September 2023

2-6 Lancewood Street Park Ridge, QLD

Childcare Needs Assessment

Prepared for Onefin Ops Pty Ltd

onefin

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Contents

Introduction

This report presents an independent assessment of the economic need for a childcare centre at 2-6 Lancewood Street Park Ridge in the Brisbane metropolitan area, including the likely economic impacts. Park Ridge is located in the south-west suburbs of the Logan City Council Local Government Area (LGA).

The proposed childcare centre at 2 Lancewood Street (Park Ridge) and is referred to as the proposed Park Ridge Childcare Centre or subject site throughout the remainder of the report.

The report is structured and presented in **five (5)** sections as follows:

- **Section 1** details the regional and local context of the proposed Park Ridge Childcare Centre site and provides a review of the planned centre.
- **Section 2** considers existing trends in the childcare industry.
- **Section 3** examines the catchment area which is relevant to the proposal.
- **Section 4** provides an assessment of the economic need for the childcare centre.
- **Section 5** presents an assessment of the likely economic impacts.

1 Location & Proposed Development

This section of the report reviews the regional and local context of the proposed Park Ridge site and provides an overview of the proposed development.

1.1. Regional and Local Context

i. Park Ridge is a southern suburb of Brisbane, located some 35 km from the Brisbane Central Business District (CBD), which forms part of the City of Logan Local Government Area (refer Map 1.1).

ii. Park Ridge was historically a rural locality, however, has steadily transitioned into a residential growth area courtesy of several major land releases and estates throughout the area.

iii. Regional accessibility is facilitated by Mount Lindesay Highway, which is a major arterial route through Brisbane that connects the city with the south/south-west suburbs, terminating near the New South Wales border. Based on the most recent traffic counts by the Queensland State Government, an average of 43,100 vehicles were recorded each day (north of Green Road) in 2021, equating a passing traffic volume of some 15.7 million vehicles annually.

iv. The Park Ridge Structure Plan (refer Figure 1.1) was adopted by Council in 2011 and reinforces the area as a significant development precinct that is capable of accommodating up to 12,000 dwellings and a full range of enterprise (retail and commercial) activities. The Park Ridge Master Planned Area (2011) also indicates a potential connector road between Park Ridge Road to School Road (east of Chambers Flat Road) within the Trunk Road Network. The Park Ridge Connector (Figure 1.1) is an important future transport corridor that will cater for the growth and development of areas in and surrounding Park Ridge over the next two decades. This extension would significantly enhance the east-west access between Logan Reserve and Park Ridge.

v. The North Maclean Business and Industrial Precinct is another important area within the region, located 8.5km south of the subject site. The precinct will ultimately provide for around 7,800 jobs over the longer term and is expected to broaden the range of employment available to the areas of Flagstone, Yarrabilba, Greenbank Central and surrounding rural residential land.

vi. Map 1.2 illustrates the local context of Park Ridge Town Centre, with key points to note including:

- The site is located near the major intersection of Crest Road and Mount Lindesay Highway, which is serviced by a large two-level interchange and overpass bridge.
- Park Ridge Shopping Centre is located on the opposite side of the highway (north-east) of the subject site and is anchored by full-line Coles and Woolworths supermarkets. The centre comprises a total of 14,468 sq.m of floorspace and is surrounded by external uses such as fast food and service stations.

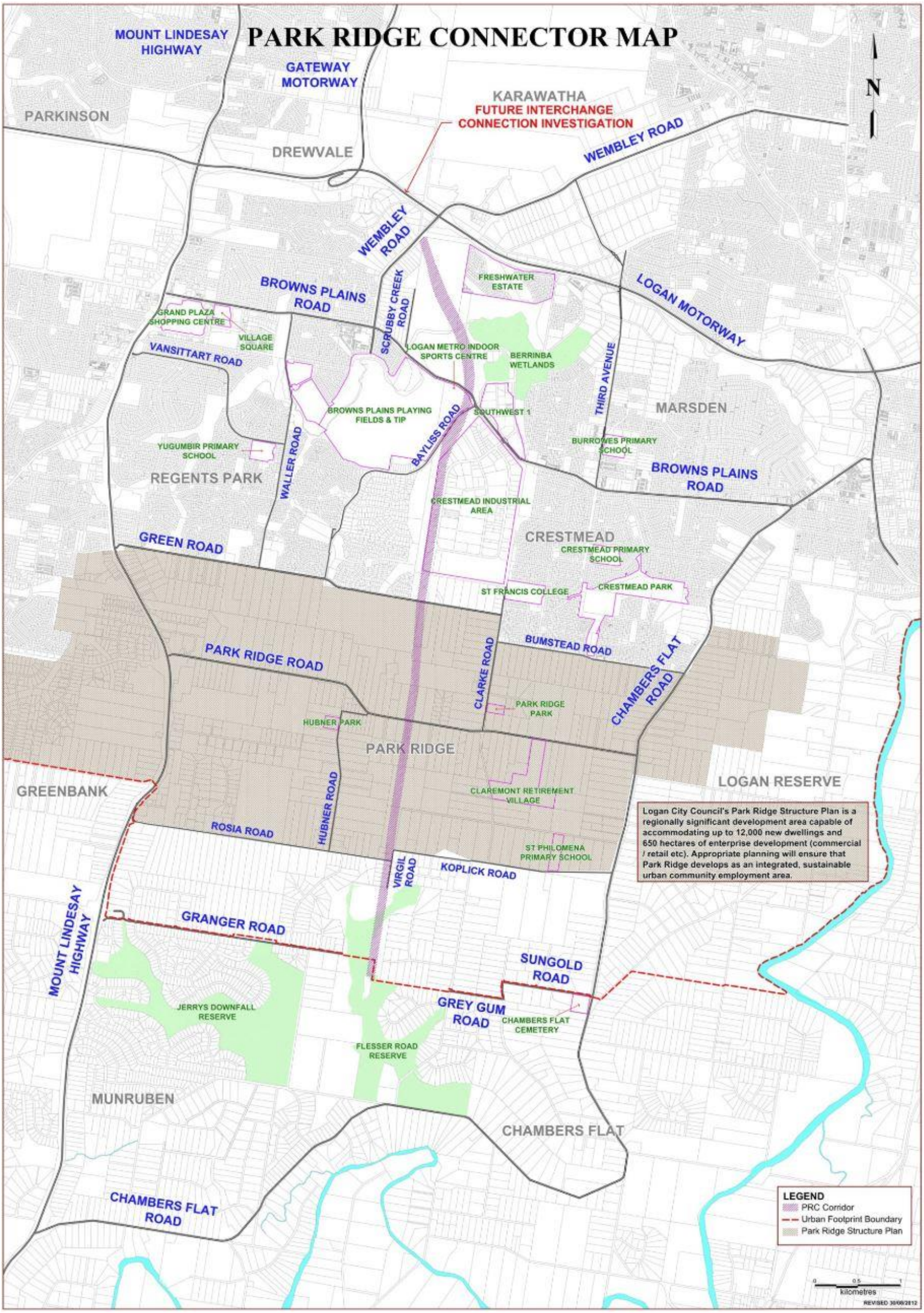
- Several education facilities are located within close proximity of the site, including Park Ridge High School (on an adjacent parcel of land), a dance academy, as well as Park Ridge Primary School and an existing childcare centre on the eastern side of the highway.

- The Park Ridge 'park n ride' bus interchange is located on the western side of the highway, and services routes between the Brisbane CBD and the southern suburbs of Brisbane such as Browns Plains and Beaudesert.

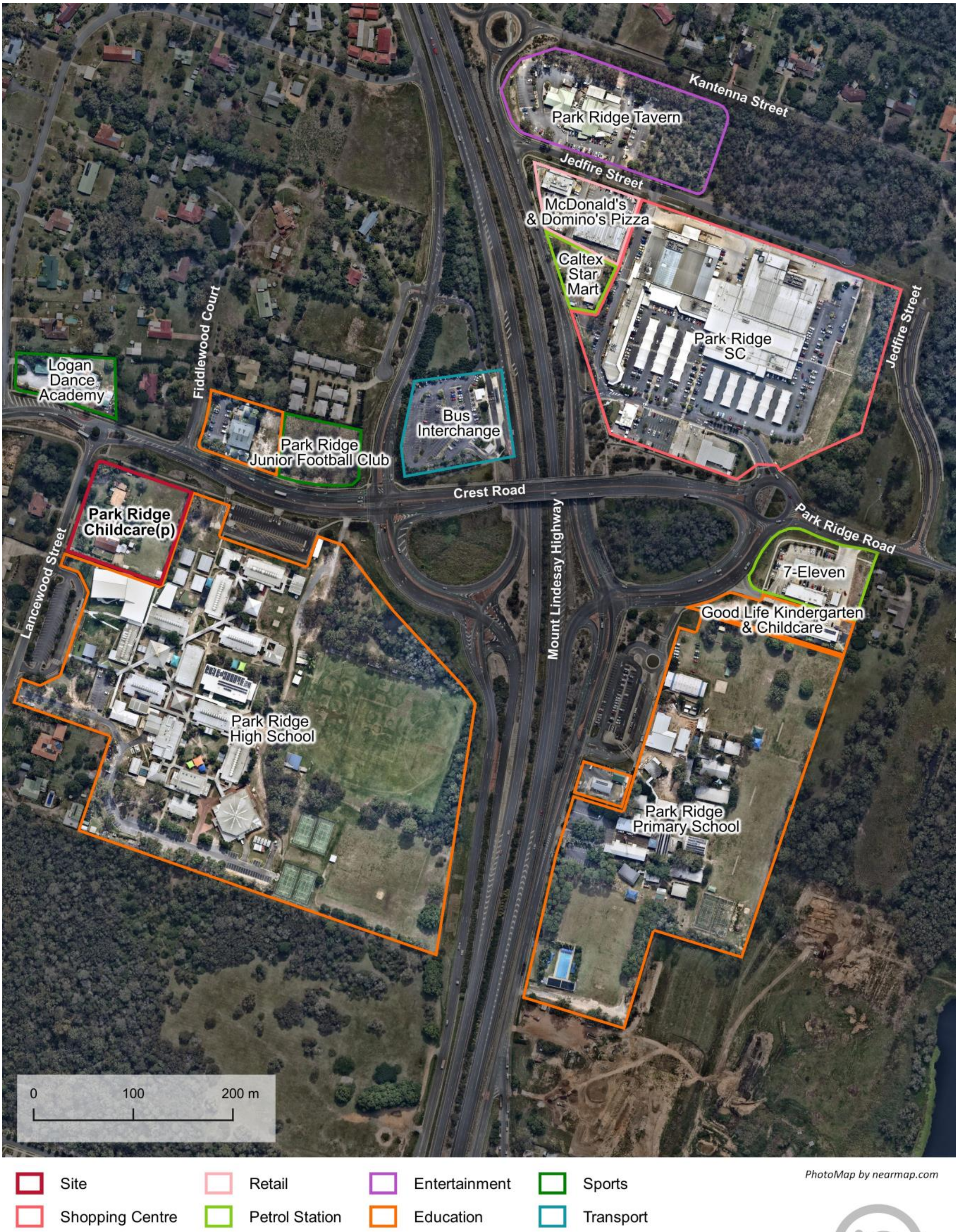
vii. Overall, Park Ridge occupies a high-profile location within a southern growth corridor of Brisbane that enjoys excellent regional and local accessibility. The nearby schools, transport and community hub reinforce the location of the subject site for surrounding residents.

MAP 1.1. REGIONAL CONTEXT

FIGURE 1.1. PARK RIDGE CONNECTOR AND STRUCTURE PLAN AREA



MAP 1.2. LOCAL CONTEXT



1.2. Proposed Development

i. Onefin is proposing a childcare centre development of 148 places at 2-6 Lancewood Street in Park Ridge, which is referred to as the proposed Park Ridge Childcare Centre or subject site throughout the remainder of this report. The development has secured Good Life Early Learning as the operator for the facility.

ii. The site totals 5,015 sq.m at the high-profile intersection of Lancewood Street and Crest Road, which is serviced by a large roundabout.

iii. Figures 1.1 – 1.2 provide an illustration of the proposed Park Ridge Childcare Centre development, which is summarised as follows:

- The building will comprise a total of 896 sq.m of floorspace with capacity to cater for up to 148 children – and employ 30 full-time staff.
- The facility will include eight playrooms, four bathrooms, a reception area, as well as various other amenities and services.
- The outdoor component of the development will total 1,136.6 sq.m of space across four defined play areas.
- Car parking at the site will be provided in an at-grade arrangement comprising 45 bays at the southern portion of the site. Ingress and egress to the car park will be via Lancewood Street.

iv. The proposed Park Ridge Childcare Centre would be a modern facility at the forefront of contemporary industry design and composition trends, including in terms of size, design, amenities, parking, teaching programs, and other services. The development would also offer a high degree of convenience by way of its high-profile, easily accessible location, and simple layout.

FIGURE 1.2. PARK RIDGE CHILDCARE SITE PLAN

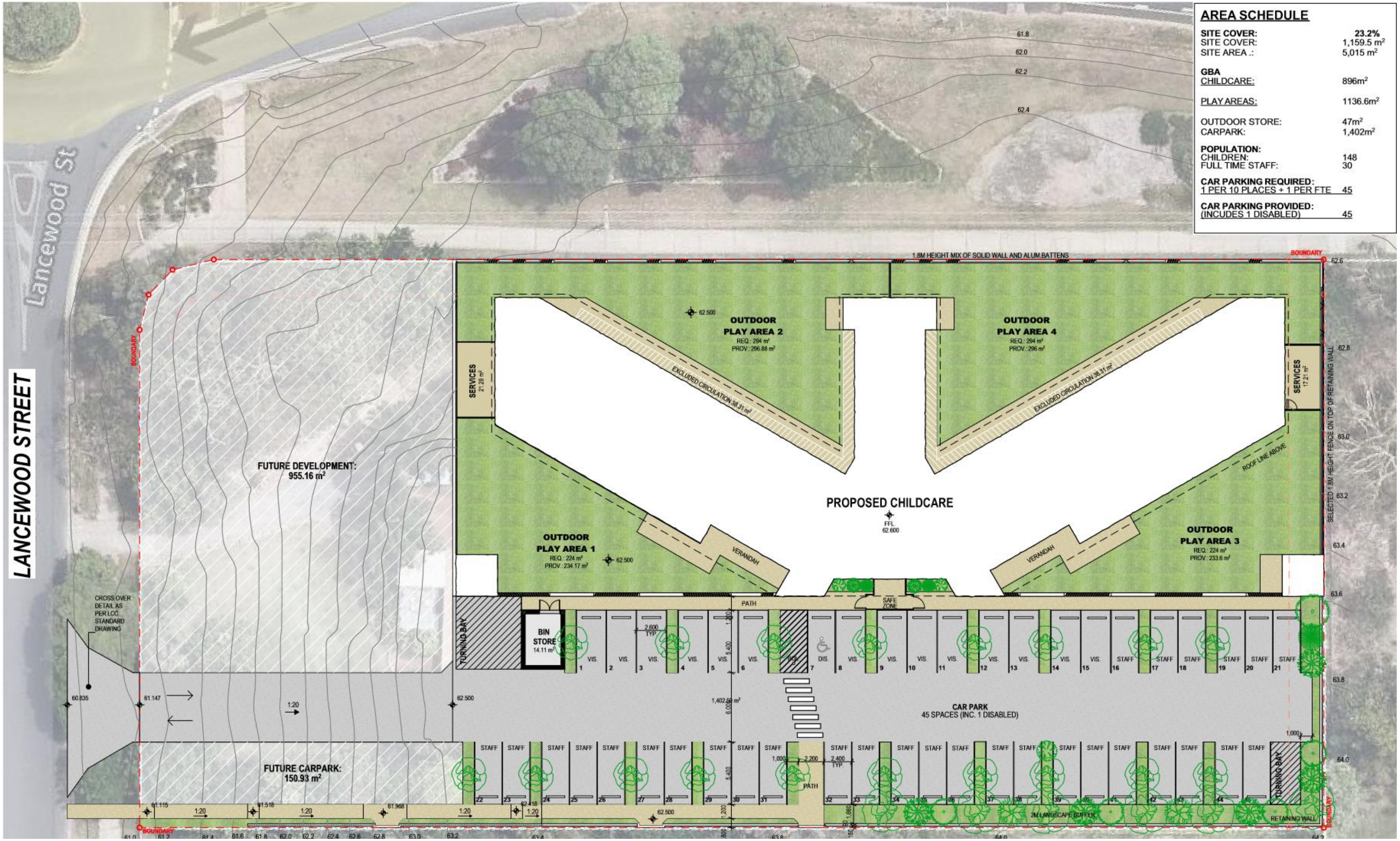
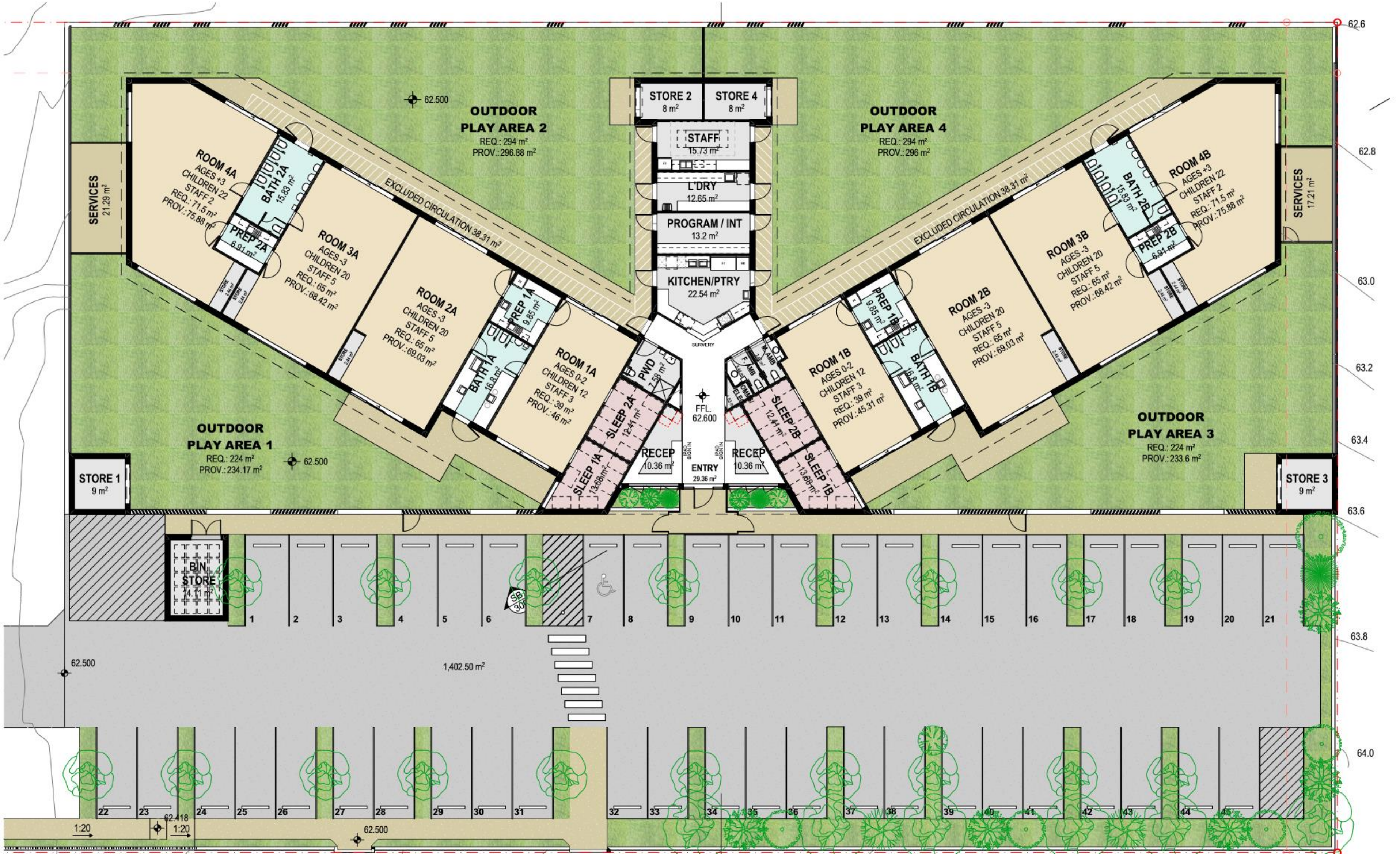


FIGURE 1.3. PARK RIDGE CHILDCARE SITE LAYOUT PLAN



2 Childcare Industry Overview

2.1. Childcare Overview and Benchmarks

i. The childcare sector is large, diverse, and growing, with services operating under a number of different ownership/management arrangements, including private operators, community and non-profit organisations, state/territory and local governments, and public, independent and private schools.

ii. The provision of childcare services in Australia is typically divided into formal care (regulated care that takes place away from the child's home) and informal care (unregulated care that takes place in the child's home or elsewhere by family members, friends or baby-sitters). Within these categories, service types recognised within the National Quality Framework (NQF) are Long-Day Care (LDC), Family Day Care (FDC), Outside School Hours Care (OSHC) and Preschools/Kindergartens.

iii. The traditional commercial childcare centres, including the proposed development are typically formal long day care centres.

iv. The *Child Care in Australia Quarterly Information Report* by the Federal Department of Education, Skills and Employment provides information on childcare usage, services, fees and subsidies in Australia including for states and territories. Key highlights from the most recent (December 2022) report were as follows:

- 48.4% of children aged 0 – 5 years used approved childcare.
- 59.7% of children in childcare attended centre-based care (in-home care excluded).
- Queensland had a large share of children attending approved care, at 23.6% or 322,910 children.
- The average number of hours utilised (billable) was 32.4 per child for centre-based childcare across Australia, and 34.6 hours for Queensland (or approximately three days per week based on 10 – 12 hours per day).
- The average hourly fee across all care types was $11.35 (excluding In in-home care), including $11.80 for centre-based care. In Queensland, the average hourly fee for centre-based care was $11.20.

v. The ABS 2017 Childcare Survey (the most recent ABS survey) identified that across Queensland, 54.3% of children aged 0 – 5 years usually attended some form of care. Further, some 37.3% of children aged 0 – 5 years attended formal long day care – with the participation rate varying by age bracket, including under 2 years (27.2%), 2 – 3 years (59.3%), and 4 – 5 years (26.4%).

vi. The number of hours that children attending long day care centres spent at those centres averaged 20.9 hours in Australia and 21.9 hours in Queensland (8 hours per day). This represents the weekly hours of care, as opposed to the billable days, and would generally indicate that children spend an average of just under three days per week attending long day care centres.

vii. Given the need for long day care centres to schedule attendances on a daily-basis, it can be accepted that the average child enrolled spends three days in those centres each week – a figure which is also confirmed in the latest Child Care in Australia Quarterly Information Report. This is due to the fact that most centres charge average daily fees based on a 12-hour day (whether the full 12 hours were utilised or not). Some services now also offer 9 and 10-hour day options.

viii. The ABS 2017 Childcare Survey also demonstrated that long day care participation rates increased for households that have both parents working; households earning higher incomes; and households living in major cities.

ix. Map 2.1 illustrates the proportion of female workforce participation by SA1 in the immediate surrounding region to the subject site. As shown, there is a high proportion of female workforce participation immediately around the subject site, with 65.5% of catchment area females (aged 15 – 65 years) employed. Comparable with the Brisbane metropolitan average of 65.9%.

x. Childcare is an important community service as it is seen as both a mechanism to support labour force participation and as an important form of early learning and education. Access to childcare increases opportunities for new parents to engage in the workplace and contribute economic benefits to the local community. Reflecting this, the Government has introduced an increased subsidy program for childcare (effective July 2023), which included the following changes:

- Lifting the maximum childcare subsidy rate to 90% for families for the first child in care (currently 85%);
- Increasing the childcare subsidy rates for every family with one child in care, earning less than $530,000 in household income;
- Retaining higher childcare subsidy rates for the second and additional children in care;
- Extending the increased subsidy to outside school hours care.

xi. An interim report published by the ACCC on the price and availability of childcare services indicates that fees have risen faster than inflation and wages over the past four years, increasing by 20% for centre-based day care and outside school hours care. A consultation paper will be published in September 2023 (and final report December 2023).

xii. The analysis adopted in this report is restricted to the demand and supply of long day care centres. Other forms of childcare services are not considered relevant to this matter.

xiii. The Australian Children's Education & Care Quality Authority (ACECQA) works with all governments to provide guidance, resources and services to support the sector to improve outcomes for children. The ACECQA national registers contain information about approved education and care services and providers, with key points to note including:

- Based on the latest available childcare data, there are a total of 1,810 approved, centre-based long day childcare centres across Queensland, comprising some 154,253 places – or an average of 85.2 places per facility.

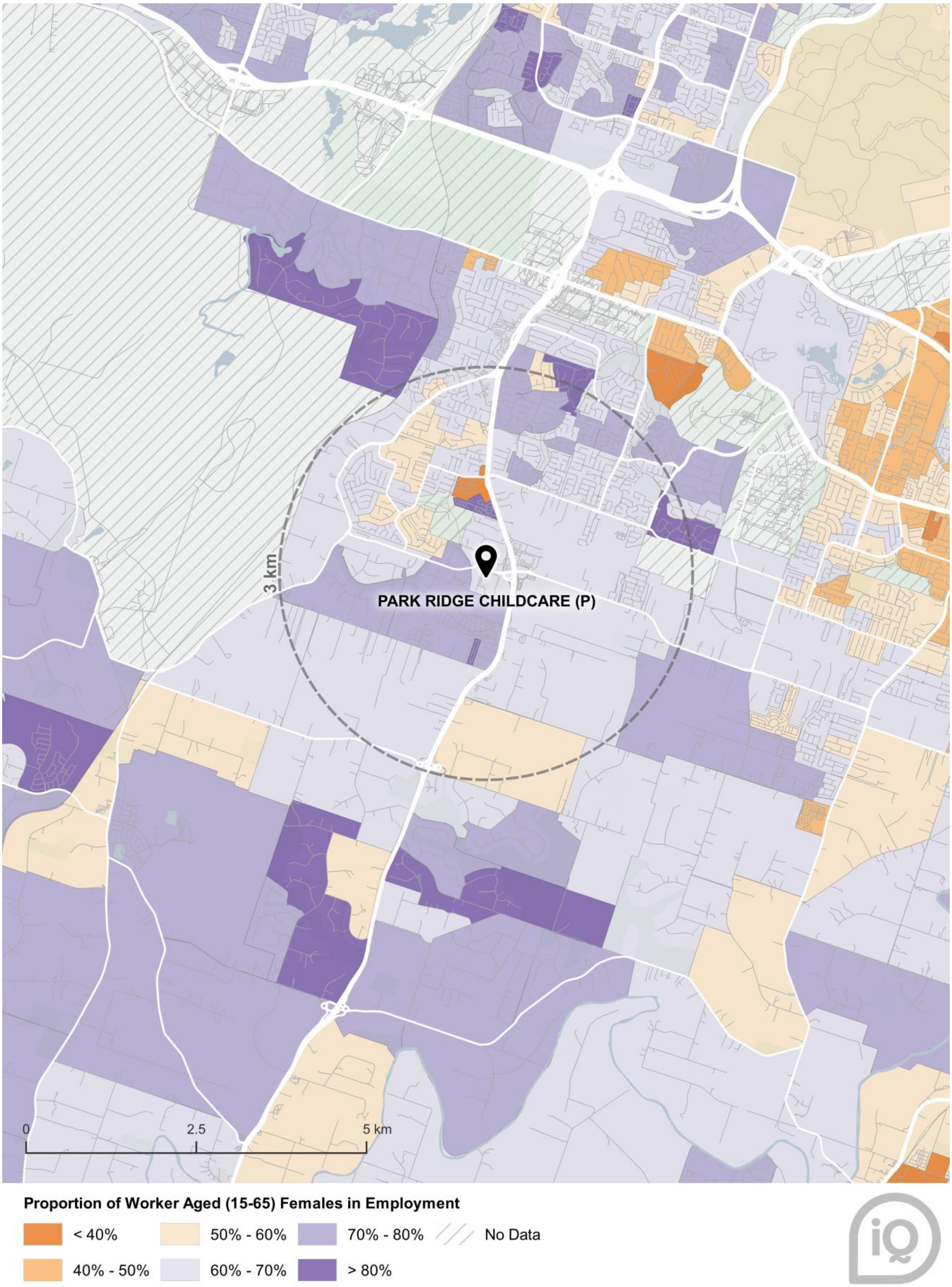
- Contemporary trends in the industry continue to preference larger centre-based facilities, noting that the 218 centres approved since 2020 (in Queensland) comprise a total of 21,940 places – or approximately 101 places per facility.

- Since 2020, across Queensland a total of 112 centres have been granted approval for more than 100 places (each site), while 106 centres have been approved for less than 100 places. This includes 18 facilities of at least 148 places – equal-to or larger than the proposed Park Ridge Childcare Centre.

- This trend is also evident across major childcare providers in Queensland, which are generally larger (average places), including Goodstart (80), G8 (89), Guardian (119), Queensland Childcare Services (117) and more.

xiv. The key implication of this information is that the proposed Park Ridge Childcare development of 148 places aligns with industry trends or benchmarks – which continue to preference larger centres. Larger capacities enable providers to deliver a higher level of care and services at a more reasonable price point due to economies of scale and other efficiencies associated with staffing and built form.

MAP 2.1. FEMALE WORKFORCE PARTICIPATION



3 Catchment Area Analysis

This section of the report provides a review of the catchment area likely to be served by the subject site, including current and projection population levels, as well as the socio-economic profile of the catchment area.

3.1. Catchment Area Definition

i. Typically, in an established urban area, a childcare centre would serve an area extending 2 – 3 km around the proposed facility, subject to a number of factors such as road and rail barriers, natural barriers, accessibility, competition and the like.

ii. As a guide, Location IQ has undertaken comprehensive modelling of entire childcare networks for a variety of national providers in recent years. Based on customer data, the average catchment for a childcare centre in Queensland comprises more than 50,000 persons. In greenfield areas, however, catchments can be smaller (in terms of existing population), where there is anticipated population growth (such as Park Ridge) but larger in geographic terms.

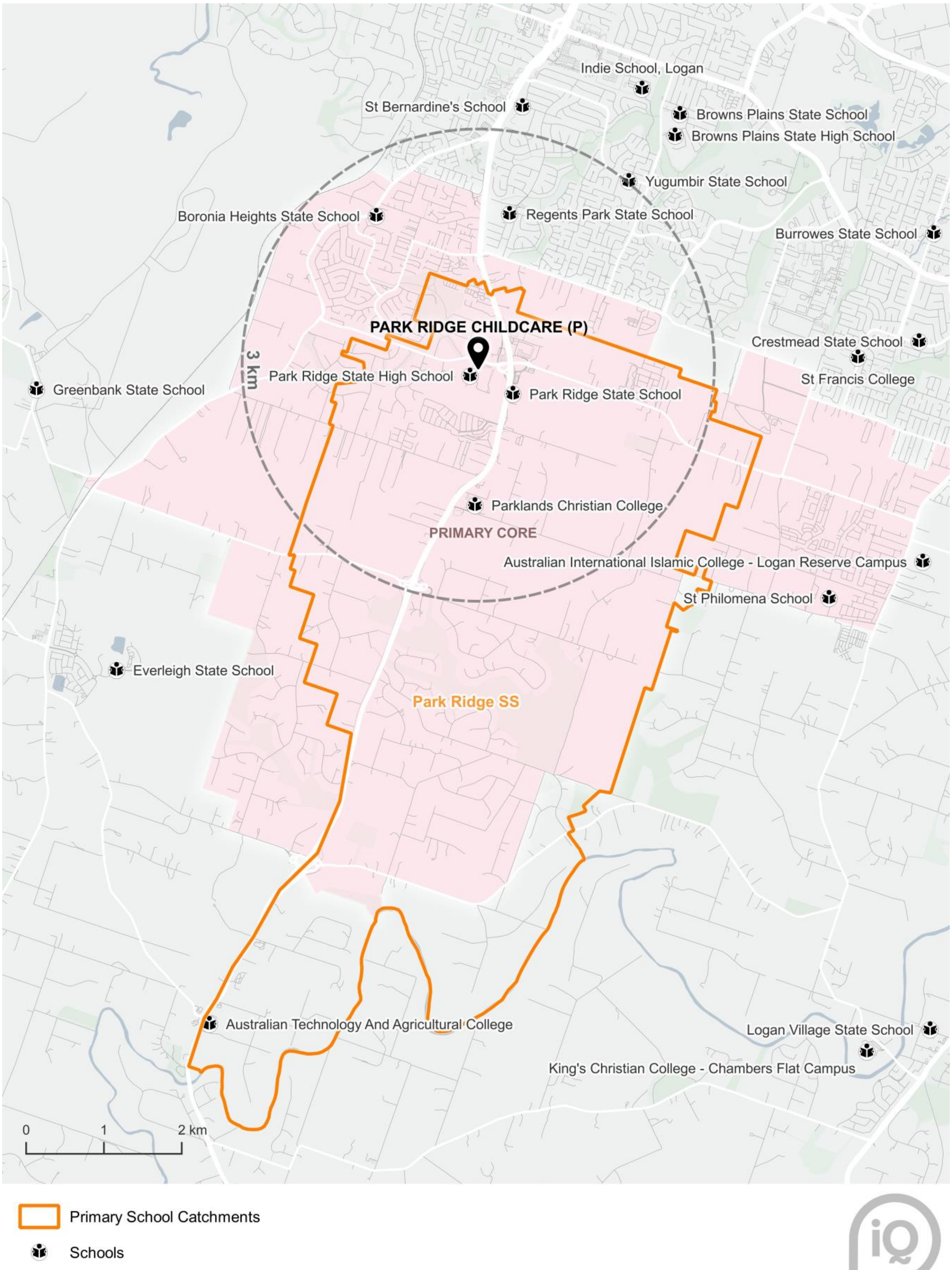
iii. The catchment area for the proposed Park Ridge Childcare Centre has been defined with reference to the Park Ridge State School (primary) catchment (as defined by the Queensland Government and illustrated in Map 3.1) and the underlying SA2s within that school catchment.

iv. There are two SA2s that cover the majority of the school catchment and extend slightly beyond the school catchment but still generally within 3-5 km of the subject site. These SA2s are Boronia Heights-Park Ridge SA2 and Munruben – Park Ridge South SA2.

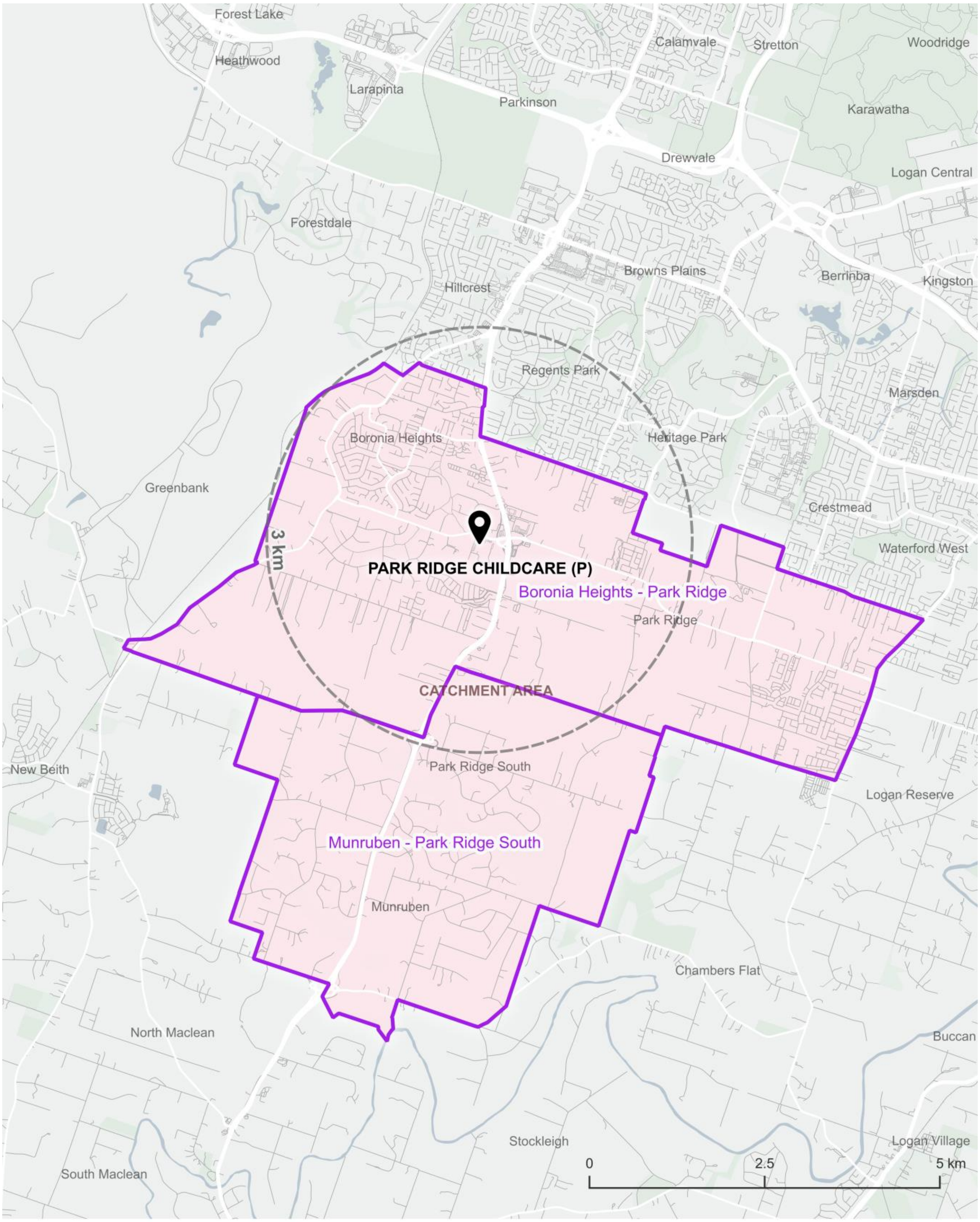
v. Relevantly, a recent needs assessment prepared for a childcare centre at a site at 3912-3918 Mount Lindesay Highway, Park Ridge, 2km south of the Park Ridge State School, utilised the same catchment and was accepted as the relevant area by Logan City Council.

vi. The childcare catchment area incorporates the suburbs of Park Ridge South, Munruben, Park Ridge, Boronia Heights, Heritage Park and parts of Crestmead (refer Map 3.2).

MAP 3.1. PARK RIDGE SCHOOL CATCHMENTS AND SA2 BOUNDARIES



MAP 3.2. PARK RIDGE CHILDCARE BOUNDARY



Statistical Area 2

3.2. Catchment Area Population

i. Table 3.1 details the current and projected population levels for the Park Ridge catchment area. This information is sourced from the following:

- The 2011, 2016, and 2021 Census of Population and Housing undertaken by the Australian Bureau of Statistics (ABS).

- New dwelling approval statistics sourced from the ABS for the period from 2011/12 to 2020/21 (refer Chart 3.1). An average of 219 new dwellings have been approved each year over this period, however, there has been a substantial increase in approvals over the past five years.

- Population projections prepared by Queensland Government Statistician's Office (QGSO) in June 2023.

- Broadhectare study released by QGSO in 2021.

- Investigations by this office into new residential developments in the region.

ii. The catchment area population is currently estimated at 26,441 (2023) persons and is projected to increase to 45,841 by 2041 (+19,400 persons), representing an average annual growth rate of 3.1% (some 1,080 persons per year). This is significantly higher than the projected Greater Brisbane average annual growth rate over the same period at (1.6%).

iii. Chart 3.2 provides a comparison between catchment area population projections adopted for the purposes of this assessment, and official figures produced by QGSO at SA2 level (2023 release). The catchment area encompasses Munruben-Park Ridge South and Boronia Heights–Park Ridge SA2s (refer Map 3.2), with. As shown, the Boronia Heights - Park Ridge area will be the main driver of population growth in the area, and population projections presented in this report align with official QGSO forecast trends.

iv. Future population growth throughout the catchment area will be driven by the ongoing development of greenfield residential land and estates. There is considerable Broadhectare supply (approximately 693 hectares) in the catchment with potential for residential development (refer Map 3.2). As a guide, 'midpoint' dwelling yields (QGSO) would indicate capacity for an additional 14,200 dwellings, or some 42,600 residents.

v. On the western side of Mount Lindsey Road residential development is concentrated to the immediate south of the subject site. These estates will be completed over medium term, including:

- **Harvest Rise** will provide a total of 450 homes upon completion. First homes were delivered in 2018, while the remaining 100 dwellings (300 persons) are expected to be completed by 2026.

- **3871 – 3893 Mount Lindesay Highway** is approved for 80 dwellings (240 persons), with development assumed to proceed over the 2026 - 2031 period.

- **Willowbrook Estate** has built 55 homes to date, with an additional 100 homes (+300 residents) to be completed by 2026.

vi. Numerous estates are being developed by multiple smaller landowners in the north-eastern portion of the catchment area, the largest projects include the following:

- **Carvers Reach** is currently underway, with 250 dwellings built to date (an average of 125 homes annually). The remaining 350 dwellings (1,000 residents) are anticipated to be completed by 2026.

- **Tillerman Estate** is approved to yield 290 dwellings (900 residents), which are assumed to be delivered over the 2026 - 2036 period.

- **125-131 Park Ridge Road** has a subdivision application for 63 lots (around 180 residents) and is assumed over the 2026 - 2031 period.

vii. Overall, there are numerous estates under construction or planned across the catchment area that are assumed to be delivered over the medium-term (2024 - 2036). In addition, the broadhectare land supply outlined previously indicates additional land could be developed beyond this period. Population projections utilised within this assessment are consistent with official projections, incorporating conservative dwelling yields that will not reach capacity prior to 2041.

viii. Table 3.2 details the projected population levels by childcare-relevant age group (0 – 5 years) across the defined catchment area. As at the 2021 Census, some 8.6% of the catchment area population was aged 0 – 5 years, which can be compared with the Brisbane (7.2%) and Australian (6.9%) benchmarks. This figure has increased from 7.2% as at the 2016 Census and 8.4% in 2011 for the catchment area. Given the proliferation of residential estates and popularity of the area with young families, the proportion of children that make up the population is assumed to continue rising across the forecast period, reaching 9.5% by 2041.

ix. Based on the above, the catchment area population of children aged 0 – 5 years is estimated at 2,221 (2023) and is projected to increase to 3,543 by 2041, representing an average annual growth rate of 2.6%, or approximately 73 children per year.

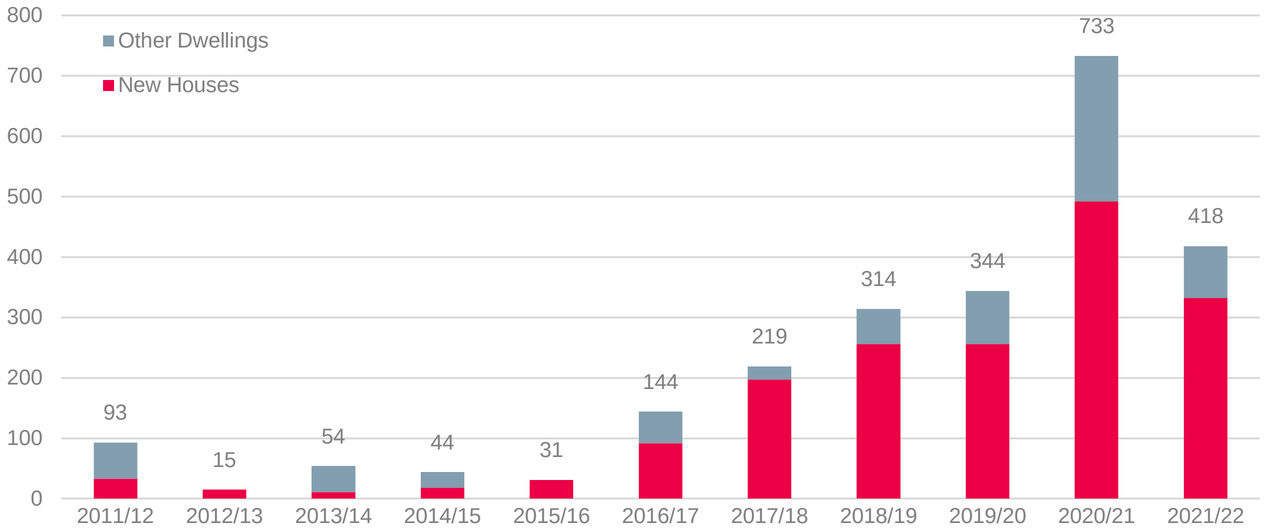
TABLE 3.1. CATCHMENT AREA RESIDENT POPULATION, 2011 – 2041

	Actual			Forecast					*Change*
Population	**2011**	**2016**	**2021**	**2023**	**2026**	**2031**	**2036**	**2041**	***2023-41***
Catchment Area	16,885	17,451	23,611	26,011	29,911	35,911	41,411	45,411	*19,400*
		Actual		**Forecast**					***Change***
Average Annual Change (No.)		**2011-16**	**2016-21**	**2021-23**	**2023-26**	**2026-31**	**2031-36**	**2036-41**	***2023-41***
Catchment Area		113	1,232	1,200	1,300	1,200	1,100	800	*1,078*
		Actual		**Forecast**					***Change***
Average Annual Change (%)		**2011-16**	**2016-21**	**2021-23**	**2023-26**	**2026-31**	**2031-36**	**2036-41**	***2023-41***
Catchment Area		0.7%	6.2%	5.0%	4.8%	3.7%	2.9%	1.9%	*3.1%*
Greater Sydney		*1.7%*	*1.3%*	*-0.3%*	*1.2%*	*1.2%*	*1.5%*	*1.3%*	*n.a.*
Australian Average		*1.6%*	*1.2%*	*0.3%*	*1.3%*	*1.3%*	*1.2%*	*1.1%*	*n.a.*

All figures as at June and based on 2021 SA1 boundary definition.

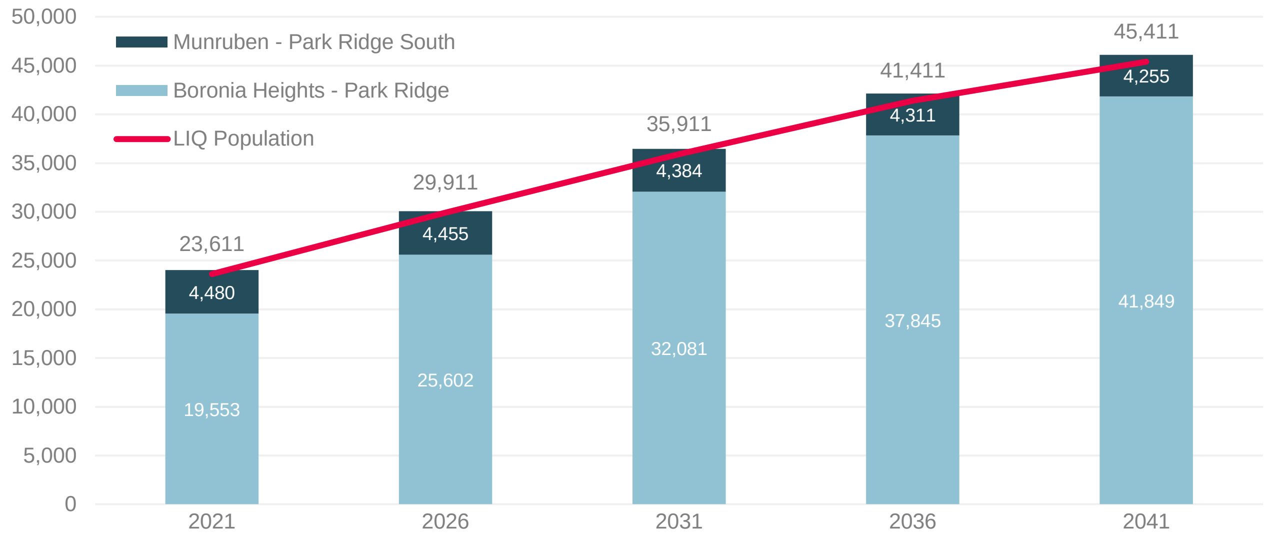
Sources : ABS; Select

CHART 3.1. CATCHMENT AREA NEW DWELLING APPROVALS, 2011/12 – 2021/22



Source: ABS

CHART 3.2. CATCHMENT AREA POPULATION GROWTH VERSUS OFFICAL FORECASTST



Source: QGSO

TABLE 3.2. CATCHMENT AREA CHILDCARE POPULATION (AGED 0 – 5 YEARS), 2011 - 2041

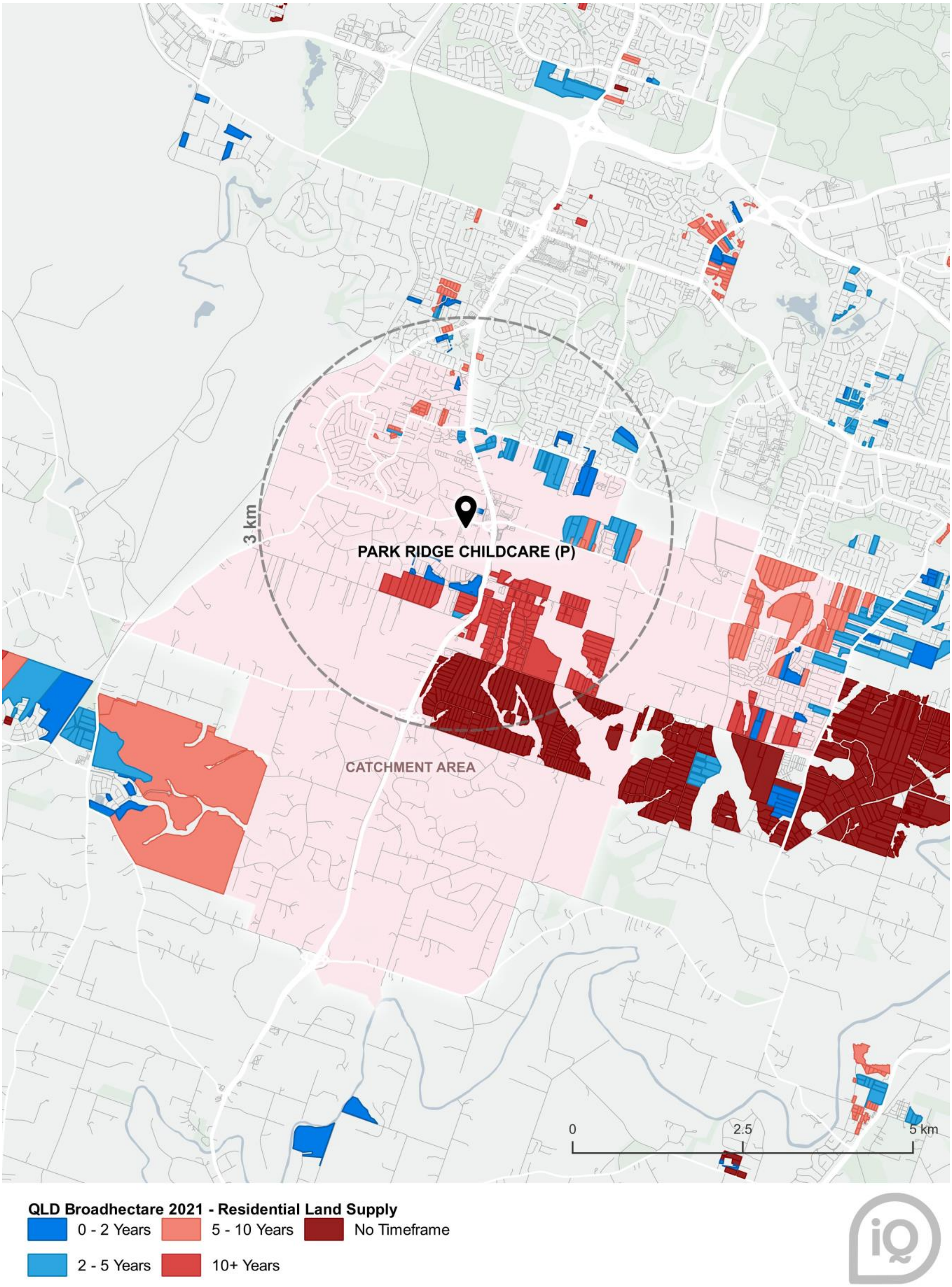
Population	Actual 2011	Actual 2016	Actual 2021	Estimate 2023	Forecast 2026	Forecast 2031	Forecast 2036	Forecast 2041	*Change 2023-41*
Catchment Area	**16,885**	**17,451**	**23,611**	**26,011**	**29,911**	**35,911**	**41,411**	**45,411**	***19,400***
Childcare Aged									
• 0-4 years	1,178	1,066	1,727	1,883	2,133	2,498	2,809	3,004	*1,121*
• 5 years	229	197	309	338	382	448	503	538	*201*
Total Childcare Aged	**1,407**	**1,262**	**2,036**	**2,221**	**2,516**	**2,945**	**3,313**	**3,543**	***1,322***
Childcare Aged %									
• 0-4 years	7.0%	6.1%	7.3%	7.2%	7.1%	7.0%	6.8%	6.6%	*-0.6%*
• 5 years	1.4%	1.1%	1.3%	1.3%	1.3%	1.2%	1.2%	1.2%	*-0.1%*

Average Annual Change (No.)	Actual 2011-16	Actual 2016-21	Estimate 2021-22	Forecast 2022-26	Forecast 2026-31	Forecast 2031-36	Forecast 2036-41	*Change 2023-41*
Catchment Area	**113**	**1,232**	**1,200**	**1,300**	**1,200**	**1,100**	**800**	***1,078***
Childcare Aged								
• 0-4 years	-23	132	78	83	73	62	39	*62*
• 5 years	-7	23	14	15	13	11	7	*11*
Total Childcare Aged	**-29**	**155**	**92**	**98**	**86**	**73**	**46**	***73***

Average Annual Change (%)	Actual 2011-16	Actual 2016-21	Estimate 2021-22	Forecast 2022-26	Forecast 2026-31	Forecast 2031-36	Forecast 2036-41	*Change 2023-41*
Catchment Area	**0.7%**	**6.2%**	**5.0%**	**4.8%**	**3.7%**	**2.9%**	**1.9%**	***3.1%***
Childcare Aged								
• 0-4 years	-2.0%	10.1%	4.4%	4.2%	3.2%	2.4%	1.4%	*2.6%*
• 5 years	-3.0%	9.5%	4.4%	4.2%	3.2%	2.4%	1.4%	*2.6%*
Total Childcare Aged	**-2.2%**	**10.0%**	**8.4%**	**4.3%**	**3.2%**	**2.4%**	**1.4%**	***2.6%***

All figures as at June and based on 2021 SA1 boundary definition.
Sources : ABS; QGSO

MAP 3.3. CATCHMENT AREA AND STATISTICAL AREA 2 OVERLAP



3.3. Socio-economic Profile

i. Table 3.3 summarises the socio-economic profile for the catchment area population compared with the Brisbane metropolitan and Australian benchmarks. This information is based on the 2021 Census of Population and Housing, with Table 3.4 outlining the key changes between the 2011 to 2021 Census periods.

ii. The relevant characteristics are as follows:

- Average per capita and household income levels are generally lower than the Brisbane metropolitan benchmark.
- The average household size within the catchment area (2.8) is larger than the Greater Brisbane (2.6) and Australian benchmarks (2.5) – indicative of a traditional family market.
- The average age of catchment area residents (36.8 years) is younger than the Greater Brisbane and Australian benchmarks. This has been trending younger with the influx of young persons. The highest growth in representation was in the 20 – 29 years category, which increased from 12.9% (2011) to 16.5% (2021) of residents.
- Home ownership levels (62.4%) are in line with Greater Brisbane (63.3%), and Australian (67.4%) benchmarks.
- The proportion of residents born in Australia aligns with both benchmarks but is declining as the area grows in popularity with overseas-born migrants. Residents from Southern and Central Asia now represent 5.4% of the catchment area population (2021 Census), up from 0.6% in 2011.
- The catchment area consists predominantly of traditional families (i.e., couples with dependent children) that make up 43.1% of households – slightly lower than the Brisbane Benchmark (45.4%) and the Australian benchmark (44.2%).

iii. Overall, the catchment area population is characterised by a young, family-based population who earn slightly lower average household income levels. With continued strong population growth, the socio-economic profile of the area would be expected to increasingly reflect a younger family market with larger household sizes, multiple children, and two working parents – who would associate strongly with a convenience-based facilities near to where they live.

TABLE 3.3. CATCHMENT AREA SOCIO-ECONOMIC PROFILE, 2021 CENSUS

Characteristic	Catchment Area	Greater Brisbane Average	Australia Average
People			
Age Distribution (% of Pop'n)			
Aged 0-14	**21.1%**	19.0%	18.0%
Aged 15-19	**5.8%**	6.1%	5.7%
Aged 20-29	**16.5%**	14.3%	13.3%
Aged 30-39	**14.4%**	15.1%	14.6%
Aged 40-49	**10.7%**	13.5%	13.0%
Aged 50-59	**11.1%**	12.1%	12.5%
Aged 60+	**20.4%**	19.8%	23.0%
Average Age	**36.8**	37.8	39.5
Birthplace (% of Pop'n)			
Australian	**70.4%**	72.8%	72.0%
Overseas	**29.6%**	27.2%	28.0%
• Asia	**10.1%**	9.8%	12.1%
• Europe	**5.3%**	6.0%	7.2%
• Other	**14.1%**	11.4%	8.7%
Family			
Average Household Size	**2.8**	2.6	2.5
Family Type (% of Pop'n)			
Couple with dep't children	**43.1%**	45.4%	44.2%
Couple with non-dep't child.	**8.9%**	7.0%	7.7%
Couple without children	**22.6%**	23.2%	23.8%
Single with dep't child.	**12.5%**	9.7%	8.6%
Single with non-dep't child.	**4.1%**	3.8%	4.0%
Other family	**0.8%**	1.2%	1.0%
Lone person	**7.9%**	9.8%	10.8%
Employment			
Income Levels			
Average Per Capita Income	**$43,973**	$56,028	$55,301
Per Capita Income Variation	**-21.5%**	n.a.	n.a.
Average Household Income	**$97,202**	$113,246	$109,594
Household Income Variation	**-14.2%**	n.a.	n.a.
Housing			
Tenure Type (% of Dwellings)			
Owned	**62.4%**	63.3%	67.4%
Rented	**35.9%**	35.3%	30.8%
Other Tenure Type	**1.7%**	1.3%	1.8%

Sources: ABS Census of Population and Housing 2021

TABLE 3.4. CATCHMENT AREA SOCIO-ECONOMIC PROFILE CHANGES, 2011 – 2021 CENSUS PERIODS

Characteristic	Park Ridge Catchment Area			Change (%)			Greater Brisbane			Change (%)		
	2011	2016	2021	2011-16	2016-21	2011-21	2011	2016	2021	2011-16	2016-21	2011-21
People												
Average Age	36.5	38.9	36.8	1.3%	-1.1%	0.1%	36.2	37.0	37.8	0.4%	0.5%	0.4%
Birthplace (% of Pop'n)												
Australian	74.9%	76.2%	70.4%	1.4%	-5.8%	-4.4%	74.1%	73.4%	72.8%	-0.6%	-0.6%	-1.3%
Overseas	25.1%	23.8%	29.6%	-1.4%	5.8%	4.4%	25.9%	26.6%	27.2%	0.6%	0.6%	1.3%
• Asia	3.7%	5.1%	10.1%	1.4%	5.0%	6.4%	6.1%	8.7%	9.8%	2.6%	1.1%	3.6%
• Europe	9.3%	7.4%	5.3%	-1.9%	-2.1%	-3.9%	7.8%	6.6%	6.0%	-1.2%	-0.6%	-1.8%
• Other	12.2%	11.3%	14.1%	-1.0%	2.9%	1.9%	12.0%	11.3%	11.4%	-0.7%	0.2%	-0.5%
Family												
Average Household Size	2.9	2.8	2.8	-0.6%	-0.3%	-0.5%	2.6	2.6	2.6	-0.2%	-0.3%	-0.2%
Family Type (% of Pop'n)												
Couple with dep't children	45.6%	43.0%	43.1%	-2.6%	0.2%	-2.4%	46.7%	46.5%	45.4%	-0.2%	-1.2%	-1.3%
Couple with non-dep't child.	10.3%	11.4%	8.9%	1.1%	-2.5%	-1.4%	7.2%	7.3%	7.0%	0.1%	-0.3%	-0.2%
Couple without children	22.3%	21.8%	22.6%	-0.5%	0.8%	0.3%	22.7%	22.6%	23.2%	-0.1%	0.6%	0.5%
Single with dep't child.	11.4%	11.6%	12.5%	0.2%	0.9%	1.1%	9.7%	9.6%	9.7%	-0.1%	0.1%	0.0%
Single with non-dep't child.	3.0%	3.9%	4.1%	0.9%	0.2%	1.0%	3.4%	3.6%	3.8%	0.2%	0.2%	0.4%
Other family	0.7%	0.8%	0.8%	0.1%	0.0%	0.1%	1.3%	1.2%	1.2%	-0.1%	-0.1%	-0.1%
Lone person	6.8%	7.5%	7.9%	0.8%	0.4%	1.2%	9.0%	9.1%	9.8%	0.1%	0.8%	0.8%
Employment												
Income Levels												
Average Per Capita Income	$34,645	$37,217	$43,973	1.4%	3.4%	2.4%	$41,363	$47,353	$56,028	2.7%	3.4%	3.1%
Per Capita Income Variation	-16.2%	-21.4%	-21.5%	-5.2%	-0.1%	-5.3%	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Average Household Income	$76,613	$81,999	$97,202	1.4%	3.5%	2.4%	$85,970	$97,984	$113,246	2.7%	2.9%	2.8%
Household Income Variation	-10.9%	-16.3%	-14.2%	-5.4%	2.1%	-3.3%	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

Source: ABS Census of Population and Housing 2011, 2016 & 2021

higher | *lower* than benchmark

4 Needs Analysis

This section of the report reviews the economic need for the proposed childcare centre at the Park Ridge site.

4.1. Childcare Supply

i. Map 4.1 illustrates the location of existing and proposed childcare centres currently provided in the surrounding area. In total there are 11 existing childcare centres within the defined catchment area providing a total of 960 places (refer Table 4.1) – or an average of 87 places per facility.

ii. Of these, eight are currently meeting or exceeding the National Quality Standards (NQS), while two are working towards the requisite level, and one centre is yet to be assessed. The closest childcare facilities include:

- The nearest childcare facility is Journey Park Ridge Early Learning Centre (91 places) located on the north-east intersection of Crest Road and Fiddlewood Court (200 metres north-east of the subject site).
- Good Life Early Learning Childcare Centre Park Ridge is provided south-east of Park Ridge Shopping Centre and comprises 105 places. Vacancy levels are understood to be limited across all age groups, with only select days available.
- Aussie Adventures Park Ridge includes 140 approved places, around 2.4 km to the east.
- Kids Clubhouse Learn & Play Centre provides 60 places, located 1.9 km to the north east of the subject site.
- Park Ridge Childcare and Pre-School has approval for 65 places and is positioned some 2.5 km from the subject site (south-east)

iii. Beyond the catchment area, other childcare facilities are generally between 2 – 6 km north of Park Ridge, around Boronia Heights and Regents Park.

iv. Based on the strong level of future growth across the catchment area, there are also several proposed childcare facilities planned throughout the region. As illustrated in Table 4.2, six developments (including the subject site) are currently planned to include a childcare component, which could yield up to 739 additional places over the forecast period (an average of around 123 places per centre), including the following:

- A development has been approved at 142 Park Ridge Road for 140-place childcare facility.
- Eden Academy Childcare Centre (along Mount Lindesay Highway) has been approved for a 98-place childcare facility.
- Park Ridge South Childcare has submitted a development application for a 120-place facility more than 4.5 km south of the subject site.

- Belvedere Drive Childcare Centre has submitted an application for a 118-place centre in late 2022, situated 5 km east of the subject site.

- Imagine Childcare Centre is currently under construction, along Park Ridge Road. The proposed centre is approved for 115 places. The centre is almost 6 km east of the subject site.

v. Centres that are approved by council are assumed to be developed by 2026, those with the development status DA submitted (not approved) projects, are not assumed to proceed over the forecast period. However, as will be noted in this report there is substantial ongoing demand for additional centres.

TABLE 4.1. EXISTING CHILDCARE FACILITIES

Childcare Name	Address	Suburb	Provider	ACECQAStatus	Childcare Places	Dist. from Site (km)
Catchment Area					**960**	
Park Ridge Early Learning Centre	226B Crest Road	Park Ridge	Independent Childcare	Meeting NQS	91	0.2
Goodlife Early Learning Childcare - Park Ridge	17-25 Park Ridge Rd	Park Ridge	Independent Childcare	Meeting NQS	105	1.0
Kids Clubhouse Learn & Play Centre - Boronia Heights	4 Fedrick St	Boronia Heights	Independent Childcare	Working Towards NQS	60	1.9
Aussie Adventures Educational Centres	161 Park Ridge Rd	Park Ridge	Independent Childcare	Working Towards NQS	140	2.4
Park Ridge Child Care and Preschool	79 Talinga Drive	Park Ridge	Independent Childcare	Meeting NQS	65	2.5
Goodstart Early Learning Boronia Heights - Middle Road	333 Middle Rd	Boronia Heights	Goodstart	Exceeding NQS	119	2.9
Parklands Drive Early Education & Kindergarten	88 Parklands Drive	Boronia Heights	Independent Childcare	Meeting NQS	76	2.9
Goodstart Early Learning Boronia Heights - Mackellar Drive	118 Mackellar Dr	Boronia Heights	Goodstart	Meeting NQS	64	3.5
Goodstart Early Learning Boronia Heights - Fedrick Street	50 Fedrick St	Boronia Heights	Goodstart	Meeting NQS	74	2.1
Happy Hearts Early Education Centre	119 East Beaumont Rd	Park Ridge	Independent Childcare	Meeting NQS	86	6.6
Bright Future Early Education Centre	421-427 Chambers Flat Rd	Park Ridge	Independent Childcare	Provisional NQS	80	6.8
Beyond Catchment						
Goodstart Early Learning Boronia Heights - Middle Road	333 Middle Rd	Boronia Heights	Goodstart	Exceeding NQS	119	2.9
Regents Park Child Care Centre	133 Lamberth Road	Regents Park	Independent Childcare	Meeting NQS	83	2.9
Piptree Early Learning Heritage Park	298-328 Bayliss Road	Heritage Park	Independent Childcare	Working Towards NQS	75	4.7
Goodstart Early Learning Browns Plains - Redgum Drive	18 Redgum Drive	Regents Park	Goodstart	Exceeding NQS	60	5.3

Source: ACECQA as at June 2023

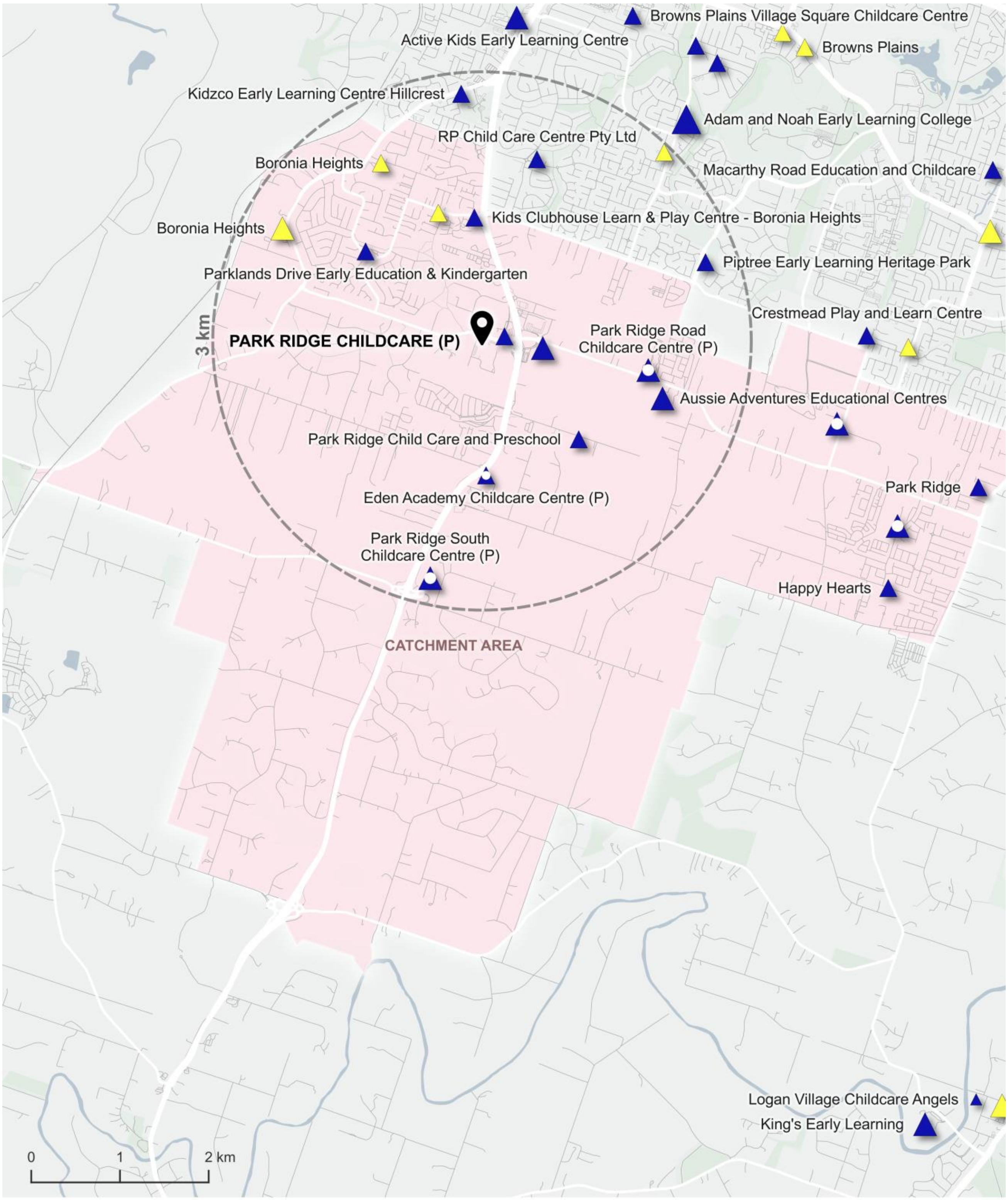
TABLE 4.2. PROPOSED CHILDCARE CENTRES

Childcare Name	Address	Suburb	Status	Childcare Places	Estimated Completion	Dist. from Site (km)
Within Catchment Area				**739**		
Park Ridge Childcare (Subject Site)	2 Lancewood Street	Park Ridge	Planning	**148**	2026	-
Park Ridge Road Childcare Centre	142 Park Ridge Road	Park Ridge	DA Approved - Deferred	**140**	n.a.	2.0
Eden Academy Childcare Centre	3912-3918 Mount Lindesay Highway	Park Ridge	DA Approved	**98**	2026	2.4
Park Ridge South Childcare Centre	28-34 Chesterfield Road	Park Ridge South	DA Submitted	**120**	n.a.	4.5
Belvedere Drive Childcare Centre	2-12 Belvedere Drive	Park Ridge	DA Submitted	**118**	n.a.	5.0
Imagine Childcare Centre	463-469 Park Ridge Road	Park Ridge	Under Construction	**115**	2025	5.9
Subject Site				**148**		
Total **Assumed**				**353**		
Total **Not Assumed**				**238**		

Source: Cordell Connect

Assumed | **Not assumed**

MAP 4.1. PARK RIDGE CATCHMENT AREA AND CHILDCARE CENTRES



Number of Approved Spaces

- 0 - 50
- 50 - 100
- 100 - 150
- 150 - 200
- 200 - 1000

Childcare Centre

- Goodstart Early Learning
- Other Childcare

** White dot indicates proposed childcare*

4.2. Demand Analysis

i. Table 4.3 details the likely demand for childcare centres within the catchment area over the forecast period, with key points to note as follows:

Population

- Population growth across the catchment area is based on projections outlined previously within Section 3.2 of this report and align with official forecasts.
- The number of children aged 0 – 5 years within the catchment area is currently estimated at 2,221, or 8.5% of the resident population. This figure is projected to reach 3,543 children (aged 0 - 5 years) by 2041, or 7.8% of the population.
- This reflects average growth of 2.6% (73 children) per year – and a net increase of +60% over the period.

Demand/Participation Rate

- The demand (participation rate) for childcare places within the catchment area is estimated at 55% based on several factors, including:
  - The proportion of children (0 – 5-years) attending long-day childcare is 37.3% across Queensland - in accordance with the ABS 2017 Childcare Survey. The latest Child Care in Australia Quarterly Information Report (December 2022) highlighted that 48.4% of children aged 0 – 5 years used approved childcare.
  - In suburban areas, where there is typically a high rate of female workforce participation, the participation rate is typically higher, often in the range of 50% - 60%. As illustrated previously in Map 2.1, there is a high proportion of female workforce participation across the catchment at 65.5%.
  - Children with two working parents account for the vast majority (65.7%) of the long day care market in Queensland. The childcare participation rate for children with two working parents is almost double that of one working parent families.
- Given the need for long day care centres to schedule attendances on a daily basis, it can be accepted that the average child enrolled in long day care centres, spends three days in those centres per week. This figure is confirmed in the latest Child Care in Australia Quarterly Information Report, which notes the average number of hours utilised (billable) was 32.4 per child for centre-based childcare across Australia, or approximately three days per week – and higher for Queensland (34.6 hours).

Occupancy

- Viability and profitability of childcare centres is determined by several factors, but chief among them are occupancy rate, average daily fee and gross rent, with labour costs subject to an award and other input costs relatively consistent across markets.
- Industry research indicates that occupancy rates of 60% - 70% are considered viable, while occupancy rates above 70% result in profit, and above 80% yields very good profit level.

- The latest Long Day Care Occupancy Report prepared by KindyNow (in collaboration with Kidsoft) highlighted that the average occupancy rate across Australia was 76% as at March 2022, including 81% across Queensland.

- Given the importance of childcare centres to the broader Australian community and the heavy investment by the Federal Government, occupancy rates between 70% - 80% represent the likely best public outcome. Occupancy rates above 80% often mean residents have restricted choices in terms of the days available. Furthermore, parents are often not able to get more than one child into a centre (or on the same days).

- For the purposes of this report, an occupancy rate of 70% is assumed.

Supply

- Based on the strong level of future growth across the catchment area, there are five other proposed childcare facilities planned throughout the catchment area (739 places in combination).

- Only approved projects are assumed to proceed over the forecast period comprising 353 places.

Demand from Beyond (Net Inflow)

- The typical catchment for a childcare centre comprises more than 50,000 persons, however, in greenfield areas catchments can be smaller (in terms of existing population), where there is anticipated population growth (such as Park Ridge). An average of 70% of existing customers (families) attending a facility with a defined catchment live within the area (i.e. 30% of families reside beyond the catchment).

- For the purposes of this assessment, +10% of demand is assumed to come from beyond the defined catchment area boundary, which is conservative given the high-profile and easily accessible location of the Park Ridge, as well as nearby employment lands and education facilities.

- This figure of +10% net inflow represents prospective families that to not live (but may work, visit or have children enrolled in schools) within the catchment area.

ii. Based on all of the above, the childcare market is considered to be undersupplied post 2026 and experience a growing undersupply of childcare places over the forecast period (refer Table 4.3). This would represent a situation whereby occupancy rates would likely to be unsustainably high and leakage would occur – meaning parents and workers would need to explore childcare options beyond the catchment area.

iii. Based on the population, demand, occupancy and supply factors outlined above, there is projected to be an ultimate undersupply of around 280 places by 2041, without incorporating the subject site.

iv. In this sense, the existing supply and approved childcare facilities within the catchment area will be insufficient to meet demand, with growing undersupply.

TABLE 4.3. PARK RIDGE CATCHMENT AREA CHILDCARE DEMAND, 2011 – 2041

	Estimated (Census)			Projected				
	2011	**2016**	**2021**	**2023**	**2026**	**2031**	**2036**	**2041**
Population								
Catchment Area	16,885	17,451	23,611	26,011	29,911	35,911	41,411	45,411
Catchment Area Population (0 - 4 Years)								
• *Proportion (0 - 4 Years)*	*7.0%*	*6.1%*	*7.3%*	*7.2%*	*7.1%*	*7.0%*	*6.8%*	*6.6%*
• Population (0 - 4 Years)	1,178	1,066	1,727	1,883	2,133	2,498	2,809	3,004
Catchment Area Population (5 Years)								
• *Proportion (5 Years)*	*1.4%*	*1.1%*	*1.3%*	*1.3%*	*1.3%*	*1.2%*	*1.2%*	*1.2%*
• Population (5 Years)	229	197	309	338	382	448	503	538
Demand for Childcare Places								
Children Aged 0 - 4 Years in Childcare*				55.0%	55.0%	55.0%	55.0%	55.0%
Average Days Per Week*				3.0	3.0	3.0	3.0	3.0
FTE Demand								
• Aged 0 - 4 Years				621	704	824	927	991
• Aged 5 Years (+10%)				62	70	82	93	99
Total (Children Aged 0 - 5 Years)				684	774	907	1,020	1,091
Net Inflow/Outflow								
Net Inflow (+10%)				68	77	91	102	109
Total Demand								
Total Catchment + Net Infow				752	852	997	1,122	1,200
Supply of Child Care Places (All)								
Existing				960	960	1,313	1,313	1,313
Proposed				0	353	0	0	0
Total Supply				960	1,313	1,313	1,313	1,313
Indicative Oversupply or Undersupply (Places)								
Adjusted Supply (at 70% Occupancy) *Without Subject Site*				672	919	919	919	919
Indicative Over/Under Supply (Places)				**-80**	**67**	**-78**	**-203**	**-280**

**Source: ABS: Childhood Education & Care, ACECQA, Department of Education and Training, Early Childhood and Childcare in Summary*

4.3. Western Side of Mt Lindesay Highway

i. At a more localised level, it should be noted that access across the Mt Lindesay Highway is limited to a number of crossing points, including at Crest Road, near the subject site, and then Stoney Camp Road, some 3 km south of Crest Road.

ii. All proposed childcare centres are to the east of the Mt Lindesay Highway and would not be particularly easy to access for residents in the Park Ridge school catchment west of the Mt Lindesay Highway.

iii. Map 4.2 illustrates the population within the Park Ridge school catchment, west of the Mt Lindesay Highway, while Table 4.4 outlines existing and projected population in this catchment.

iv. In total the immediate population around the subject site is estimated at 3,400 persons (2023) and is expected to grow to 5,500 persons over the period to 2041.

v. These residents will demand additional childcare facilities in close proximity to their homes and in particular, close to the primary school. Childcare centres on the eastern side of the Mt Lindsay Highway would not be particularly accessible for this population given the limited crossing points over the highway.

MAP 4.2. IMMEDIATE POPULATION WEST OF MT LINDESAY HIGHWAY

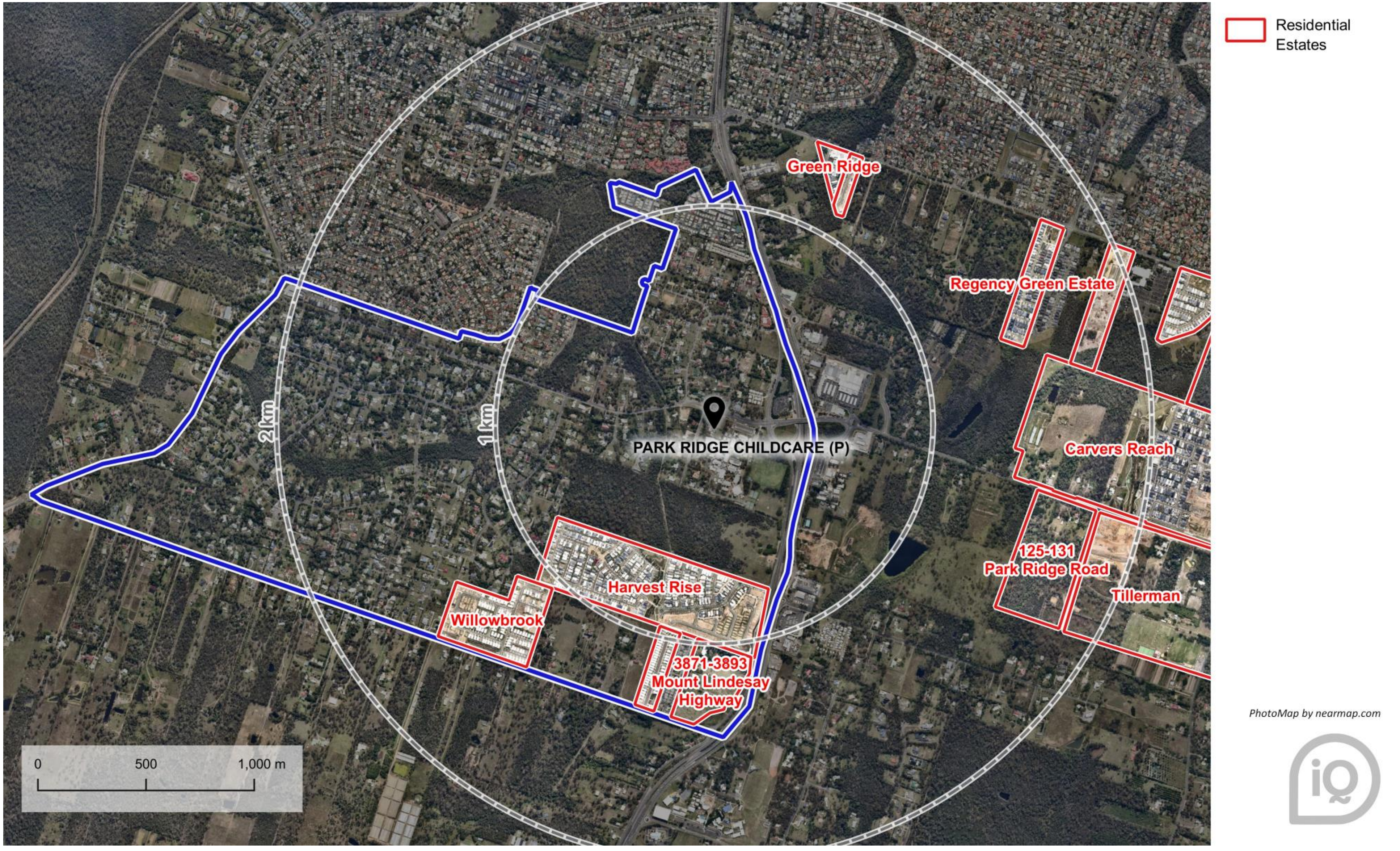


TABLE 4.4. CORE POPULATION WEST OF MT LINDESAY HIGHWAY

	Actual			Forecast					*Change*
Population	**2011**	**2016**	**2021**	**2023**	**2026**	**2031**	**2036**	**2041**	***2023-41***
Immediate Population	2,076	2,162	2,971	3,431	4,031	5,031	5,531	5,531	*2,100*
		Actual		**Forecast**					***Change***
Average Annual Change (No.)		**2011-16**	**2016-21**	**2021-23**	**2023-26**	**2026-31**	**2031-36**	**2036-41**	***2023-41***
Immediate Population		17	162	230	200	200	100	0	*117*
		Actual		**Forecast**					***Change***
Average Annual Change (%)		**2011-16**	**2016-21**	**2021-23**	**2023-26**	**2026-31**	**2031-36**	**2036-41**	***2023-41***
Immediate Population		0.8%	6.6%	7.5%	5.5%	4.5%	1.9%	0.0%	*2.7%*
Greater Brisbane		*1.9%*	*1.8%*	*1.2%*	*1.6%*	*1.4%*	*1.7%*	*1.6%*	*n.a.*
Australian Average		*1.6%*	*1.2%*	*0.3%*	*1.3%*	*1.3%*	*1.2%*	*1.1%*	*n.a.*

All figures as at June and based on 2021 SA1 boundary definition.
Sources : ABS; QGSO

5 Economic Impact Analysis

This section of the report assesses the economic impacts for the proposed Park Ridge development.

5.1. Economic Need, Impact & Location

i. Based on the population, demand, occupancy and supply factors outlined throughout this assessment, the childcare market is projected to experience growing and reach an ultimate undersupply of around 280 places by 2041, when incorporating only approved developments.

ii. The Park Ridge Childcare development (148 places) would help to satiate part of this and given demand for childcare is projected to increase substantially over the 2023 – 2041 period.

iii. Consequently, the subject development would be anticipated to have a negligible impact on existing and future childcare facilities throughout the region – given there is sufficient demand to support each of the developments, and more places.

iv. Given the likely draw of the facility, the proposal would have limited impacts across a broad range of childcare facilities, rather than a high impact on a select few centres nearby. Further, those centres that have a lower price point will continue to attract customers who make a decision based on price.

v. The site would also be located within a precinct that comprises a range of complementary uses and provides a convenient drop off point for parents that live or work within the catchment area or have other children attending one of the nearby schools.

vi. There is a community and economic need for an additional childcare centre to be developed within the catchment area and the proposed Park Ridge Childcare development would result in a range of important economic benefits including:

- The facility would minimally impact surrounding uses, as well as the network of childcare facilities within the region.
- The site is located nearby to a range of complementary education facilities and similar uses.
- The centre is situated near workplaces and places of residence.
- Increased convenience, choice of services, and possibly price competitiveness for residents.
- There is a gap for a more childcare places in the catchment area. The subject development would provide additional places, aiding the projected undersupply.
- The proposed development aligns with typical industry benchmarks in terms of size, layout, design and number of places.
- The site will not impact on the centre hierarchy or on the viability of any centres.

vii. The subject site also represents the logical location for childcare uses based on the reasons outlined above, as well as the limited number of equally amenable vacant sites in the surrounding area, and the level of accessibility and convenience that will be afforded to parents.

viii. There is a growing population on the western side of the Mt Lindesay Highway who would not enjoy convenient access to new childcare facilities on the eastern side of the highway given the limited crossing points.

ix. These factors are important to the success of a childcare centre and highlight the preferential location of the subject site, as compared with other proposed childcare facilities.

5.2. Employment

i. The proposed Park Ridge development will also add to employment within the area on an ongoing basis, during construction, and through multiplier effects throughout the economy:

Ongoing Employment

- The number of employees required at a childcare centre is dictated by the Commonwealth National Licencing age group requirements. The National Quality Framework (NQF) sets out the educator to child ratio requirements for children's education and care services. Educators must be working directly with children to be counted in the educator to child ratios, which are currently as follows:
  - Birth to 24 months: 1 educator : 4 children
  - 24 to 36 months: 1 educator : 5 children
  - 36 months to preschool: 1 educator : 10 children
  - Over preschool: 1 educator : 15 children
- Based on information supplied to this office the childcare centre and the information above it is indicated that 30 employees will be supported on a full-time equivalent basis (Table 5.1).
- Taking a conservative view and allowing for an estimated 10% of the total increase to be because of reduced employment at existing facilities, net additional jobs are estimated at 27. This is a full-time equivalent figure, with the actual number of jobs much greater allowing for both full-time and part-time positions.
- Assuming an average salary of approximately $60,000 for childcare workers (broad industry benchmark), the additional permanent employees would earn combined total salary/wages of some $1.6 million each year. This reflects salaries/wages for the local economy, as a direct result of the development alone.

Construction

- The estimated total capital costs for the construction phase of the development are around $10.0 million. By using the appropriate ABS Input/Output Multipliers that were last produced in 1996/97 and a deflated estimated total capital cost of construction of $4.5 million (i.e. in 1996/97 dollars), it is estimated that the construction period of the proposed development would create some 31 direct jobs (refer Table 5.2).

Multiplier Effect

- Overall, the development is estimated to directly generate 59 jobs, including (Table 5.3):
  - Ongoing Employment from Planned Floorspace: 27 jobs
  - Construction Phase: 31 jobs
- In addition to this direct employment, multiplier effects will flow through the local economy and indirectly generate additional employment opportunities through ancillary businesses/suppliers that support the development and services, as well as additional consumption expenditure by workers employed within the precinct (spending wages).
- Again, by using the appropriate ABS Input/Output Multipliers that were last produced in 1996/97 and adjusting for inflationary and other changes to present, it is estimated that an additional 76 jobs will be created indirectly.

ii. Overall, some 135 jobs are likely to be created both directly and indirectly as a result of the proposed Park Ridge Childcare development.

TABLE 5.1. ESTIMATED PERMANENT EMPLOYMENT

Component	Total Floorspace (sq.m)	Employment Potential		
		Employm. per 1,000 sq.m	Indic. Total Jobs	Net Increase[1]
2-6 Lancewood Street Park Ridge, QLD				
Childcare	896	34.0	30	27
Total	**896**		**30**	**27**

1. Indicates the estimated number of net additional ongoing jobs as a result of the proposed development
Source : Australian National Accounts: Input-Output Tables 1996-97

TABLE 5.2. ESTIMATED CONSTRUCTION EMPLOYMENT

Metric	Total Development
Estimated Capital Costs of Construction	
Estimated Capital Costs 2022/23 ($M)*	$10.0
Estimated Capital Costs 1996/97 ($M)	$4.5
Direct Employment Generation	
Construction Jobs per $1 million (2021/22)	3.15
Total Construction Jobs[1]	**31**

Source : Australian National Accounts: Input-Output Tables 1996-97
Employment totals include both full-time and part-time work. Indicates the estimated number of jobs over the life of the construction project plus ongoing multiplier effects, for the equivalent of one year

TABLE 5.3. ESTIMATED TOTAL EMPLOYMENT

Metric / Category	Est. Net Employment Increase[1]	Employment Multiplier Effects	Total Employment
Ongoing Employment from Planned Floorspace			
Childcare	27	26	53
Construction Phase			
Direct Employment Generation	31	50	82
Net Additional Employment	**59**	**76**	**135**

1. Net increase includes an allowance for reduced employment levels at impacted centres estimated at 10% of the total increase

5.3. Net Community Benefits

i. It is the conclusion of this report that a substantial net community benefit will result from the proposed childcare development at Park Ridge. Offsetting the negligible impacts on existing and future facilities, there are very substantial positive impacts including the following:

- Additional childcare places would help to satiate part of the projected undersupply over the forecast period (280 places by 2041, refer Table 4.3 previously).
- The retention of childcare attendance currently being directed to other facilities situated beyond the catchment area, thereby reducing the need for local residents to travel further afield for their childcare needs.
- Improvement in the range of childcare facilities available to residents. This will lead to greater choice of services and possibly price competition, particularly for children on the western side of the Mt Lindesay Highway.
- The development will enhance the Park Ridge precinct, as a compatible and complementary use nearby to workplaces, places of residence, and retail shops.
- The proposal would be close to existing schools, as well as reinforcing the community uses in the area.
- Improved amenity, design, convenience and level of care for local children by way of a new and modern development. The facility would be of a high-quality and run by a best-in-class operator, as well as being located in close proximity to resident's homes and place of work.
- The creation of additional employment which would result from the project, both during the construction period, and more importantly, on an ongoing basis once the development is complete and operational. In total, some 135 jobs are likely to be created both directly and indirectly as a result of the development.

ii. The community and economic need for an additional childcare centre in the area also means that the range of important benefits that would accrue would be further-enhanced by a development that aligns with contemporary industry benchmarks in terms of size, layout, design and number of places – such as the subject development.

iii. It is concluded that the combination of the substantial positive economic impacts serves to more than offset the negligible trading impacts that could be anticipated for some existing and future childcare facilities. The proposal will not threaten the viability of existing facilities.

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