoned land;
+ 10.5 hectares of mixed use zoned land;
+ 11.1 hectares of industry zoned land; and
+ 2.4 hectares of community facilities zoned land.

Growth in demand for commercial office and retail uses is likely to be predominately accommodated within the major centre zone (which accounts for the entirety of vacant centres zoned land), or on underutilised mixed use sites immediately surrounding the major centre zone.

Industrial activity will continue to locate to the north of the catchment, likely split between the mixed use land and the industry zoned land, with a number of opportunities available to accommodate industrial growth. Growth in community facilities demand that is not accommodated within the major centre zone or on mixed use land immediately adjacent to the major centre zone could be located immediately adjacent to the existing neighbourhood centre zone.

Our assessment would suggest that sufficient capacity exists within the Beaudesert catchment to accommodate future employment growth, with demand to 2041 likely to be predominately accommodated on vacant zoned sites.

7.2.4 Tamborine Mountain / Tamborine Village catchment

Within the Tamborine Mountain / Tamborine Village catchment, the additional land requirements by use to 2041 were estimated at:

+ Commercial office: 0.3 hectares;
+ Retail: 0.3 hectares;
+ Industry: 1.4 hectares;
+ Community facilities: 0.6 hectares; and
+ Tourism: 0.2 hectares.

Data provided by Scenic Rim Regional Council has indicated that the quantum of vacant zoned employment land in the Tamborine Mountain / Tamborine Village catchment, after adjusting for hard constraints is:

+ 0.2 hectares of centres zoned land;
+ 1.1 hectares of mixed use zoned land;
+ 0.0 hectares of industry zoned land;
+ 5.5 hectares of community facilities zoned land;
+ 0.8 hectares of minor tourism zoned land; and
+ 3.0 hectares of township zoned land.

At present, there is no industrial zoned land within the Tamborine Mountain / Tamborine Village catchment, with light industrial and service industry uses able to locate on either mixed use zoned

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land at Tamborine Mountain or township zoned land at Tamborine Village. However, the quantum of mixed use zoned land and township zoned land is sufficient to meet the needs of the catchment to 2041.

The assessment does indicate a potential shortage of suitable sites to accommodate future growth in commercial office and retail demand, based on a comparison of projected demand against remaining vacant sites. However, on further review of the data, 1.7 hectares of district centre zoned land and 0.6 hectares of underutilised neighbourhood centres zoned land was identified within Tamborine Mountain, which should be sufficient to accommodate growth to 2041, as existing uses are typically of a residential nature and able to be redeveloped.

Community facilities demand growth can be accommodated on vacant sites within Tamborine Mountain, and it is noted that all vacant sites within this zone are owned by Scenic Rim Regional Council. It is likely that community facilities employment will be accommodated on a mix of vacant and underutilised centres zoned and vacant community facilities zoned land in Tamborine Mountain.

There is sufficient capacity within existing minor tourism zoned land to accommodate future growth in tourism employment.

Our assessment would suggest that there is sufficient zoned land to accommodate employment growth within the Tamborine Mountain / Tamborine Village catchment to 2041.

7.2.5 Canungra catchment

Within the Canungra catchment (which includes the localities of Canungra and Beechmont), the additional land requirements by use to 2041 were estimated at:

+ Commercial office: 0.3 hectares;
+ Retail: 0.2 hectares;
+ Industry: 0.3 hectares;
+ Community facilities: 0.2 hectares; and
+ Tourism: 0.1 hectares.

Data provided by Scenic Rim Regional Council has indicated that the quantum of vacant zoned employment land in the Canungra catchment, after adjusting for hard constraints and the recent retirement village approval on mixed use zoned land is:

+ 1.5 hectares of centres zoned land;
+ 0.0 hectares of industry zoned land;
+ 0.8 hectares of mixed use zoned land;
+ 0.2 hectares of community facilities land;
+ 0.0 hectares of minor tourism zoned land; and
+ 0.0 hectares of township zoned land.

There is sufficient capacity within the existing local centre zone in Canungra to accommodate growth in commercial office, retail and community facilities employment.

With the approval of the retirement village on mixed use zoned land, whilst the quantum of mixed use zoned land is anticipated to decrease, there will still be sufficient zoned land to accommodate industrial employment growth to 2041. The analysis identified an additional 0.1 hectares of demand for tourism related uses, with no vacant tourism zoned land identified, but 0.7 hectares of underutilised land, which could accommodate future growth.

Whilst there was no vacant zoned employment identified within Beechmont, employment growth within this community is likely to be minimal to 2041, with employment generating uses

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predominately locating within the locality of Canungra. However, should additional employment generating uses wish to locate within Beechmont, Council may need to consider a small expansion of township zoned land to accommodate these uses.

7.2.6 Balance of Boonah SA2

Within the balance of Boonah SA2 (which captures the localities of Aratula, Harrisville, Mount Alford, Peak Crossing, Roadvale and Warrill View), the additional land requirements by use to 2041 were estimated at:

+ Commercial office: 0.0 hectares;
+ Retail: -0.1 hectares;
+ Industry: 0.8 hectares; and
+ Community facilities: 0.2 hectares.

Data provided by Scenic Rim Regional Council has indicated that the quantum of vacant zoned employment land in the balance of Boonah SA2, after adjusting for hard constraints is:

+ 3.7 hectares of township zoned land; and
+ 3.3 hectares of community facilities zoned land.

A comparison of projected demand against remaining supply suggests there is sufficient capacity within existing zones to accommodate future growth. Whilst Aratula, Mount Alford and Warrill View did not have any vacant township zoned land, Aratula and Warrill View had underutilised sites within the township zone, which could be redeveloped for employment purposes as required.

Vacant community facilities zoned land was identified in Harrisville and Peak Crossing, which could accommodate growth in community facilities demand, should these uses prefer to locate on community facilities zoned land, as opposed to township zoned land.

Our assessment would suggest that sufficient capacity exists within the balance of Boonah SA2 to accommodate future employment growth, with demand to 2041 likely to be predominately accommodated on vacant and underutilised township zoned land within all localities except for Mount Alford.

7.2.7 Balance of Beaudesert SA2

Within the balance of Beaudesert SA2 (which captures the localities of Kooralbyn, Gleneagle and Rathdowney[2]), the additional land requirements by use to 2041 were estimated at:

+ Commercial office: 0.1 hectares;
+ Retail: 0.0 hectares;
+ Industry: 1.8 hectares;
+ Community facilities: 0.2 hectares; and
+ Tourism: 0.0 hectares.

Data provided by Scenic Rim Regional Council has indicated that the quantum of vacant zoned employment land in the balance of Beaudesert SA2, after adjusting for hard constraints is:

+ 0.0 hectares of township zoned land;
+ 13.8 hectares of mixed use zoned land;
+ 0.0 hectares of major tourism zoned land; and

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[2] Recall that employment within Bromelton has been assessed separately.

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+ 7.4 hectares of community facilities zoned land.

Whilst no vacant township zoned land remains to accommodate growth in commercial office, retail and potentially community facilities demand, 2.4 hectares of underutilised sites were identified in the township zone in both Gleneagle (0.8 hectares) and Rathdowney (1.5 hectares)[3].

Growth in industrial activity in the region is anticipated to be accommodated on mixed use land within the Commercial Industrial precinct located at Kooralbyn.

There is sufficient vacant community facilities zoned land throughout the region to accommodate future employment growth to 2041.

Our assessment would suggest that sufficient capacity exists within the balance of Beaudesert SA2 to accommodate future employment growth, with demand to 2041 likely to be predominately accommodated on vacant industry zoned land.

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[3] The sum of these two areas add to 2.4 hectares due to rounding (1.53 hectares in Rathdowney plus 0.84 hectares in Gleneagle equals 2.37 hectares, which rounds upwards to 2.4 hectares).

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8   Conclusions and Recommendations

The assessment identified that sufficient employment land is currently zoned within the Planning Scheme to accommodate the benchmark *ShapingSEQ* employment number of 7,610 jobs between 2016 and 2041, with the zoning of vacant and underutilised employment land and the location of employment land appropriate to meet future demand across Scenic Rim Regional Council.

Our assessment did not undertake a lot level analysis of vacant and underutilised lots in the Bromelton SDA. It is considered unlikely that the Bromelton SDA in its entirety would ultimately be developed, due to the presence of hard constraints, soft constraints or the confluence of multiple soft constraints. As a rule of thumb, typically half of an englobo parcel of land identified for industrial purposes is ultimately developed for allotments. In the case of Bromelton SDA, this would suggest approximately 900 hectares of the 1,800 hectares available for development would be occupied by industrial activity once fully built out[4].

Previous estimates which considered the land area that could be serviced by Queensland Urban Utilities identified that the Bromelton SDA could accommodate ~24,820 employees, based on 943 hectares of allotments being developed for employment generating uses. This estimate remains appropriate and can be further refined over time, as land within the estate is sub-divided and taken-up.

In the next twenty years to 2041, estimates suggest that 178 hectares of land could be taken-up within the Bromelton SDA, with the completion of the relevant section of Inland Rail acting as a catalyst for development, with upgrades to the Mount Lindesay Highway freight route also acting as a catalyst for development. This level of industrial land take-up would support employment for an estimated 5,050 persons, which includes an allowance for employment growth within the SCT Terminal to support increased activity within the Bromelton SDA. The ShapingSEQ employment benchmark has made little allowance for take-up within Bromelton SDA to 2041, meaning that these additional jobs represent employment growth over and above the additional 7,610 jobs forecast for Scenic Rim between 2016 and 2041.

The report has identified that approximately 12,471 additional jobs can be accommodated within existing appropriately zoned land within Scenic Rim Regional Council, with Bromelton SDA potentially accommodating a further ~25,000 jobs at build out.

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[4] We note that the Special Purpose zone extends beyond the employment generating areas of Bromelton SDA and appears to capture land within the Transition Precinct under the Bromelton SDA Development Scheme.

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Appendix A: Detailed Supply Tables

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Table A.1   Total Zoned Land (Hectares) by Locality, August 2021

Employment Nodes	Total Zoned Land (ha)										
	Community Facilities	Township	Major Centre	District Centre	Neighbourhood Centre	Local Centre	Mixed Use	Industry	Special Purpose	Major Tourism	Minor Tourism
Major Employment Nodes in Scenic Rim											
Beaudesert	113.5	0.0	22.6	0.0	2.5	0.0	56.3	33.4	0.0	0.0	0.0
Boonah	64.5	0.0	0.0	8.8	0.0	0.0	2.0	87.2	0.0	0.0	0.0
Kalbar	9.2	0.0	0.0	0.0	0.0	3.8	4.9	0.0	0.0	0.0	0.0
Canungra	9.0	0.0	0.0	0.0	0.0	12.1	2.6	0.0	0.0	0.0	0.8
Tamborine Mountain	117.4	0.0	0.0	7.3	1.9	0.0	8.3	0.0	0.0	0.0	43.7
Other Employment Nodes in Scenic Rim											
Aratula	2.2	16.8	0.0	0.0	0.0	0.0	0.0	2.6	0.0	0.0	0.0
Kooralbyn	30.6	0.0	0.0	0.0	0.0	0.2	16.8	0.6	0.0	118.5	0.0
Bromelton	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,625.1	0.0	0.0
Beechmont	3.1	2.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Gleneagle	4.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0	163.6	0.0	0.0
Harrisville	22.3	59.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Mount Alford	5.3	2.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Peak Crossing	10.3	7.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rathdowney	6.4	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Roadvale	0.5	5.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tamborine Village	3.9	13.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Warrill View	1.8	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Source: Scenic Rim Regional Council (2021)

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Table A.2   Vacant Land (Hectares) by Locality, August 2021

Employment Nodes	Vacant (ha)										
	Community Facilities	Township	Major Centre	District Centre	Neighbourhood Centre	Local Centre	Mixed Use	Industry	Special Purpose	Major Tourism	Minor Tourism
Major Employment Nodes in Scenic Rim											
Beaudesert	2.4	0.0	0.7	0.0	0.0	0.0	10.5	11.1	0.0	0.0	0.0
Boonah	0.2	0.0	0.0	0.2	0.0	0.0	0.0	15.6	0.0	0.0	0.0
Kalbar	0.9	0.0	0.0	0.0	0.0	0.3	1.3	0.0	0.0	0.0	0.0
Canungra	0.2	0.0	0.0	0.0	0.0	1.5	1.5	0.0	0.0	0.0	0.0
Tamborine Mountain	4.6	0.0	0.0	0.1	0.1	0.0	1.1	0.0	0.0	0.0	0.8
Other Employment Nodes in Scenic Rim											
Aratula	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0
Kooralbyn	5.2	0.0	0.0	0.0	0.0	0.0	13.8	0.0	0.0	0.0	0.0
Bromelton	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,418.4	0.0	0.0
Beechmont	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Gleneagle	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	76.9	0.0	0.0
Harrisville	3.3	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Mount Alford	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Peak Crossing	0.0	3.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rathdowney	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Roadvale	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tamborine Village	0.9	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Warrill View	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Note: Vacant land estimates for Canungra include the mixed use site which has recently been approved for a retirement village development.
Source: Scenic Rim Regional Council (2021)

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Table A.3   Underutilised Land (Hectares) by Locality, August 2021

Employment Nodes	Underutilised (ha)										
	Community Facilities	Township	Major Centre	District Centre	Neighbourhood Centre	Local Centre	Mixed Use	Industry	Special Purpose	Major Tourism	Minor Tourism
Major Employment Nodes in Scenic Rim											
Beaudesert	9.6	0.0	8.3	0.0	0.0	0.0	15.0	3.7	0.0	0.0	0.0
Boonah	2.4	0.0	0.0	1.3	0.0	0.0	2.0	45.7	0.0	0.0	0.0
Kalbar	1.1	0.0	0.0	0.0	0.0	1.0	0.9	0.0	0.0	0.0	0.0
Canungra	0.5	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.5
Tamborine Mountain	7.6	0.0	0.0	1.7	0.6	0.0	0.3	0.0	0.0	0.0	24.6
Other Employment Nodes in Scenic Rim											
Aratula	0.0	2.5	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0
Kooralbyn	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13.7	0.0
Bromelton	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,010.8	0.0	0.0
Beechmont	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Gleneagle	1.6	0.8	0.0	0.0	0.0	0.0	0.0	0.0	86.8	0.0	0.0
Harrisville	1.6	12.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Mount Alford	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Peak Crossing	0.8	1.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rathdowney	0.2	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Roadvale	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tamborine Village	3.0	5.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Warrill View	0.2	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Source: Scenic Rim Regional Council (2021)

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Table A.4   Constrained Land (Hectares) by Locality, August 2021

Employment Nodes	Constrained (ha)										
	Community Facilities	Township	Major Centre	District Centre	Neighbourhood Centre	Local Centre	Mixed Use	Industry	Special Purpose	Major Tourism	Minor Tourism
Major Employment Nodes in Scenic Rim											
Beaudesert	57.4	0.0	0.0	0.0	0.0	0.0	6.3	0.6	0.0	0.0	0.0
Boonah	1.4	0.0	0.0	0.2	0.0	0.0	0.0	19.9	0.0	0.0	0.0
Kalbar	0.3	0.0	0.0	0.0	0.0	0.1	0.6	0.0	0.0	0.0	0.0
Canungra	1.0	0.0	0.0	0.0	0.0	7.1	1.1	0.0	0.0	0.0	0.1
Tamborine Mountain	81.2	0.0	0.0	0.5	0.0	0.0	3.8	0.0	0.0	0.0	3.8
Other Employment Nodes in Scenic Rim											
Aratula	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0
Kooralbyn	6.8	0.0	0.0	0.0	0.0	0.0	2.4	0.2	0.0	6.7	0.0
Bromelton	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Beechmont	0.0	1.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Gleneagle	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Harrisville	0.3	6.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Mount Alford	4.0	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Peak Crossing	4.9	2.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rathdowney	2.4	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Roadvale	0.2	4.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tamborine Village	0.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Warrill View	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Source: Scenic Rim Regional Council (2021)

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