

EXPRESSIONS OF INTEREST **KALBAR** MASTER PLAN COMMITTEE



Scenic Rim Regional Council is seeking expressions of interest from members of the community to join the Kalbar Master Plan Committee.

Participants will provide input in to the development of a plan that will guide the future of Kalbar. It is envisaged that the Kalbar Master Plan will examine current and future growth, as well as identifying critical the infrastructure needed to support and service the current and future population forecasts.

The Master Plan will also make recommendations as to the urban fabric or character of Kalbar, acknowledging key aspects of heritage and preserving important natural landscapes.

The Plan will guide thinking in relation to traffic movement, as well as examine issues associated with water supply and wastewater management. Where there is the opportunity to identify minor capital works, it may be that these can be undertaken, subject to funding being made available.

Scenic Rim Regional Council believes it important to establish the Kalbar Master Plan Committee to provide strategic input into the development of the Master Plan.

Those seeking to be appointed to the Committee should have a strong affinity with the Kalbar township and surrounding area.

It would be advantageous for those seeking to be involved on the Committee had some of the following skills, attributes or related experience;

- Strategic Planning
- Engineering
- Business Management
- Sustainability
- Community Development
- Recreation and Sporting
- Volunteerism

The Committee will have the capacity to provide input and feedback to Scenic Rim Regional Council. Those wishing to become a member of the Committee should detail or explain their interest by submitting an Expression of Interest form.

It is envisaged that there will be up to 10 members on the Committee.

The Committee will meet every six weeks and Council officers will service the Committee.



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SCENIC RIM

REGIONAL COUNCIL

EOI | KALBAR MASTER PLAN COMMITTEE

The Committee will be chaired by the Divisional Councillor Duncan McInnes.

The Committee will receive briefings and presentations from consultants and government agencies.

All media and communications emanating from discussions will require Council approval.

Kalbar

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.

In 2021, there were an estimated 1,135 persons in the Kalbar study area, residing in 422 dwellings. 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. 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.

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.

