

EXPRESSIONS OF INTEREST KOORALBYN MASTER PLAN COMMITTEE

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

Participants will provide input in to the development of a plan that will guide the future of Kooralbyn. It is envisaged that the Kooralbyn 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 Kooralbyn, 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 Kooralbyn 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 Kooralbyn 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.



scenicrim.qld.gov.au

SCENIC RIM

REGIONAL COUNCIL

The Committee will be chaired by the Divisional Councillor Jennifer Sanders.

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

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

Kooralbyn

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.

In 2021, there were an estimated 1,901 persons in the Kooralbyn study area, residing in 788 dwellings.

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.

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.

Kooralbyn has the lowest imbalance between small households and small dwellings, suggesting that undersupply of small dwellings is not a major concern.

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 employment.

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.

