

# Economic Need and Impact Assessment

Aspley Office / Shop Addition

5 Helena Street, Aspley

Prepared for Samios Aspley Investments Pty Ltd

BCC DS

RECEIVED

22/11/2025

APPLICATION REF

A006593214



Prepared by Ethos Urban, a Colliers Company.

9 October 2025 | 3250237



**'Gura Bulga'**

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



**'Dagura Buumarri'**

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



**'Gadalung Djarri'**

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.


In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

In March 2025, Ethos Urban took a major step toward future growth by partnering with leading professional services firm, Colliers. While our name evolves, our commitment to delivering high-quality solutions remains unchanged—now strengthened by broader access to property and advisory services and expertise.

---

<b>Contact:</b>	Lee Cikuts Director, Economics	lcikuts@ethosurban.com
-----------------	-----------------------------------	------------------------

---

<b>This document has been prepared by:</b>	<b>This document has been reviewed by:</b>
	
Hamish Watkins	Lee Cikuts
8 October 2025	9 October 2025

---

Version No.	Date of issue	Prepared by	Approved by
1.0	09/10/2025	HW	LC

---

Reproduction of this document or any part thereof is not permitted without written permission of Ethos Urban Pty Ltd. Ethos Urban operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed, it is a preliminary draft.

# Contents

<b>1.0</b>	<b>Introduction .....</b>	<b>4</b>
<b>2.0</b>	<b>Project Description and Context.....</b>	<b>5</b>
2.1	Location Context .....	5
2.2	Project Description .....	7
2.3	Planning Context .....	8
<b>3.0</b>	<b>Trade Area Analysis .....</b>	<b>9</b>
3.1	Trade Area Definition.....	9
3.2	Main Trade Area Population .....	11
3.3	Socio-Demographic Characteristics .....	11
3.4	Retail Spending .....	14
<b>4.0</b>	<b>Competitive Context.....</b>	<b>15</b>
4.1	Existing Competitive Context.....	15
4.2	Planned Future Development .....	16
<b>5.0</b>	<b>Economic Impact Assessment.....</b>	<b>17</b>
5.1	Retail and Commercial Market Review.....	17
5.2	Economic Impacts.....	18
<b>6.0</b>	<b>Economic and Community Need .....</b>	<b>19</b>
6.1	Employment.....	19
6.2	Site Suitability .....	20
6.3	Net Community Benefit .....	20

# 1.0 Introduction

This report presents an independent assessment of the economic need associated with the proposed development of an office/shop, planned to form an addition to Robinson Village at 5 Helena Street, Aspley. The Subject Site forms part of the Robinson Road Centre Precinct (“RRCP”) located along the northern side of Robinson Road.

In order to respond to an information request from Brisbane City Council, this assessment has been prepared to address (at a high-level) the *Land Use and Local Need* clarification request which states:

*“...the provision of an Economic Needs Assessment to demonstrate a need for the proposal and address how the proposal achieves the following:*

*a. How the proposed land uses, future tenants and their specific operations will serve local resident’s day-to-day needs.*

*b. How the proposal will not undermine the viability of adjoining and nearby centres or incrementally extend the existing centre. Focus must be placed on the potential for impacts to adjoining and nearby Centre zoned land to the east and west, including along Gympie Road. The following must be considered:*

*I. Existing supply of Shop and Office space within nearby Centres (including any recent development approvals);*

*II. Office and Shop vacancy or take-up rates in the Centres;*

*III. Economic benefits or costs the investment and employment opportunities would have on the locality;*

*IV. An outline of the existing functions of the adjoining and nearby centres, any speciality focus (if applicable) and other centre dynamics that should be considered;*

*V. Details on how the proposal fulfills a role distinct from uses offered in the Centre;*

*VI. Details as to why the particular use cannot be provided in the Centre.*

*c. How the proposal will not introduce non-local traffic into a neighbourhood road or how it will not adversely impact on local amenity and safety.”*

This economic assessment will assist in addressing some of the considerations outlined in the request, while other components (such as part c.) would be best addressed by other experts and specialists.

## Report Structure

In order to respond to the economic requirements, this report contains the following Chapters:

**Chapter 1:** Project Description and Context

**Chapter 2:** Trade Area Analysis

**Chapter 3:** Competitive Context

**Chapter 4:** Economic Impact Assessment

**Chapter 5:** Economic and Community Need

## 2.0 Project Description and Context

This Chapter outlines the location and planning context relevant to the proposed development.

### 2.1 Location Context

The Subject Site is located at 5 Helena Street, Aspley immediately north of Robinson Village and at the eastern side of the intersection at Helena Street and Wilmah Street.

Robinson Village is a convenience-based strip retail centre located at 611 Robinson Road, Aspley and forms part of the Robinson Road Centre Precinct ("RRCP"), one of the six centre precincts identified under the Aspley District Neighbourhood Plan.

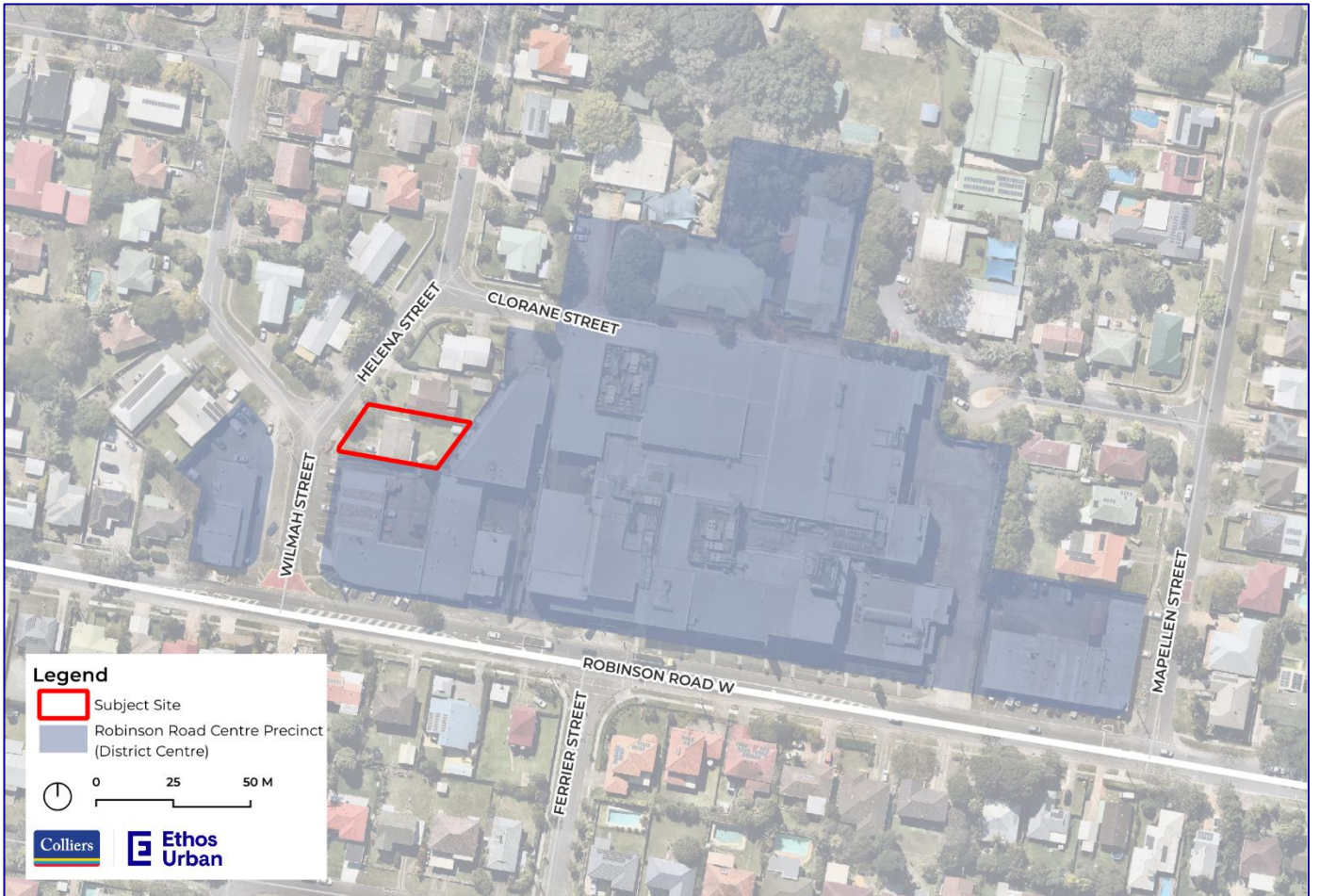
Robinson Road Marketplace is the major centre within the RRCP, with a range of commercial office and retail shopfronts located to both the immediate east and west of the centre, largely fronting Robinson Road. A kindergarten and childcare centre are provided within the designated centre to the north, while Aspley East State School is provided to the immediate north of the centre.

The Subject Site would form a natural extension of both the existing Robinson Village to the north, and the RRCP.

A summary of the locational context surrounding the Subject Site includes:

North	Immediately to the north of the Subject Site are two separate residential houses that adjoin the RRCP yet fall within the Low Density Residential Zone. Further north is of the Subject Site are additional dwellings as well as a childcare, kindergarten (which form part of the RRCP), and Aspley East State School.
East	Immediately east of the Subject Site are single level shopfronts, as well as a small commercial complex three levels in height and providing non-retail service functions. Further east is Robinson Road Marketplace, a neighbourhood shopping centre anchored by Coles and accommodates the majority of floorspace within the RRCP. The centre is accessible from both Robinson Road and Clorane Street, including via Helena Street and Mapellen Street.
South	Immediately south of the Subject Site is the existing Robinson Village, a small shopping centre strip on the corner of Robinson Road and Helena Street. The centre comprises seven tenants and a mix of on-street parking fronting Helena Street, and rear car parking accessed via Helena Street.
West	Immediately west of the Subject Site is the intersection of Wilmah Street and Helena Street. Four shopfront tenancies exist opposite Robinson Village on the western side of the Helena Street and forms the western extent of the RRCP.

The local context of the Subject Site is shown in **Figure 2.1**.



**Figure 2.1 Subject Site Context**

Source: QGIS, Ethos Urban



## 2.3 Planning Context

### Aspley District Neighbourhood Plan

The existing Robinson Village is located within the Robinson Road Centre Precinct (RRCP), one of six precincts identified within the Aspley District Neighbourhood Plan. The Subject Site at 5 Helena Street adjoins the existing precinct boundary yet falls within the Low Density Residential Zone.

The purpose of the Aspley District Neighbourhood Plan code is said to provide finer grained planning at a local level for the area. The Plan outlines the six precincts and planning outcomes associated with each one. The Aspley District Neighbourhood Plan states that the outcome for the RRCP is:

- *Development layout and design, including building height, landscaping and facade treatments ensure that expansion of the Robinson Road centre precinct respects the residential setting and improves the pedestrian environment*

Performance outcomes outlined for development in the RRCP is aimed at achieving the following:

- *provides a safe and comfortable pedestrian environment into and within the Robinson Road centre precinct;*
- *the Robinson Road centre precinct contributes positively to the visual amenity of the surrounding area, including an enhanced northern aspect to improve the visual amenity for adjoining residential and educational uses;*
- *landscaping softens the appearance of the buildings and parking station;*
- *building heights maintain a building scale consistent with adjoining residential.*

The proposed development could be considered suitable in this context.

### Low Density Residential Zoning

The Subject Site at 5 Helena Street is within the designated Low Density Residential Zone. The purpose of the low density residential zone is to provide for:

- a variety of low density dwelling types; and
- community uses, and small-scale services, facilities and infrastructure, to support local residents.

However, the Low Density Residential Zone code does outline development location and uses overall outcomes that are consistent with the proposed development, stating:

*(i) Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit), where not on land within the Commercial character building overlay is to:*

- *have a gross floor area of less than 250m<sup>2</sup>;*
- *serve local residents' day-to-day needs;*
- *not undermine the viability of a nearby centre.*

The proposed development could be considered suitable in this context.

## 3.0 Trade Area Analysis

In order to review the market need for the proposal, a review of the local trade area expected to be served by the proposed development is provided in this Chapter. An assessment of population growth, socio-demographic profile and retail spending capacity of local residents is also provided.

### 3.1 Trade Area Definition

A trade area describes the geographic region within which a centre, or store, is likely to capture a significant share of business or patronage. The extent of a trade area for any facility is shaped by a number of factors including:

- The relative attraction of the facility in question including its scale and composition compared with alternative facilities, as well as the ease of access and provision of carparking at the subject site.
- The location, scale and quality of competing facilities.
- The available road network and public transport service and how they operate to affect ease of use and access to the facility in question.
- Significant physical or geographical barriers which can act to delineate the boundaries of a trade area.

The extent of the trade area defined for the proposed development reflects the following key factors:

- Adjoining Robinson Village, and the existing RRCP, which includes an established provision of retail and commercial uses serving the local community.
- The scale of the proposed development, which is planned to include a single tenancy.
- Accessibility to the Subject Site, also fronting Helena Street, with close proximity to Robinson Road.
- The location and scale of competitive retail facilities in the surrounding area.

Taking the above into consideration, a Trade Area (TA) has been defined to generally include the area within a 1km radius of the Subject Site and reflects the localised catchment, extending to:

- Zillmere Road and Cabbage Tree Creek in the north;
- Piccadilly Street and the train line to the east;
- Ellison Road to the south and;
- Gympie Road to the west.

These combined boundaries make up the defined Trade Area and is illustrated in **Figure 3.1**

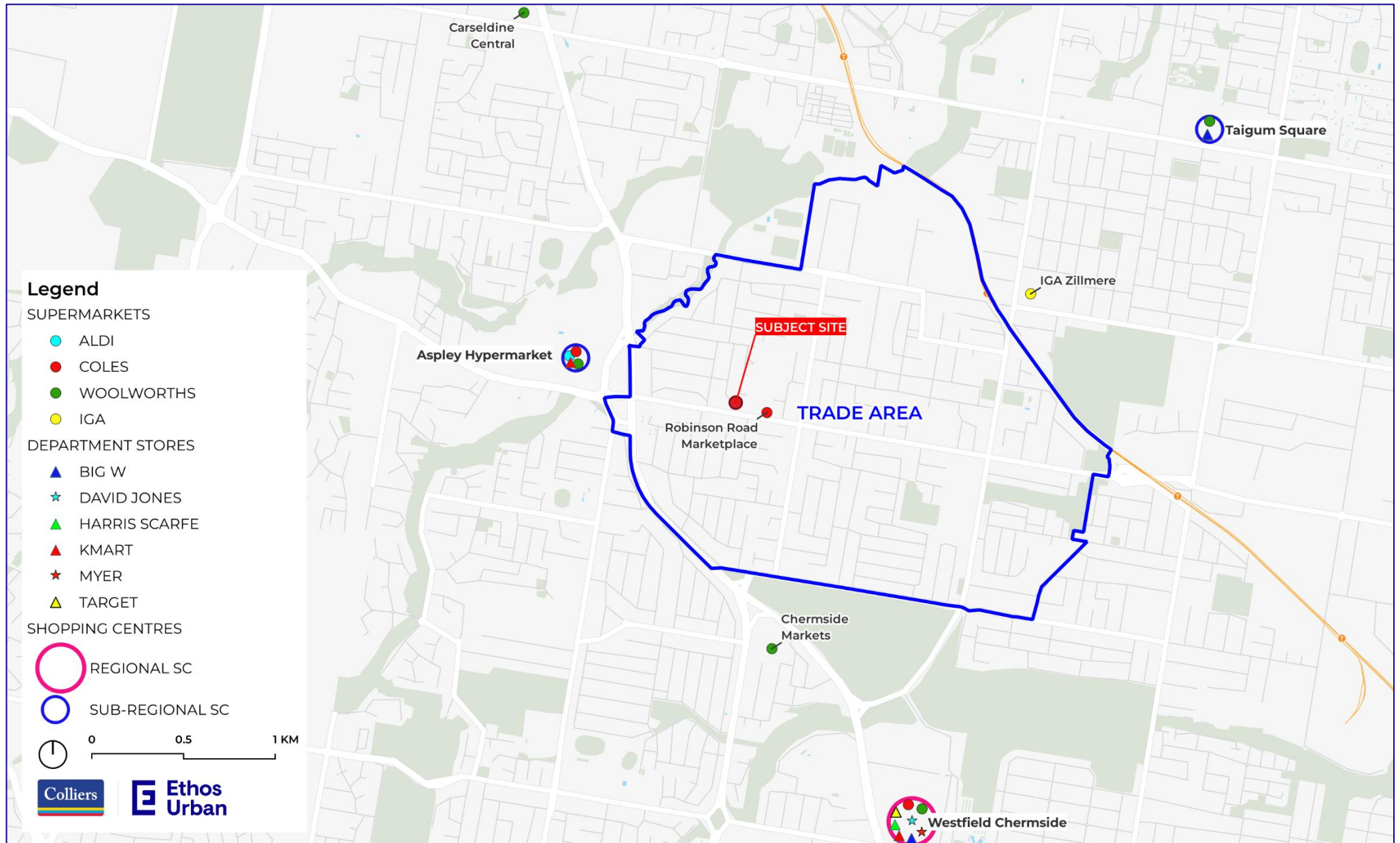


Figure 3.1 Trade Area and Retail Competitive Landscape

Source: QGIS, Ethos Urban

### 3.2 Main Trade Area Population

Between 2025 to 2041, the Trade Area population is proposed to remain relatively stable, increasing by +220 persons. This will result in a Trade Area population of 10,330 by 2041 (refer **Table 3.1**).

It should be noted that these projections assume a conservative growth outlook, with a range of government initiatives now focused on delivering additional housing. Notably, part of 'Homes for Queenslanders' plan released in 2024 was to increase housing supply by encouraging the conversion of existing or new spaces above businesses into residential units, with local councils to take initiative through reviewing their local planning schemes and creating programs that financially support the conversions.

**Table 3.1 Trade Area Historical and Projected Population Growth, 2016-2041**

Population (no.)	2016	2025	2031	2036	2041	2016 - 2025	2025 - 2041
Trade Area	9,640	10,110	10,200	10,280	10,330	+470	+220
<b>Average Annual Growth (no.)</b>							
Trade Area		+50	+20	+20	+10	+50	+10
<b>Average Annual Growth Rate (%)</b>							
Trade Area		0.5%	0.1%	0.2%	0.1%	0.5%	0.1%

Source: ABS; QGSO population projections (2023 release); Ethos Urban

Reflecting recent and projected population growth in the Trade Area, additional retail and commercial uses will be needed to serve the evolving and growing needs of the local community.

*Historic population levels for the Trade Area have been estimated by using ABS Estimated Resident Population (ERP) data. Population projections are based on data published by the ABS; population projections prepared by the population projections prepared by the QLD Government; and other research undertaken by this office.*

### 3.3 Socio-Demographic Characteristics

Socio-demographic characteristics of residents are an important factor to consider within the local community, with implications for consumer behaviour as well as the needs and expectations for facilities within the community.

The socio-demographic profile of the Trade Area population, as sourced from the 2021 ABS Census of Population and Housing, is compared with the Greater Brisbane benchmark in **Table 3.2**.

The key points drawn from the 2021 ABS Census data are as follows:



Income

#### Higher household income

Residents within the Trade Area have a median annual household income at \$110,890, +14.1% higher than the Greater Brisbane average of \$97,180.



Age Profile

#### Older resident population

The median age of the resident population was 37.3 years, slightly older than the Greater Brisbane benchmark of 36.8 years.

A higher share of Trade Area residents aged 0-4 year olds, 35-64 year olds and those aged 85 years and over indicate a broad demographic profile.



Household Composition

#### Family-orientated households

Roughly 3 in 4 households (76.3%) in the Trade Area are represented by families. More specifically, a higher share households are comprised of couple families with children (35.5%) compared to the Greater Brisbane average. A much lower share of lone person households also exists in the Trade Area as compared to Greater Brisbane.



### Dwelling Tenure

#### **Most dwellings were owned with a mortgage**

Within the Trade Area, 42.8% of dwellings were owned with a mortgage, followed by 30.6% owned outright with just over 1 in 4 houses rented (25.8%). This reflects a higher level of homeownership when compared to the Greater Brisbane benchmark.



### Dwelling Structure

#### **Most dwellings are separate houses**

Within the Trade Area, 95.0% of dwellings are separate houses. By comparison, the share of separate houses in Greater Brisbane is 73.7%.

The Trade Area has an average household size on 2.7 persons, slightly higher than Greater Brisbane at 2.6 persons.

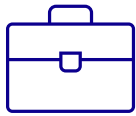


### Housing Costs

#### **Higher housing costs**

At the time of the 2021 Census, median mortgage repayments for Trade Area residents were +8.1% higher than the Greater Brisbane average and represented 22.1% of median annual household incomes.

At the time of the 2021 Census, median rental payments for Trade Area residents were +9.7% higher than the Greater Brisbane average and represented 20.0% of median annual household incomes.



### Industry of Employment

#### **A high share of residents are employed in Health Care and Social Assistance**

Employed residents living within the Trade Area include a high share of those who work in Health Care and Social Assistance (16.5%), Construction (10.3%) and Retail Trade (8.9%).

The shares of employed residents in these industries generally align with employed residents across Greater Brisbane.

***The Trade Area is characterised by residents who earn higher than average incomes and comprise predominately family-orientated households. A diverse age structure reveals a mix of infants, middle aged and elderly residents. A large share of residents live in separate houses, have a mortgage and experience higher housing costs when compared to the Greater Brisbane benchmark.***

**Table 3.2 Socio-economic profile of trade area population, 2021**

Category	Trade Area	Greater Brisbane
<b>Income</b>		
Median individual income (annual)	\$49,160	\$43,840
<i>Variation from Greater Brisbane median</i>	+12.1%	n.a.
Median household income (annual)	\$110,890	\$97,180
<i>Variation from Greater Brisbane median</i>	+14.1%	n.a.
<b>Age Structure</b>		
0-4 years	7.0%	6.0%
5-19 years	18.0%	19.4%
20-34 years	21.2%	21.7%
35-64 years	38.9%	38.1%
65-84 years	12.4%	13.1%
85 years and over	2.5%	1.7%
Median Age (years)	37.3	36.8
<b>Country of Birth</b>		
Australia	79.5%	73.0%
Other Major English Speaking Countries	8.6%	11.2%
Other Overseas Born	11.9%	15.8%
<i>% speak English only at home</i>	86.8%	82.0%
<b>Household Composition</b>		
<i>Couple family with no children</i>	26.8%	26.4%
<i>Couple family with children</i>	35.5%	32.2%
Couple family - Total	62.3%	58.6%
One parent family	12.5%	11.9%
Other families	1.5%	1.2%
Family households - Total	76.3%	71.7%
Lone person household	19.4%	23.7%
Group household	4.3%	4.6%
<b>Dwelling Structure (Occupied Private Dwellings)</b>		
Separate house	95.0%	73.7%
Semi-detached, row or terrace house, townhouse etc.	4.3%	11.3%
Flat, unit or apartment	0.7%	14.6%
Other dwelling	0.0%	0.4%
<i>Occupancy rate</i>	95.8%	93.3%
Average household size	2.7	2.6
<b>Tenure Type (Occupied Private Dwellings)</b>		
Owned outright	30.6%	26.4%
Owned with a mortgage	42.8%	36.9%
Rented	25.8%	35.3%
Other tenure type	0.8%	1.3%
<b>Housing Costs</b>		
Median monthly mortgage repayment	\$2,046	\$1,893
<i>Variation from Greater Brisbane median</i>	+8.1%	n.a.
Median mortgage as a share of median household income	22.1%	23.4%
Median weekly rents	\$427	\$389
<i>Variation from Greater Brisbane median</i>	+9.7%	n.a.
Median rent as a share of median household income	20.0%	20.8%

Note: Interpretation of small area data from the 2021 ABS Census should consider potential outcomes from the COVID-19 pandemic.

Source: ABS Census 2021; Colliers Urban Planning

### 3.4 Retail Spending

A review of resident retail spending capacity has been undertaken to help inform likely market potential.

Estimates of retail spending have been prepared with reference to the CommBank iQ retail spending estimates. Estimates are based on observable electronic (e.g. credit/debit card) spending data based on total spending undertaken by residents who live within the area over a 12 month period. They have subsequently been adjusted to account for cash payments and buy now, pay later purchases to ensure the accuracy of capturing total market spending. All spending estimates in this report are expressed including GST.

Estimates of retail spending by Trade Area residents are defined within the following broad product categories:

- **Food, Liquor and Groceries (FL&G)** – includes spending at supermarkets, fresh food, breweries, liquor stores and other food and grocery stores.
- **Food catering** – includes spending at taverns, bars, cafes, restaurants, food delivery services and take-away food.
- **Non-Food** – includes spending at apparel, homewares and general merchandise stores.
- **Retail services** – includes spending at hairdressers, beauty salons, dry cleaners and optometrists.

Estimates of average per capita retail spending in 2024/25 for residents in the Trade Area are shown in **Table 3.3** and compared with the Greater Brisbane benchmark. Retail spending by the Trade Area population is slightly below the average for Greater Brisbane across all categories.

**Table 3.3 Average Per Capita Retail Spending, 2024/25 (\$2024/25)**

Trade Area	Food, Liquor & Groceries	Food Catering	Non Food	Retail Services	Total Retail
<b>Trade Area</b>	<b>\$6,120</b>	<b>\$3,370</b>	<b>\$6,880</b>	<b>\$520</b>	<b>\$16,890</b>
Greater Brisbane	\$6,370	\$3,620	\$7,510	\$580	\$18,090
<u>Variation from Greater Brisbane average</u>					
Trade Area	-3.9%	-6.9%	-8.4%	-10.3%	-6.6%

Year to June 2025

Source: CommBank iQ; Colliers Urban Planning

The total retail spending capacity of the Trade Area population is detailed in **Table 3.4**. The figures are calculated by multiplying the current and future population forecasts with the per capita retail spending estimates outlined above. The spending forecasts are presented in constant \$2025 (i.e. excluding the effects of price inflation), although do include an allowance for real growth in per capita spending.

The total retail spending capacity of the Trade Area population is projected to increase from \$170.8 million in 2025 to \$198.0 million by 2041, with non-food spending growth projected to account for a significant component, increasing from \$69.6 million to \$83.3 million over the forecast period to 2041.

**Table 3.4 Trade Area Retail Spending Capacity, (Constant \$2025)**

Retail Category	2025	2028	2031	2036	2041
<b>Trade Area</b>					
FLG	\$61.9m	\$63.3m	\$64.9m	\$67.5m	\$70.1m
Food Catering	\$34.1m	\$34.8m	\$35.6m	\$37.0m	\$38.3m
Non-Food	\$69.6m	\$71.9m	\$74.5m	\$78.9m	\$83.3m
Retail Services	\$5.3m	\$5.5m	\$5.7m	\$6.0m	\$6.3m
<b>Total Retail</b>	<b>\$170.8m</b>	<b>\$175.5m</b>	<b>\$180.6m</b>	<b>\$189.4m</b>	<b>\$198.0m</b>

Year to June 2025

Source: CommBank iQ; Colliers Urban Planning

## 4.0 Competitive Context

The provision of existing and future retail uses including major tenants in surrounding locations is outlined in **Table 4.1**. The previous **Figure 3.1** illustrates the locations of the major retailing facilities in the surrounding area.

**Table 4.1 Major Retail Centres in the Surrounding Area**

Centre	Est. Retail Floorspace (m <sup>2</sup> )	Est. Commercial / Other Floorspace (m <sup>2</sup> )	Major Tenants	Distance By Road (km)
<b>Within Trade Area</b>				
<b>Robinson Road Centre Precinct</b>				
Robinson Road Marketplace	10,210	1,710	Coles	0.1
Balance	2,000	2,500		-
<b>Beyond Trade Area</b>				
<b>Aspley Centre Precinct</b>				
Aspley Central	3,960	760	-	0.7
Aspley Hypermarket	29,420	1,530	Kmart, ALDI, Coles, Woolworths	0.8
<b>Zillmere Centre</b>				
IGA Zillmere	460	-	IGA	2.5
<b>Taigum Residential</b>				
Taigum Square	21,290	120	Big W, Woolworths	4.1
<b>Carseldine Residential</b>				
Carseldine Central	5,690	-	Woolworths	3.6
<b>Chermside</b>				
Chermside Markets	8,790	300	Woolworths	2.0
<b>Chermside Centre Activity Precinct</b>				
Westfield Chermside	130,120	21,810	Myer, David Jones, Target, Big W, Kmart, Coles, Woolworths	2.7

Source: Shopping Centres Online (PCA), Cordell Connect, Shopping Centre News, Colliers Urban Planning

### 4.1 Existing Competitive Context

#### **Robinson Road Centre Precinct**

The Robinson Road Centre Precinct (RRCP) is a mixed-use commercial and retail precinct located along Robinson Road, Aspley. It comprises a mix of shopping centres, retail strips and standalone commercial buildings focused on serving the needs of the local community. A wide range of convenience-based retail uses, and localised commercial office uses are provided including food and grocery stores, food outlets, retail and non-retail services as well as health-based facilities. Several childcare and early learning facilities are also provided accessible via Helena Street and Clorane Street.

Robinson Road Marketplace is a neighbourhood shopping centre located at 605 Robinson Road. It serves as an important hub for the surrounding area, offering a mix of retail, medical, and wellness services over two levels. The centre comprises a total of almost 13,000m<sup>2</sup>, across approximately 20 retail tenants on the ground level (known as Marketplace) and additional health and wellness uses on Level 1 (known as Marketplace Health). The centre is anchored by major tenants including Coles, BWS, and Chemist Warehouse, complemented by a variety of specialty stores such as T-Bones fresh produce and a range of food catering and health focused facilities.

Based on a site inspection in early October 2025, the RRCP overall accommodates an estimated 46 shopfronts on the street and ground level, with two (2) vacancies observed as being advertised for lease. As such, this would indicate a low vacancy rate of under 5% suggesting that the precinct remains a popular retail destination for the local community. Furthermore, no vacancies were observed for shopfronts fronting the street, indicating the strong demand for facilities in the local area.

#### **Aspley Centre Precinct**

Aspley Centre Precinct (ACP) is a mixed-use retail and commercial precinct generally focused around the intersection of Robinson Road, Albany Creek Road and Gympie Road in Aspley and around 0.7km west of the Subject Site (and the RRCP).

The position of the ACP, at the intersection of major regional arterial roads, provides the centre with excellent access and prominent exposure across a wide region.

The precinct is anchored by Aspley Hypermarket which provides 30,950m<sup>2</sup> of floorspace and Aspley Homemaker Centre, a large format retail centre which accommodates several national brands and provides 24,240m<sup>2</sup> of floorspace.

Aspley Central is another shopping centre based in the ACP providing a smaller provision of floorspace at 4,720m<sup>2</sup>.

The ACP comprises a range of separate properties, with several larger centres, a large provision of standalone buildings and retail outlets as well as a strong provision of large format retail uses located in the northern part of the ACP, while the southern area includes a larger provision of convenience-based retail uses.

Facilities in the ACP serve both the local community, as well as a broader regional role in the centre hierarchy, and therefore the collective offer serves a different role and function to the RRCP within the centre hierarchy.

The local serving nature of the ACP is emphasised in the provision of convenience-based retail tenants some of which are also provided in the RRCP, including supermarkets, pharmacies, food retail, food catering, retail services and non-retail services and office uses. These facilities would largely appeal to local residents and customers within the immediate ACP area.

The regional role of the ACP is evident through the provision of larger destination and higher order retail tenants and uses including discount department stores, large format retail (bulky goods) tenants, car showrooms and service centres. These uses attract patronage and business from a broader region and differ from the local serving offer provided within the RRCP.

### **Other Centres**

A range of other convenience based, and regional centres, are located in the broader region including at Chermside, Zillmere, Carseldine and Taigum. Each of these centres are located more than 2km from the Subject Site and serve a unique role and function for their own local community and/or the broader region.

## **4.2 Planned Future Development**

The following projects are planned future developments of most relevance to the proposed development. Each of these projects are located some distance from the Subject Site and would serve a unique role and function, separate to the proposed development at 5 Helena Street, Aspley.

### ***Chermside Food and Drink Outlet Extension***

The Food and Drink extension at Westfield Chermside will see the removal of the existing car park and replaced with a 490m<sup>2</sup> standalone food and drink outlet with drive through facility and mezzanine.

Stage 2 of the development will see the external forecourt area to the south-west of the shopping centre improved, in addition to a small expansion of an existing tenancy to create a larger tenancy as well as a separate kiosk for the purposes of food and drink outlets.

### ***Hilltop Health Chermside Medical Centre***

The medical centre development will involve the demolition of existing dwellings and construction of a four storey building to comprise of 750m<sup>2</sup> of health care services and 710m<sup>2</sup> of office space along with 65 car parking spaces.

The development is expected to commence construction in early 2026 and reach completion early 2027 having received development approval back in late 2021.

### ***Youngman Specialist Disability Accommodation + Office***

The proposed development will see the demolition of four single storey residences and the construction of a six storey building to provide two levels of office space (totalling 1,180m<sup>2</sup>) and specialist disability accommodation units above.

The development is expected to commence construction in late 2026 and reach completion mid 2028 having received development approval back in late 2020.

### ***347 Albany Creek Road***

The proposed development will see the demolition of an existing dwellings on site and the construction of a single storey mixed use development to comprise a service station, McDonald's and ancillary shop with car parking for 65 vehicles.

The development is expected to commence construction in mid-2026 and reach completion mid 2027 with a development application lodged in mid-2025 which is currently being assessed.

# 5.0 Economic Impact Assessment

This Chapter considers a review of the market potential for additional shop/office uses at the Subject Site, with these findings used to consider the likely economic impacts resulting from the proposed development.

## 5.1 Retail and Commercial Market Review

This sub-section provides an overview of the potential for retail and commercial uses as outlined in the proposed development for the Subject Site. The proposed development plans for a new tenancy of 200m<sup>2</sup> for office/shop uses as part of an extended Robinson Village.

### 5.1.1 Capacity for additional office/shop uses

As the local resident and working resident population continues to grow, so too will demand for additional office/shop floorspace. Retail uses are critical in serving the needs of local residents and workers, while local serving office facilities cater to the local service needs of the community. A successful office/shop offer helps support the activation and amenity required to establish a vibrant and attractive destination in a local community centre.

The existing Robinson Village currently supports a total of around 500m<sup>2</sup> (GFA) of retail and non-retail floorspace across uses including hairdressers, pilates studio, restaurant, café, homewares and a real estate office. The centre currently has no vacancies. The proposed development plans to deliver a new 200m<sup>2</sup> shop/office forming a natural extension of the existing offer and improving access and amenity for the asset as well as for the community.

Across the whole Robinson Road Centre Precinct (RRCP), there is an estimated 16,500m<sup>2</sup> of floorspace. As such the proposed development represents a small addition, equivalent to just over a 1% increase in floorspace. Accordingly, the proposed development will result in a limited net increase in floorspace across the immediate precinct.

Furthermore, a review of shopfronts within the RRCP indicates that of the 46 street and ground level shopfronts, only two (2) are advertised as vacant, suggesting a very low vacancy rate across the precinct of around 4%. There are no vacancies within the retail strip itself, with the two (2) existing advertised vacancies both within the Robinson Road Marketplace shopping centre.

A review of the level of retail expenditure likely to be generated by the local residents within the local area suggests the following:

- Retail expenditure across the Trade Area is projected to increase by \$27.2 million over the period to 2041.
- Assuming a typical industry benchmark for retail turnover of \$8,000 per square metre, this would suggest that the Trade Area would support a further 3,400m<sup>2</sup> of retail floorspace by 2041. While not all demand will be required to be delivered locally, this demonstrates the need to support the existing and growing local population with additional (and evolving) retail facilities that can cater to their changing needs.
- The proposed development, with a net addition of 200m<sup>2</sup>, would equate to satisfying only around 6% of this future demand requirement of 3,400m<sup>2</sup>. This is considered a very small share of implied future demand, however, would also allow for a more substantial increase in additional floorspace across other centres and precincts in both the local and regional area.

In order to consider likely capacity and market potential for office uses, in addition to the above and based on the existing labour force participation rate across the Trade Area of 68.2% (2021 Census), the additional +220 residents planned to be provided within the Trade Area over the period to 2041 would suggest a further 150 working residents will be present in the coming years.

While most working residents would likely travel outside of the local area for their place of work, a proportion would also seek to work locally. Based on a typical industry workspace ratio for office uses of one worker for every 20m<sup>2</sup>, the proposed development of 200m<sup>2</sup> could accommodate up to 10 workers should an office use (rather than a shop) be delivered. This would equate to under 7% of future working residents in the local area over the period to 2041.

### 5.1.2 Implications for office/shop uses

The proposed development seeks to provide 200m<sup>2</sup> of office/shop floorspace (GFA) on completion. Whilst the specific composition or tenant mix is not yet known, future facilities are expected to align with the existing offer,

complementing existing tenancies through a focus on convenience-based uses and services that target the needs of the local community. This type of offer at the Subject Site would be highly appropriate and would expand on the convenience offer available to the local community.

The proposal would form a natural extension of the existing offer within the Robinson Road Centre Precinct, increase the level of amenity and activity, enhance the vibrancy of the precinct and support the continued operation and relevance of facilities in serving the local community.

## 5.2 Economic Impacts

The impact on any one individual retailer, or any group of retailers in a given location, would depend on a number of factors, some of which are within individual operator control, including but not limited to:

- Upgrades, expansions or refurbishment to existing facilities.
- Marketing, or loyalty programs of existing retailers or centres.
- Final centre or tenant mix, and resulting competitive positioning to the proposal.

Existing retailers and centres are not passive operators in a market context. Rather, they have the ability to adapt and respond to any eventual impact which they will experience.

This assessment highlights that even with only modest planned future population growth in the local area, trade area residents will generate sufficient demand to support a range of new retail facilities across the local area – this would include those within the Robinson Road Centre Precinct, which acts as a key local centre and convenience-based destination for the local community.

While a range of retail and commercial uses are provided at other centres in the region, these precincts serve a different role and function to the Subject Site and the Robinson Road Centre Precinct. This is either as larger, regional focused higher order centres (such as the Aspley Centre Precinct or Chermside Centre Activity Precinct), or local centres who also serve their own, separate local communities (such as Carseldine and Zillmere).

Impacts likely to result from the proposed development are expected to be very limited and short term only. This is attributed to the following:

- The proposed development will result in a limited net addition to the local centre - representing just over a 1% increase in floorspace across the Robinson Road Centre Precinct.
- The Robinson Road Centre Precinct is a solid performing centre serving the local community, with a low observed shopfront vacancy rate of around 4%. Furthermore, there are no existing vacancies within the retail strip, with the two (2) existing vacancies provided internally within Robinson Road Marketplace.
- The proposal will satisfy only a small proportion of the likely future floorspace demand required to meet the needs of Trade Area residents over the period to 2041 – accounting for only 6% of future retail floorspace requirements, and just under 7% of future working resident floorspace requirements.
- With the proposal of 200m<sup>2</sup> representing only a small share of future resident and worker need (at well below 10%), any impact is assumed to be negligible and well within normal competitive ranges. All facilities in the local and regional area, both existing and proposed, would benefit from future market growth.
- Other centres or precincts within the surrounding area serve a different role and function within the local and regional centre hierarchy and all other centres located 0.7km, or further away, from the Subject Site.

The proposed development will provide additional choice, diversity and competition for local residents within their designated local centre. These residents would, however, continue to regularly travel to other larger centres in the region for their higher order retail and service requirements.

Aspley Centre Precinct will continue to be the major retail and commercial destination in the region, providing a significantly larger mix of retail and non-retail floorspace compared to the Robinson Road Centre Precinct, even following the proposal.

The proposed development would provide an additional office/shop use which would benefit the local community by increasing the ability of the population to shop or work locally, while not impacting on the viability or ongoing operation of any existing or planned centre in the surrounding area.

The site is to the immediate north of the existing Robinson Village centre and therefore forms a natural extension of the existing offer, rather than altering customer shopping or travel patterns.

Moreover, the proposed retail floorspace will improve the amenity of the Subject Site and better serve the local community.

## 6.0 Economic and Community Need

The proposed development would result in a range of important economic benefits which will be of direct benefit to the local community. These key positive employment and consumer impacts include:

- Support for additional employment opportunities and economic activity within the local community
- The provision of a wider range of office/shop facilities near residents' homes
- Increased convenience, diversity and price competition in the local area
- Enhanced customer amenity, activation and design outcomes through the provision of modern development and improved streetscape.

### 6.1 Employment

Estimates of the economic contribution of the proposal flow from input-output modelling undertaken with reference and compliance to best-practice guidelines. A summary of the findings is now presented. *A detailed summary of the methodology and approach can be provided if required.*

#### 6.1.1 Construction Phase

The project's construction phase will stimulate economic activity and employment.

Preliminary construction cost estimates have been estimated taking into account the size of the project. These are used to understand the economic benefits during the project's construction phase. Total construction costs are estimated at \$1.5 million.

The economic contribution of the construction phase has been estimated independently of any operational activity that will occur at the site. The total direct and indirect economic impacts – FTE employment and value added – during the construction period is presented below.

**Table 6.1 Construction phase economic benefits, FTE Job-Years and value added (\$2025)**

	Direct	Indirect	Total
Output (\$M)	\$1.5	\$2.2	\$3.7
Employment (job-years)	0	10	10
Value Added (\$M)	\$0.3	\$0.9	\$1.2

Source: Colliers Urban Planning analysis utilising data from ABS, National Accounts 2020/21

Note: Figures rounded

#### 6.1.2 Ongoing Operation

Economic impacts associated with the ongoing operation of the proposed office/shop use have been based on industry workspace ratios for retail and office uses.

It is estimated that the proposed development will support employment of 7-10 direct FTE jobs per annum once complete and fully occupied, depending on the resulting retail or office use.

The annual direct and indirect economic impacts – FTE employment and value added associated with the proposed development are presented in the below table.

**Table 6.2 Operational phase economic benefits, FTE Employment and value added (\$2025)**

	Direct	Indirect	Total
Output (\$M)	\$1.1 - \$2.6	\$0.8 - \$2.2	\$1.8 - \$4.8
Employment (FTE)	7 -10	2 - 8	9 - 18
Value Added (\$M)	\$0.7 - \$1.6	\$0.4 - \$1.3	\$1.2 - \$2.9

Source: ABS, National Accounts 2020/21; ABS; Colliers Urban Planning

Note: Figures rounded

Results from the modelling indicate that the proposed office/shop has the potential to support up to 10 FTE jobs during construction (assuming a one-year construction period), and between 9 – 18 FTE jobs on an ongoing basis once the project is complete and fully occupied. These additional jobs would support an increase in economic

activity (value-added) across the local and regional economy, directly and indirectly supporting existing and future local businesses.

## 6.2 Site Suitability

As outlined in this assessment, the Subject Site is located to the immediate north of the existing Robinson Village centre, and therefore forms a natural extension of the existing offer, rather than altering customer shopping or travel patterns.

The Subject Site presents as a logical location for the proposed development as part of the Robinson Road Centre Precinct, attributed to the following:

- Robinson Road Centre Precinct is a successful local centre, with a low observed vacancy rate of 4%, including no vacancies within Robinson Village or at any street facing shopfront within the precinct.
- The Subject Site forms a continuation of the existing centre (Robinson Road Centre Precinct) which already extends north beyond Clorane Street and west of Wilmah Street. As such, customers and visitors to the centre are already required to access office/shop uses from Wilmah Street, Helena Street and Clorane Street.
- The market review highlights the need for additional facilities in the local area in order to continue to serve the growing and evolving needs of the local community, with the Subject Site and the Robinson Road Centre Precinct the most suitable, central and accessible location.
- The proposal would support the Robinson Road Centre Precinct as the local community destination for convenience based retail and services, reinforcing the focus and relevance of this centre in the future

## 6.3 Net Community Benefit

It is the conclusion of this report that a substantial net community benefit would result from the proposal at 5 Helena Street, Aspley. Offsetting any minor, short-term impacts on existing operators, there are very substantial positive impacts including the following:

- The proposal will support the growth and ongoing relevance of the Robinson Road Centre Precinct.
- Improve the range of facilities that would be available to local residents.
- Enhance the appeal and amenity of the precinct, including through improved access and streetscape.
- The proposal would improve choice of location and allow for price competition.
- Support 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, up to 19 - 28 FTE jobs are likely to be supported both directly and indirectly from the proposed development. This includes youth employment opportunities, with retail developments often employing younger staff.

It is concluded that the combination of the substantial positive economic benefits will serve to more than offset any potential short-term impacts that could be anticipated for a small number of existing and proposed operators, with all facilities to benefit from continued market growth.