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Need Overview

138 PADSTOW ROAD, EIGHT MILE PLAINS QUEENSLAND 4113

Job No. 25039
Date: October 14, 2026

urban economics

Prepared on behalf of:

AUSTASIA FAMILY TRUST

c/- Plan A Town Planning Pty Ltd

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Warranty

This report has been based upon the most up to date readily available information at this point in time, as documented in this report. Urban Economics has applied due professional care and diligence in accordance with generally accepted standards of professional practice in undertaking the analysis contained in this report from these information sources. Urban Economics shall not be liable for damages arising from any errors or omissions which may be contained within these information sources.

As this report involves future market projections which can be affected by a number of unforeseen variables, they represent our best possible estimates at this point in time and no warranty is given that this particular set of projections will in fact eventuate.

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1.0 Introduction

1.1 Background

Urban Economics has been commissioned by AUSTASIA FAMILY TRUST to complete a need overview for a site at 138 Padstow Rd, Eight Mile Plains. The 4,008sqm site is within the Emerging Community zone of the City Plan, which anticipates non-residential uses that address a local need or are small scale non-residential uses.

The proposed development would include, as part of a larger building, a ground floor office space with a residential dwelling above. It is understood that there is a tenant organised for the subject site that would occupy the office space. An analysis of need for the proposed non-residential uses is required to support an application for the proposed uses in the Emerging Community zone, noting that the scale is likely to be in excess of 250sqm. The proposed office area itself is below 250sqm.

This report explores the local need for the proposed uses in the context of the surrounding centres, notably the Eight Mile Plains Shopping Centre on the corner of Padstow Rd in Eight Mile Plains.

1.2 Study Objectives

The objective of this analysis is to examine the need implications for the proposed development at the subject site. In meeting this objective, Urban Economics has undertaken the following tasks:

- Reviewed plans for the proposed development and nature of the tenants interested in the development;
- Undertaken inspections of centres within the surrounding area, including the floorspace of any vacancies and noting available centre land, where relevant;
- Defined a study area for examination;
- Identified the mix of commercial office facilities within the study area;
- Estimated population and household growth within the study area, projecting forward to 2031;
- Explored the demographic and socio-economic features of the study area community, noting key changes over time between 2011 and 2021 Censuses;
- Explored the workforce generated demand for commercial office space; and
- Examined economic and community need for the proposed commercial office use.

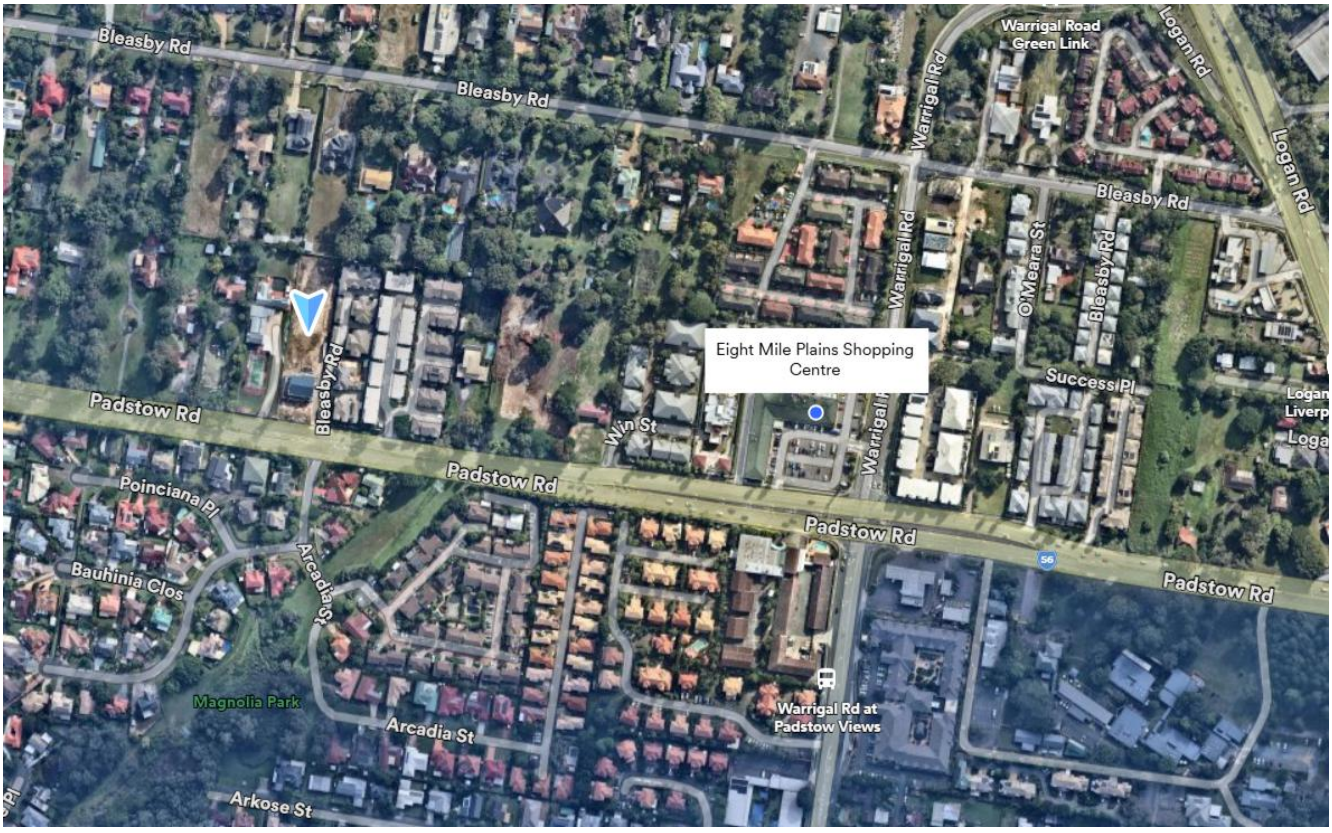
2.0 Subject Site

2.1 Site Location

The subject site is located at 138 Padstow Rd; Eight Mile Plains and the subject site is described as Lot 60 on RP905169. It is approximately 350m West of the Eight Mile Plains Shopping Centre located on the corner of Padstow and Warrigal Rd.

Other surrounding uses include a number of townhouse complexes – which have been developed on lots that formerly hosted large lot single dwellings. This has been a gradual pattern of development in the area north of Padstow Rd.

FIGURE 2.1: Subject Site, 138 Padstow Rd



Source: Nearmap (Accessed May 25, 2025)

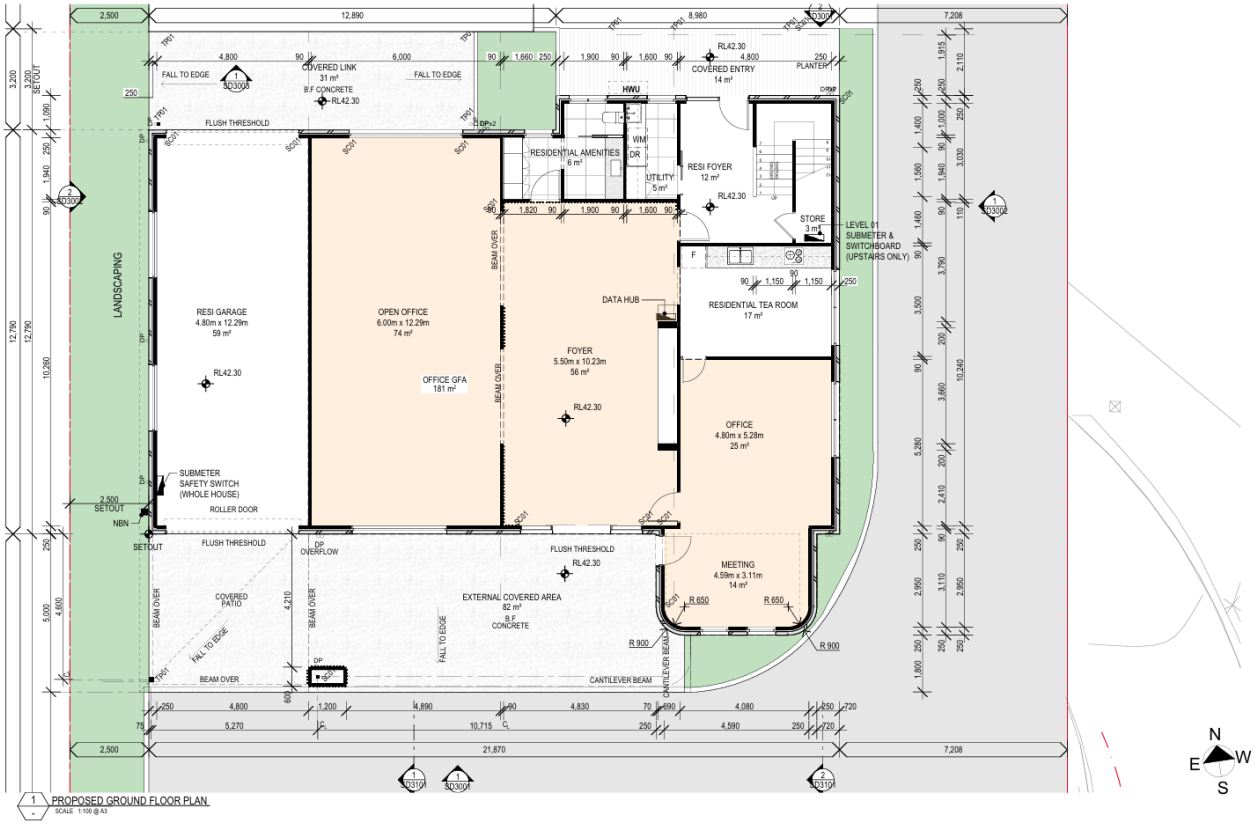
2.2 Proposed Development

Currently on the subject site construction is ongoing for a building that is planned to host office uses as well as an upstairs residential area. The proposed development would include a commercial office area for the co-located business, taking up the ground floor of the structure. The use would represent 422sqm worth of floorspace, while the residential space would take up 217sqm. The full breakdown of floorspace is shown in TABLE 2.1.

TABLE 2.1 Proposed Development GFA

AREA	SIZE (sqm)
Ground Floor	
Garage	64.59
Covered Link	32.34
Covered Patio	83.95
Office	181.45
Residential	59.52
Total	421.85 M²
Upper Level	
Residential	217.33

FIGURE 2.2: Planned Ground Floor



Source: Provided

2.3 Planning Framework

The subject site is zoned as Emerging Community land under the Brisbane CityPlan 2014 along with nearly all surrounding lots. Significant nearby land uses include the Eight Mile Plains Shopping Centre, zoned as a neighbourhood centre.

FIGURE 2.2: Subject Site Land Zoning



Source: Brisbane CityPlan 2014

Under section 6.2.6.2 of the Brisbane CityPlan 2014, the purpose of the emerging community zone is to:

a. Identify land that is intended for an urban purpose in the future; and
b. Protect land that is identified for an urban purpose in the future from incompatible uses; and
c. Provide for the timely conversion of non-urban land to land for urban purposes.

The code covers the development of non-residential uses, outlining that:

e. Development for a non-residential use contributes to contained and vital communities and:
   i. Is of a bulk and scale compatible with the built form of future development intended in the immediate locality;
   ii. Mitigates interface impacts on existing development;
   iii. Where not indicated in a neighbourhood plan, accommodates only those uses that address local need where within an existing or future residential area, including:
      A. Community services and recreational facilities (childcare centre, club, community care centre, community use, educational establishment, emergency services, indoor sport and recreation, outdoor sport and recreation, park, place of worship, substation and utility installation);
      B. Centres serving the immediate neighbourhood (including shopping centre, shop, office, food and drink outlet, health care service, hotel, bar, small-scale service industry of less than 100m^2 gross floor area, service station and veterinary service);
      C. Small-scale non-residential uses

3.0 Local Network

3.1 Commercial Centres Network

In an effort to show the current state of the local office market, Urban Economics has conducted site inspections and audits of the existing centres in Eight Mile Plains and neighbouring suburbs, noting the centre performance as well as any notable vacancies – particularly for office uses.

Eight Mile Plains Shopping Centre

A small neighbourhood centre at the corner of Padstow and Warrigal Rd, this centre is busy for its size, as evidenced by the relatively full carpark on a weekday afternoon. In terms of uses, the centre has a variety of smaller independent retailers including multiple Asian and local grocers, restaurants/cafes and health services. No vacancies were noted upon site inspections.



Warrigal Square

The 6,434sqm Warrigal Square Shopping Centre anchored by a Woolworths supermarket and incorporating a number of takeaway food and dining outlets. The centre is also constrained in terms of its expansion potential. There are a small number of service providers including a medical centre with 6 GPs, a pharmacy under the Discount Drug store brand and a specialist clinic focusing on spinal conditions. Upon inspections there were no noted vacancies.





Runcorn Plaza

Opposite Warrigal Square, Runcorn Plaza is an L-shaped centre with a convenience orientation. The centre is anchored by a Supa IGA convenience supermarket, which has a strong Asian grocery mix and orientation, though is currently closed due to maintenance work being conducted. Other tenancies are nearly all Asian cafes and restaurants, with a small number of healthcare providers such as Runcorn Dental. Two vacancies were evident at the time of inspection, totalling ~300sqm, and the centre has limited capacity for further expansion.





2422-2426 Logan Rd

A neighbourhood centre along Logan Rd, this site is entirely owned by the Seventh-Day Adventist Church and consists of a church building, community centre as well as an op shop with street frontage to Logan Rd. Neighbouring properties are also owned by the church.





The Glen

The District Centre at 2467 Logan Rd is occupied by the Glen Hotel – a large tavern development with attached short-term accommodation rooms. While not formally part of the centre zoning, the Glen Shopping Village is a small centre adjacent to the Glen Hotel and hosts 2 restaurants along with a massage therapist and hairdresser.



Outside Catchment Centres

Given its convenience and accessibility to much of Brisbane and Logan thanks to its location at the confluence of major highways, there are a number of large business and office parks in Eight Mile Plains zoned as specialised centres. Of the vacancies identified by Urban Economics in this area, most were in office spaces in larger office blocks and were fitted out for corporate tenants, making them unsuitable for a small office use. In any case, there are significant difficulties in local office parks such as the Brisbane Technology Park finding parking spots given the size of the local workforce.

There are also centre type uses within mixed use and low-density residential zones north-east of the M1 such as the Gateway at Centrus development which includes healthcare/wellness uses on the ground floor of a high-rise residential tower, and the small centre on Holmead Rd which includes a Friendly Grocer, dentist, medical centre and childcare along with some other specialties.





4.0 Study Area

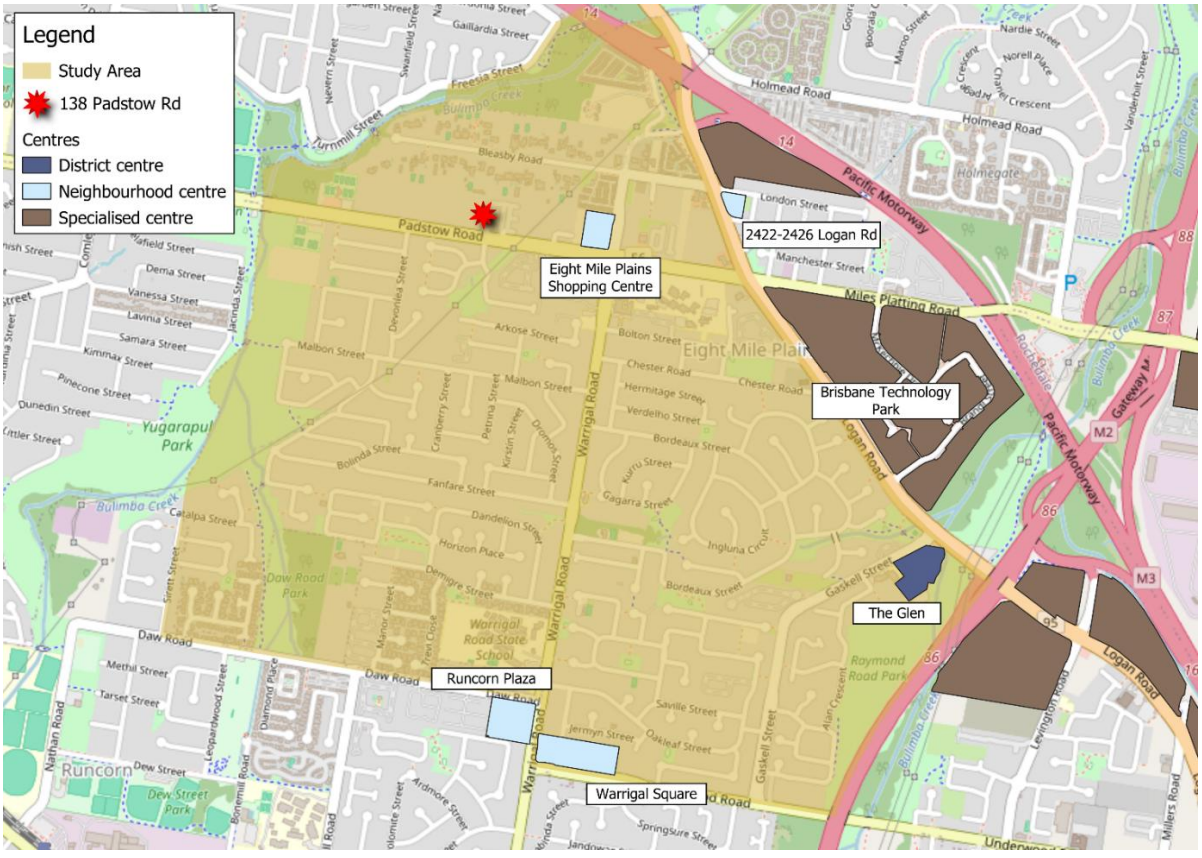
4.1 Definition

This chapter examines population and household growth projections and the key demographic and socio-economic features that are likely to characterise the defined Catchment Area, utilising data from the Australian Bureau of Statistics (ABS) Population and Household Censuses. In defining a catchment area for the proposed uses on the subject site, Urban Economics has considered various factors, including:

- The local road network, namely Logan Rd;
- Natural boundaries such as public parks or creeks;
- The surrounding centres network; and
- ABS Statistical Area 2 (SA2) boundaries.

The catchment area has been defined as the SA2 of Eight Mile Plains south-west of Logan Rd, reflecting the limited road connections to the areas north-east of the highway which are relatively self-contained. The western boundary follows the SA2 boundary along Bulimba Creek and the various sports fields, while in the south the boundary follows Underwood and Daw Rds.

FIGURE 4.1: Study Area



Source: QGIS, Brisbane City Council

4.2 Population & Household Growth

As is shown in TABLE 4.1, the identified catchment area experienced a decline in population between 2016 and 2021 before rebounding significantly in the years since to have and estimated population of 11,044 in 2025.

Future projections have been guided by the QGSO 2023 SA2 level projections and are projected to accommodate the bulk of any future housing and population growth due to the large quantities of emerging community land north of Padstow Rd that have the potential to be developed into low to medium density housing as has already begun with numerous townhouse developments.

By the year 2036, the projected population for the Study Area is 11,610, a generally modest growth of ~600 persons over 11 years, representing the established suburban nature of the Eight Mile Plains community and slower pace of development.

TABLE 4.1: Population and Household Growth 2021-2036

	JUNE	Δ	JUNE	Δ	JUNE	Δ	JUNE	Δ	JUNE
	2021	P.A.	2025	P.A.	2026	P.A.	2031	P.A.	2036
	(ACT)		(EST)		(PROJ)		(PROJ)		(PROJ)
Population	10,331	1.7%	11,044	0.7%	11,120	0.5%	11,400	0.4%	11,610
Dwellings	3,450	30	3,570	30	3,600	40	3,800	35	3,975
Persons per Household	2.99		3.09		3.09		3.00		2.92

Source: ABS, QGSO

4.3 Demographic Profile

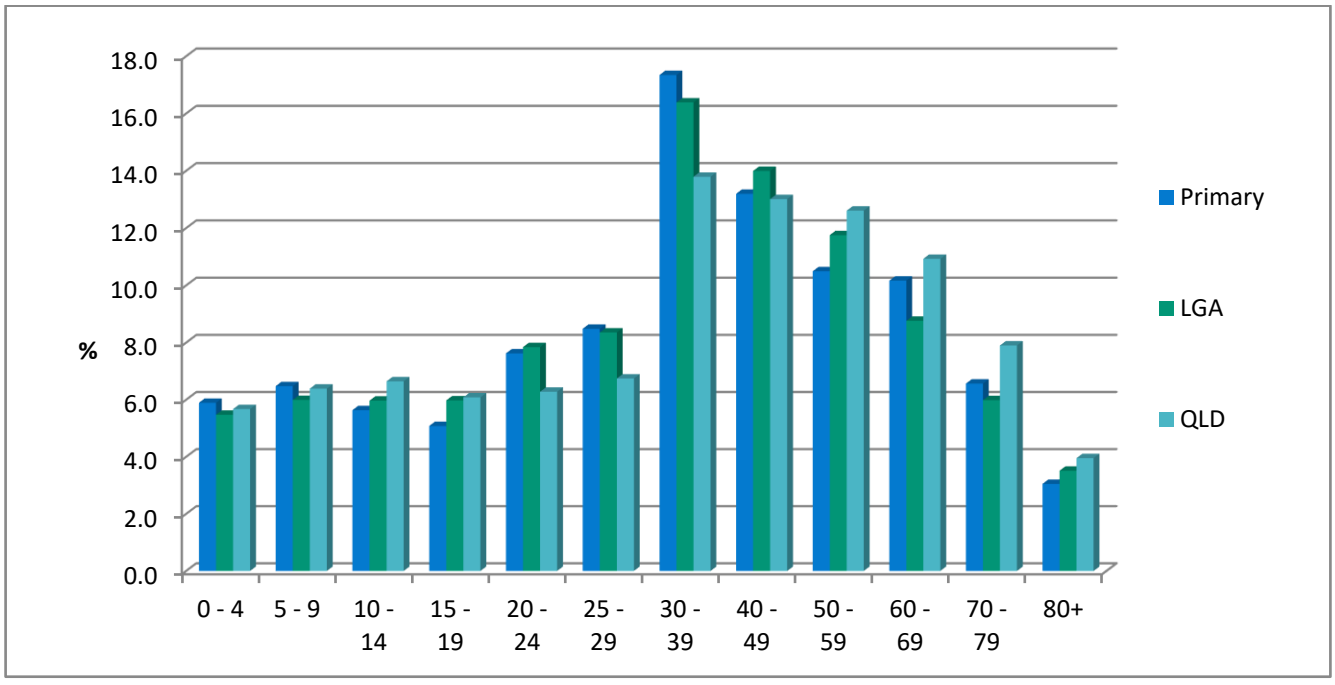
The results of the 2021 ABS Population and Household Censuses have been utilised to examine the demographic and socio-economic characteristics of the Study Area population and are summarised in TABLE 4.2 with comparison to the Brisbane Local Government Area (LGA) and Queensland averages.

Key Observations

- As seen in TABLE 4.1, household sizes in the Study Area are relatively high, with 3.1 persons per household compared to 2.5 statewide. This reflects the high proportion of the local population from Asian communities, which are more likely to have multi-generational households for cultural reasons.

- As seen in FIGURE 4.2, the Study Area has a slightly higher proportion of young children aged 0-9, making up 12.4% of the population compared to 11.5% in Brisbane City and 12.1% in Queensland.

FIGURE 4.2: Population Age Structure, 2021



Source: ABS

- There is a high rate of home ownership in the Study Area, reflecting its established suburban character. 70.7% of the population own their own home either outright or under mortgage, compared to 59% in Brisbane City and 63.5% across Queensland.

- Average household incomes in the Study Area are substantially higher than the Queensland average at $120,150, though slightly lower than the Brisbane City average, in spite of workforce participation rates not being particularly high. Higher incomes naturally lead to higher levels of spending, reflecting a higher amount of disposable income to spend on recreation and leisure activities.

- The local workforce has a high proportion of those in professional occupations, 30.5% compared to 21.4% across Queensland and similar to the level found in Brisbane City of 32%. In terms of industry mix, the largest industry of employment by a significant margin is the Health care & social assistance industry, which employs 16% of the workforce.

TABLE 4.2: Socio-Economic Profile

Demographic	Study Area			Brisbane LGA	Queensland
	2011	2016	2021		
Age Profile (%)					
0-14yrs	16.5	17.1	18.0	17.4	18.7
15-29yrs	27.6	26.3	21.2	22.2	19.1
30-59yrs	40.9	39.3	41.0	42.1	39.4
60+yrs	15.0	17.3	19.8	18.3	22.8
Average Annual Household Income ($)	94,490	101,770	120,150	123,080	104,470
Labour Force (%)					
Unemployment Rate	5.8	7.7	5.9	5.0	5.4
Workforce Participation Rate	66.5	63.1	65.2	71.0	65.8
Occupation Profile (%)					
Managers/Administrators	12.4	13.4	11.1	14.0	12.5
Professionals	28.1	35.3	30.5	32.0	21.4
Technicians & Trade Workers	11.7	10.8	10.8	9.9	13.7
Community & Personal Service Workers	8.2	9.1	9.8	10.5	12.3
Clerical & Administrative Workers	26.2	12.7	12.2	13.1	12.7
Sales Workers		6.3	8.7	7.7	8.7
Machine Operators & Drivers	3.8	4.0	5.6	4.3	6.8
Labourers	7.8	6.0	8.8	6.9	10.1
Inadequately Described/Not Stated	1.8	2.5	2.5	1.6	1.9
Industry Profile (%)					
Agriculture, forestry & fishing	0.2	0.3	0.3	0.4	2.6
Mining	0.7	0.5	0.2	1.3	2.3
Manufacturing	7.5	5.7	5.6	4.7	5.7
Electricity, gas, water & waste services	0.9	0.5	0.9	1.1	1.2
Construction	6.1	6.5	5.6	6.7	9.1
Wholesale trade	4.4	3.3	2.6	2.4	2.4
Retail trade	10.0	9.4	9.3	8.2	9.3
Accommodation & food services	8.9	10.0	9.2	7.0	7.2
Transport, postal & warehousing	4.8	4.7	5.9	4.6	4.7
Information media & telecommunications	1.2	1.1	0.7	1.4	1.0
Financial & insurance services	4.2	3.5	3.6	4.0	2.6
Rental, hiring & real estate services	2.1	2.7	2.1	2.0	1.8
Professional, scientific & technical services	10.0	9.5	9.2	11.5	6.7
Administrative & support services	3.8	4.2	3.7	3.3	3.4
Public administration & safety	7.1	5.5	5.5	6.9	6.2
Education & training	8.1	8.8	8.8	9.8	8.8
Health care & social assistance	12.3	14.0	16.0	15.7	15.4
Arts & recreation services	1.2	1.1	1.4	1.8	1.5
Other services	3.7	3.6	3.4	3.4	3.9
Inadequately described/Not stated	2.9	5.1	6.0	4.0	4.5
Highest Level of Education (%)					
Post Graduate Degree	6.8	10.7	12.8	9.7	4.7
Graduate Diploma & Graduate Certificate	1.5	2.0	2.1	3.4	2.2
Bachelor's Degree	18.3	24.0	26.6	25.0	15.0
Advanced Diploma	7.7	9.3	9.7	9.7	9.4

Certificate	9.8	10.2	10.6	14.9	22.1
Not Stated/Inadequately Described	6.1	5.5	7.1	6.5	9.0
Not Applicable	49.9	38.2	31.2	30.8	37.5
Home Ownership (%)					
Owned Outright	36.3	35.5	36.3	25.3	29.1
Mortgage	35.4	33.6	32.3	33.7	34.4
Rent	26.5	29.1	29.3	38.3	33.1
Other/Not Stated	1.8	1.9	2.2	2.7	3.4
Structure of Dwellings (%)					
Separate House	76.5	72.0	72.0	62.6	74.8
Semi-detached/Row/Terrace/Townhouse	23.5	26.9	28.0	11.3	11.7
Flat/Unit	0.0	0.1	0.0	25.6	12.5
Other/Not Stated	0.0	1.0	0.0	0.5	1.0
Number of Vehicles Per Dwelling (%)					
0	4.3	3.1	3.8	8.0	5.7
1	31.7	30.4	31.0	39.1	35.2
2	42.9	43.9	42.9	36.3	37.5
3	13.9	14.4	14.4	10.3	12.8
4+	5.9	6.3	6.4	5.1	7.2
Not Stated	1.3	1.9	1.5	1.2	1.5
Relationship in Household (%)					
Couple in Registered Marriage/De Facto Relationship	47.7	46.7	47.5	45.8	46.1
Lone Parent	4.1	3.6	3.6	4.0	4.9
Child Under 15yr	16.7	17.3	18.0	17.8	19.0
Dependent Student (15-24yr)	6.8	6.1	5.5	5.5	4.7
Non-dependent Child	6.9	5.8	6.8	5.0	5.8
Other in Family Household	7.3	9.2	7.2	4.2	4.0
Group Household Member	6.0	6.2	5.5	5.9	3.8
Lone Person	4.1	3.9	4.8	10.2	9.8
Visitor in Household (from within Australia)	1.2	1.2	1.2	1.6	1.9
Religious Affiliation (%)					
Buddhism	8.3	7.2	6.6	2.7	1.4
Christianity	53.6	42.5	35.6	43.1	45.7
Hinduism	3.1	3.5	4.8	2.9	1.3
Islam	3.6	3.6	4.3	2.3	1.2
Judaism	0.0	0.0	0.0	0.1	0.1
Other Religions	2.6	3.4	4.3	1.3	1.0
Secular Beliefs, Other Spiritual Beliefs and No Religious Affiliation	22.8	34.6	38.9	41.4	41.2
Religious affiliation not stated	6.0	5.9	5.3	6.1	8.0

Source: ABS

5.0 Demand Analysis

5.1 Demand for Office/Commercial Space

It is Urban Economics' view that there is demand for local small-scale offices and commercial space within the catchment area. The local occupation profile has a strong component of Professionals, at ~31% of the workforce and the Health care & social assistance industry is the largest employer by proportion of the workforce, making up 16% of the total. In 2021, 31.2% of the population reported working from home on census day, compared to 20% across the Brisbane Metropolitan area. This would indicate a potential demand for convenient local offices and commercial spaces, allowing local small businesses to operate within Eight Mile Plains in purpose-built spaces.

Despite this demand for office space, there are minimal vacancies in the centres within the local catchment area such as Eight Mile Plains, Runcorn Plaza and Warrigal Square, with the development's 490sqm in size unsuitable for any existing vacant tenancies within these centres.

The only commercial lease advertised in the area is for the former Michael's Oriental restaurant and function centre at 48/223 Padstow Rd, just across from the Eight Mile Plains shopping centre. This is considered inappropriate to accommodate the subject development given its fitout which includes a commercial kitchen, bar and function room.

6.0 Need Overview

It is Urban Economics' view that there is a demonstrable need for an office use on the subject site, given nearby centres have limited and unsuitable vacant tenancies and the local demographic profile, with its slant towards professional and healthcare occupations.

Urban Economics has summarised the need for the proposed development based on the economic, community and planning need below.

Economic Need

- There is a strong local workforce of both professionals and healthcare workers, as well as a high percentage of the workforce that work from home, indicating a potential demand for convenient small-scale office facilities that cater to small businesses.

- With high average household incomes ($120,000 per annum) compared to the state average, there is an implied increased level of disposable income for residents to spend on businesses in the area.

Community Need

- Existing vacancies are heavily skewed toward large, corporate-fitted office blocks, leaving a distinct lack of viable options for small-scale local operators. Furthermore, heavy congestion and parking shortages in major hubs like the Brisbane Technology Park create barriers for smaller businesses and their clients. Therefore, there is a clear community need for a small, independent office space in the area to provide an accessible, low-congestion, and appropriately scaled workspace for local professionals.

Planning Need

- There is a distinct lack of suitable tenancies in the local centres network, with the nearby Eight Mile Plains, Warrigal Square and Runcorn Plaza centre not having available and correctly sized tenancies that could potentially accommodate the subject office use.

- In keeping with point (f) (iii) B. of the Emerging Community Zone Code, the proposed office use is identified as a potential use in the planning scheme and is intended to only serve the immediate neighbourhood, which as previously identified, does not have any vacant suitable office tenancies.

- The proposed location would create office and recreational spaces in a convenient and accessible location along Padstow Rd, given the site's high levels of accessibility to potential customers, patients and players and its proximity to a number of townhouse developments.