

February 2026

Graceville Dental Surgery, Brisbane

Economic Needs Assessment

Prepared for BNC Planning Co. GV Dental Unit Trust



Contents

Contents	2
Introduction	3
Executive Summary	4
1 Location & Composition	6
1.1. Regional & Local Context	6
1.2. Proposed Expansion	9
2 Brisbane City Planning Scheme	16
3 Catchment Area Analysis	18
3.1. Catchment Area Definition	18
3.2. Catchment Area Population	20
3.3. Socio-economic Profile	22
4 Competitive Environment	24
5 Needs Analysis	27
5.1. Vacant Land Analysis	27
5.2. Population and Demand	37
5.3. Consumer Trends	37
5.4. Location	37
5.5. Impacts on Hierarchy	38
5.6. Net Community Benefits	38

Introduction

This report presents an independent assessment of the need for an expanded Dental Practice at Graceville in the inner south-western suburbs of Brisbane. The report also considers the likely economic impacts that would result from the proposed expansion. The proposal is referred to as Graceville Dental Surgery throughout the remainder of this report.

This report is structure and presented in five (5) sections as follows:

- **Section 1** details the location of the Graceville Dental Surgery and discusses the context of the site within the Brisbane Local Government Area (LGA). The proposed expansion of the surgery is also reviewed.
- **Section 2** reviews the current Brisbane Planning Scheme and its relevance to the subject development.
- **Section 3** details the catchment area likely to be served by the expanded dental practice, including current and projected population over the period to 2046. A review of the socio-economic profile of the catchment area population is also provided.
- **Section 4** summarises the current competitive environment for dental practices within the surrounding region.
- **Section 5** outlines the conclusions of this report, assessing the need for an expanded dental practice to be accommodated on the site as well why the removal of the single residential dwelling unit for the expansion of the existing dental practice is of no economic consequence to the overall need for residential.

Executive Summary

The key points to note from this report regarding the need for the expansion of the Graceville Dental Surgery, include the following:

- i. The suburb of Graceville is a riverside location in the inner southern suburbs of Brisbane, 7.8 km (by road) south-west of the Brisbane Central Business District (CBD). Graceville falls within the Brisbane City Council Local Government Area (LGA) and is an established residential area.
- ii. The Graceville Dental Surgery is on corner of Honor Avenue and Mortlake Road, in close proximity to a range of community and education facilities. The site currently includes the Dental Surgery as well as a single residential unit (on the upper level).
- iii. The Dental Surgery was originally established in Graceville in 1936 and has been operating for ~ 90 years. Week day operating hours for the Dental Surgery are 8 am to 6 pm Monday, Tuesday, and Thursday with the practice open until 7 pm on Wednesdays and until 4 pm on Fridays, the dental practice also opens from 8 am to 2 pm on Saturdays.
- iv. The existing Graceville Dental Surgery is 169 sq.m and includes 3 surgery rooms. If approved, the ground level would be increased by 83 sq.m (including two additional surgery rooms). The expansion would also include the removal of the existing residential dwelling on the upper level, converting this to storage for the dental practice.
- v. Overall, the proposed development would provide approved amenity for customers that visit Graceville Dental Surgery. The development would enable local customers to access enhanced dental technology and an improved dental experience.
- vi. The subject site is zoned Character residential, immediately north of the Graceville District Centre zone and forms a logical extension of the Graceville District Centre. District zoned land extends over 400 metres south from Mortlake Road to Wylie Street on the western side of Honour Avenue. All sites within this area are currently occupied.
- vii. The defined catchment area for the proposed expanded Graceville Dental Surgery, extends south to the Brisbane River, bounded to the east by Oxley Creek and to the south by Cliveden Avenue, and includes the suburbs of Graceville, Chelmer, Sherwood and Corinda. The catchment area has been defined to extend around 1 km north limited by the Brisbane River, and ~3 km to the south.
- viii. The expanded Graceville Dental Surgery catchment area population is currently estimated at 20,387 (2025) and is projected to increase to 23,017 by 2046, representing an average annual growth of 0.6%, or around 2,630 persons. Population growth within the catchment area will largely be driven by small infill developments.
- ix. There are 10 dental facilities within the defined catchment area including the existing Graceville Dental Surgery.
- x. Given the long-standing operation of Graceville Dental Surgery the relocation of the subject site would likely result in a significant change in established customer patterns.

- xi. It is also noted that the loss of the single two bedroom residential unit (of ~136 sq.m) as part of the expansion of the Graceville Dental Surgery would not be of any significant impact to the overall need for residential land within the Brisbane LGA and the immediate Graceville region. This single dwelling is miniscule in the context of the overall demand for residential land within the Brisbane City LGA. Consequently, the loss of the subject site for a residential purpose will not fundamentally impact on the ongoing need for potential additional residential land in the Brisbane City LGA as it will not make any significant contribution to supply.
- xii. Dental Practices are located in various different zones including Centre and Character Zones throughout the surrounding area. Each of the existing centre precincts at Sherwood, Graceville, and Corinda include a number of Dentists currently. These centres are also anchored by an extensive range of other facilities including supermarkets, specialty shops, medical facilities and the like. The addition of a small expansion of the Graceville Dental Surgery in no way impacts on the continued operation of facilities at these locations.
- xiii. The expansion of the Dental practice, however, would provide significant benefits to the local population. The improved technology from the expansion will allow new more modern services to be provided at the Graceville Dental Surgery. This may result new clients who seek newer and more modern practices, however, any changes in consumer behaviour will not impact on the healthy and vibrant functioning of centres which include dental practices.
- xiv. It is the conclusion of this report that a substantial net community benefit would result from the expansion of the existing Graceville Dental Surgery, offsetting the trading impacts on some existing retailers, there are very substantial positive impacts including the following:
- Improvement in the range of facilities that would be available to residents and workers.
 - The proposed development would improve choice of location and allow for price competition.
 - Increased range of services including the latest technology for a dental practice.
- xv. It is concluded that the combination of the substantial positive economic impacts serves to more than offset the limited trading impacts that could be anticipated for a small number of existing and dental practice.

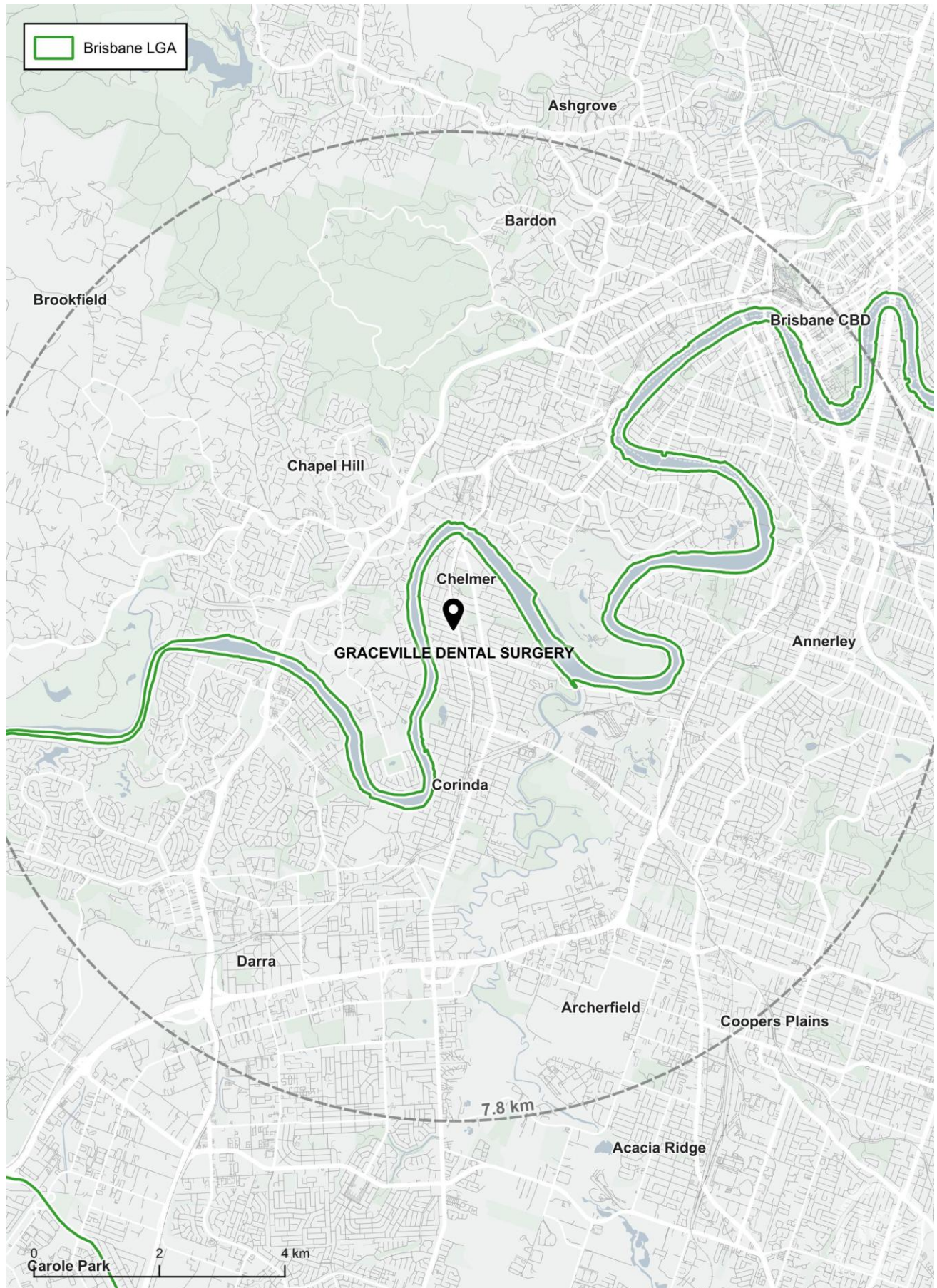
1 Location & Composition

This section of the report reviews the regional and local context of Graceville Dental Surgery in Graceville and provides a summary of the proposed expansion.

1.1. Regional & Local Context

- i. The suburb of Graceville is a riverside location in the inner southern suburbs of Brisbane, 7.8 km (by road) south-west of the Brisbane Central Business District (CBD). Graceville falls within the Brisbane City Council Local Government Area (LGA) and is an established residential area (refer Map 1.1).
- ii. The population of the Brisbane City Council Local Government Area (LGA) was ~1.3 million persons in 2021 and is projected to grow to ~1.7 million residents by 2046 (+460,000 residents), based on the South East Queensland Regional Plan 2023.
- iii. The suburb of Graceville is serviced by the Graceville railway station which links Ipswich and the Springfield Central lines to the Brisbane CBD. The suburb is mostly low and medium-density housing with a small retail strip centred along Honour Avenue.
- iv. Map 1.2 illustrates the local context of the Graceville Dental Surgery is on corner of Honor Avenue and Mortlake Road. The site currently includes the Dental Surgery as well as a single residential unit (on the upper level).
- v. Other facilities in the immediate local area include:
 - The Graceville train station is ~0.2 km to the south, along Honor Avenue.
 - Directly opposite the site, south of Mortlake Road is a new mixed-use development that includes a childcare centre (126 childcare places) as well as commercial and retail floorspace. Hand over is expected in February 2026, with 80% of the development already leased and only three tenancies remaining (all less than 61 sq.m).
 - Further to the south opposite Graceville station is a small retail strip.
 - Christ the King Primary Catholic School (225 students) is ~0.6 km to the east.
 - Graceville State Primary School (676 students) is ~1.6 km to the east.
 - Sporting and recreational facilities in the surrounding area include Graceville Memorial Park and tennis facilities at Faulkner Park.
- vi. Overall, the site is close to a range of retail, commercial, community and education facilities.

MAP 1.1. REGIONAL CONTEXT



MAP 1.2. LOCAL CONTEXT



1.2. Proposed Expansion

- i. The Graceville Dental Surgery is located at 7 Mortlake Road, Graceville. Graceville is primarily an established residential suburb on the Brisbane River, bounded by the suburbs of Chelmer in the north and Sherwood in the south.
- ii. The Dental Surgery was originally established in Graceville in 1936 and has been operating for ~ 90 years. Week day operating hours for the Dental Surgery are 8 am to 6 pm Monday, Tuesday, and Thursday with the practice open until 7 pm on Wednesdays and until 4 pm on Fridays, the dental practice also opens from 8 am to 2 pm on Saturdays. Two practitioners work from the facility.
- iii. Part of the Graceville Dental Surgery Philosophy is:

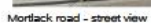
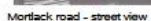
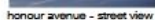
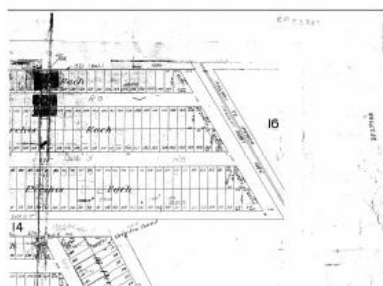
To ensure that you and your family always receive an exceptional standard of care, investments are regularly made into your clinicians, staff and clinic. Our commitment to providing dental services that are more cost-effective and accessible to the wider community is evident in our payment plan options and affiliations with most of the major health funds.
- iv. Figures 1.1 – 1.5 illustrate the layout of the proposed expanded Graceville Dental Surgery development, with Table 1.1 detailing the indicative composition. Key points to note are as follows:
 - The existing Graceville Dental Surgery is 169 sq.m and includes 3 surgery rooms. If approved, the ground level would be increased by 83 sq.m (including two additional surgery rooms).
 - The expansion would also include the removal of the existing residential dwelling on the upper level, converting this to storage for the dental practice.
 - Associated car parking including five customer car parks and three staff car parks.
- v. Overall, the proposed development would provide significant improved amenity for customers that visit Graceville Dental Surgery as well as enhanced dental technology and an improved dental experience/health outcome.

TABLE 1.1. GRACEVILLE DENTAL SURGERY PROPOSED EXPANSION

Use	GLA (sq.m)	% of Total
Existing Dental Surgery		
Ground Level - Dental Surgery	116	
Ground Level - Porch	4	
Ground Level - Garage/storage	<u>49</u>	
Total Existing Dental Surgery	169	55%
First Floor Level - Residetnial	136	
Total	305	
Proposed Extension		
Ground Level - Dental Surgery	116	
Ground Level - Porch	4	
Ground Level - Garage/storage	49	
First Floor Level - Dental Storage	136	
Proposed extension- Ground Level	<u>83</u>	
Total Dental Surgery	388	

Source: BNC Planning Co. GV Dental Unit Trust

Location*iq* Graceville Dental Surgery, Brisbane
Economic Needs Assessment - February 2026

[illegible]

© copyright concept building dsw

project:
Proposed Dental Clinic
Extensions
for:
Graceville Dental Surgery

at:
270 Honour Avenue,

Gracerville, Brisbane

DATE	24-03
SCALE	1:100
NAME	6080028 5.12.0

FIGURE 1.2. PROPOSED DEVELOPMENT

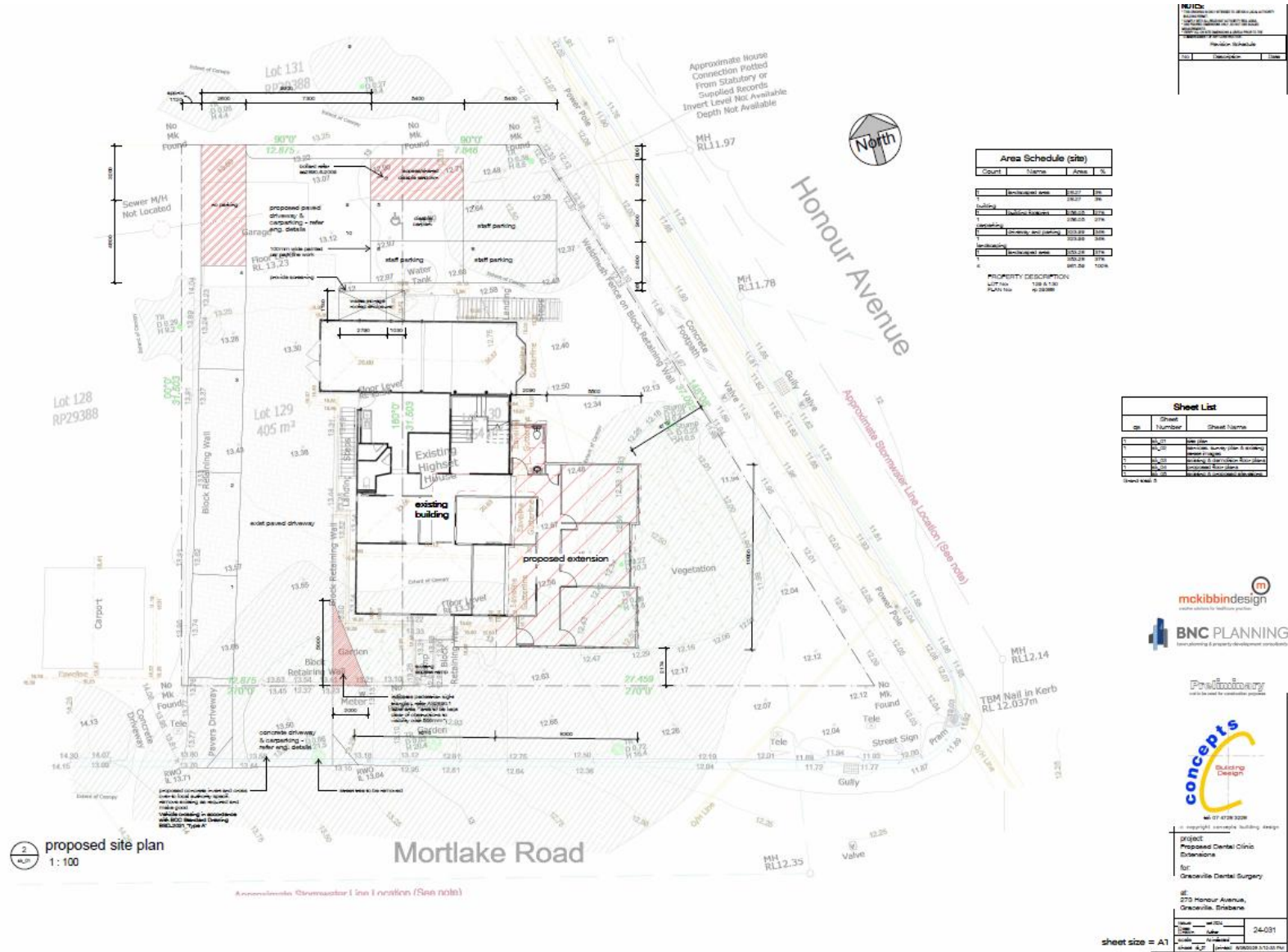


FIGURE 1.3. PROPOSED DEVELOPMENT

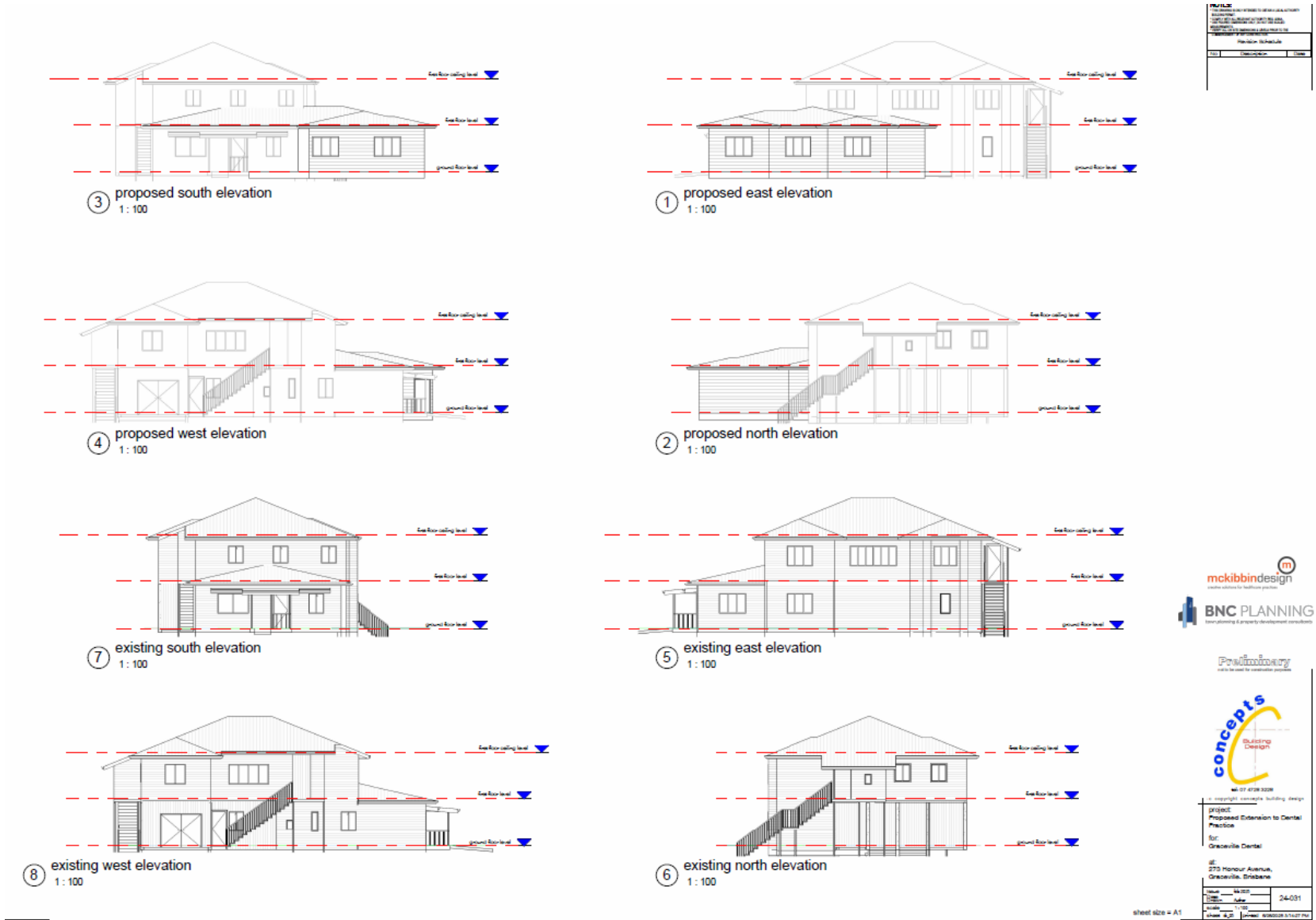


FIGURE 1.4. PROPOSED DEVELOPMENT



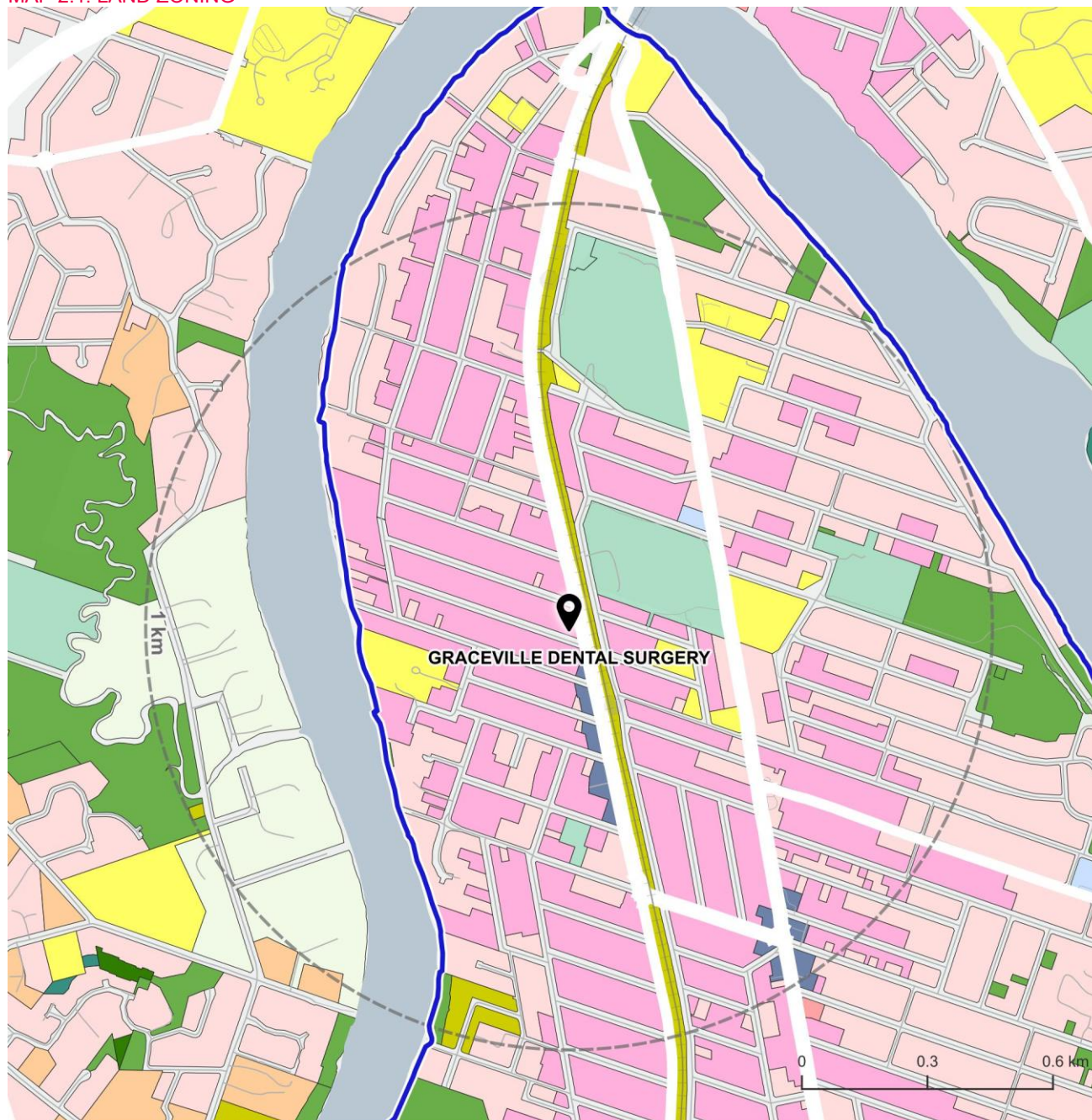
Location*iq* Graceville Dental Surgery, Brisbane
Economic Needs Assessment - February 2026



2 Brisbane City Planning Scheme

- i. The subject site is zoned Character residential; the purpose of this precinct will be achieved through the following additional overall outcome:
 - (a) *zone role;*
 - (b) *development location and uses;*
 - (c) *development form;*
 - (d) *the following zone precincts:*
 - i. *Character zone precinct;*
 - ii. *Infill housing zone precinct.*
- 4. *Development location and uses overall outcomes are:*
 - ...
 - (f) *Development for a commercial character building activities use on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.*
 - (g) *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 or the Active frontages in residential zones overlay, is to:*
 - i. *have a gross floor area of less than 250m²;*
 - ii. *serve local residents' day-to-day needs;*
 - iii. *not undermine the viability of a nearby centre.*
- ii. The remainder of this report considers issues around size, the catchment served by the facility and the impacts on nearby centres from the development.
- iii. The site is immediately north of the Graceville District Centre zone as shown on Map 2.1 and forms a logical extension of the Graceville District Centre. District zoned land extends over 400 metres south from Mortlake Road to Wylie Street on the western side of Honour Avenue. All sites within this area are currently occupied.
- iv. The subject site has operated as a Dentist since 1936, the redevelopment and slight expansion of the practice would not impact the existing nearby centres given it has been operational for 90 years.

MAP 2.1. LAND ZONING



- | | |
|---|--|
| CF4 - Community purpose | LMR2 - Low-medium density residential (2 or 3 storey mix) |
| CF5 - Education purpose | NC - Neighbourhood centre |
| CF7 - Health care purposes | Open Space |
| CN - Conservation | RU - Rural |
| CR1 - Character | SP3 - Special purpose (Transport infrastructure) |
| DC1 - District | SP4 - Special purpose (Utility services) |
| EC - Emerging community | SR - Sport and recreation |
| EM - Environmental management | SR2 - Sport and recreation (District) |
| LDR - Low density residential | |



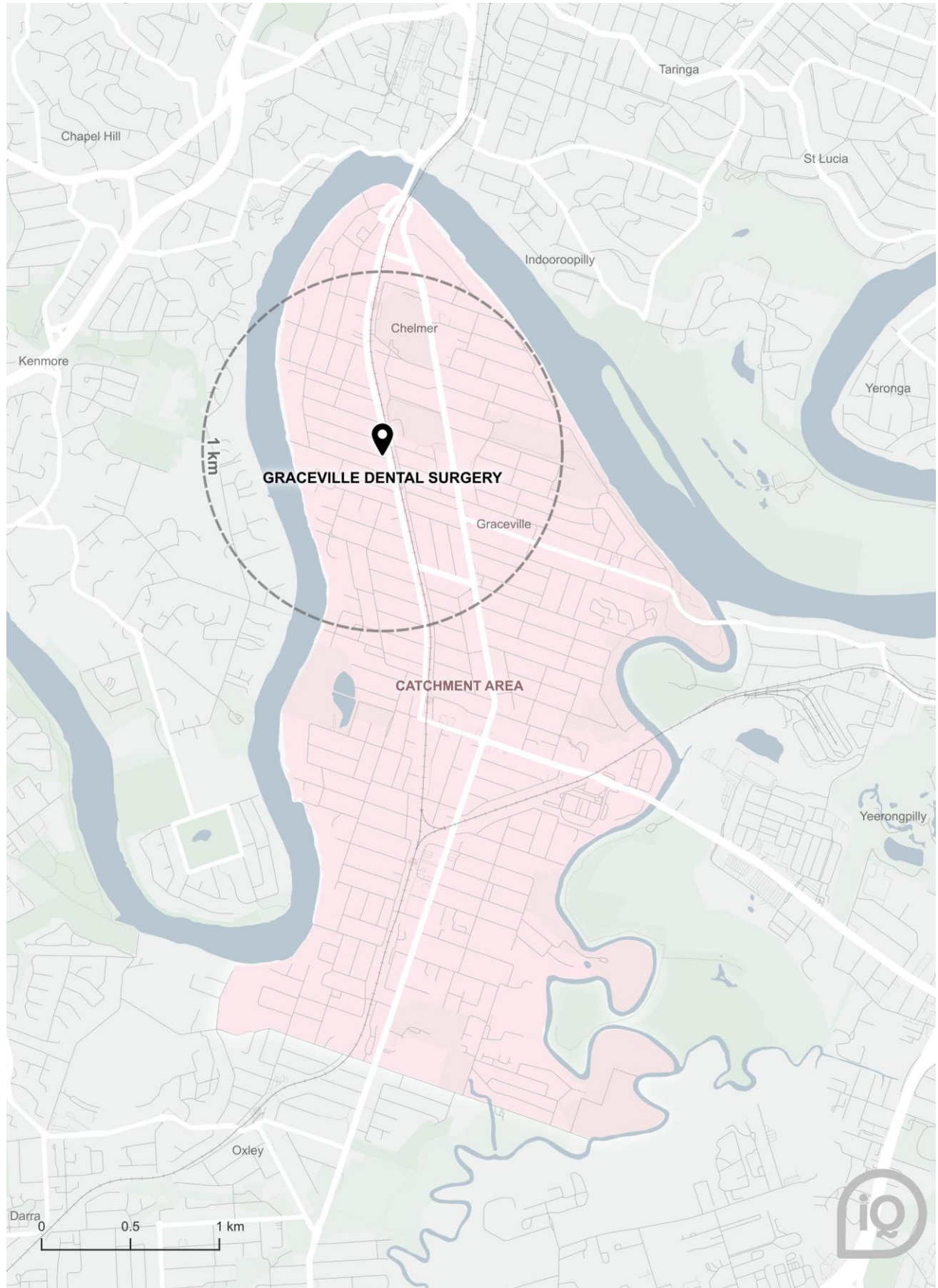
3 Catchment Area Analysis

This section of the report provides a review of the catchment area served by the expanded Graceville Dental Surgery, including current and projected population levels over the period to 2046. A review of the socio-economic profile of the catchment area population is also provided.

3.1. Catchment Area Definition

- i. The catchment area served by the expanded Graceville Dental Surgery has been defined taking into consideration the following:
 - The scale and composition of the existing and expanded dental practice.
 - The provision of existing and planned competitive facilities throughout the surrounding area.
 - Regional and local accessibility.
 - The pattern of urban development throughout the region.
 - Significant physical barriers.
- ii. The catchment area defined for the proposed development is also based on the experience of Location iQ, which has been established and refined over many years across many similar assessments. Location iQ has also been provided with existing store customer data (including exit-survey results, transaction data, mobile phone ping data and the like), which assists in the refinement and cross-checking of catchment area boundaries for existing situations and can then be utilised for future scenarios.
- iii. The catchment area defined for the proposed expanded Graceville Dental Surgery development is based on Australian Bureau of Statistics (ABS) SA1 statistical areas, which is common convention for catchment area definitions given SA1's are the smallest unit area released in Census data. SA1s typically have a population of between 200 and 800 persons, with an average population size of approximately 400 persons.
- iv. Map 3.1 illustrates the defined catchment area for the proposed expanded Graceville Dental Surgery, extends south to the Brisbane River, bounded to the east by Oxley Creek and to the south by Cliveden Avenue, and includes the suburbs of Graceville, Chelmer, Sherwood and Corinda. The catchment area has been defined to extend around 1 km north limited by the Brisbane River, and ~3 km to the south.

MAP 3.1. GRACEVILLE DENTAL SURGERY CATCHMENT AREA & SUBURBS



3.2. Catchment Area Population

- i. Table 3.1 details the current and projected the expanded Graceville Dental Surgery catchment area population levels by sector. 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 approvals statistics from the ABS from 2011/12 to 2024/25 (refer Chart 3.1), which indicate an average of 131 new dwellings were approved for the catchment area annually over this timeframe.
 - The latest population projections prepared at a Statistical Area 2 (SA2) level by Queensland Government Statistician's Office.
 - Investigations by this office into new residential developments in the region.
- ii. The expanded Graceville Dental Surgery catchment area population is currently estimated at 20,387 (2025) and is projected to increase to 23,017 by 2046, representing an average annual growth of 0.6%, or around 2,630 persons.
- iii. Population growth within the catchment area will largely be driven by small infill developments.

TABLE 3.1. CATCHMENT AREA POPULATION, 2011 – 2046

Population	Actual			Forecast						Change
	2011	2016	2021	2025	2026	2031	2036	2041	2046	2025-46
Catchment Area	17,237	18,707	19,867	20,387	20,517	21,017	21,617	22,267	23,017	2,630

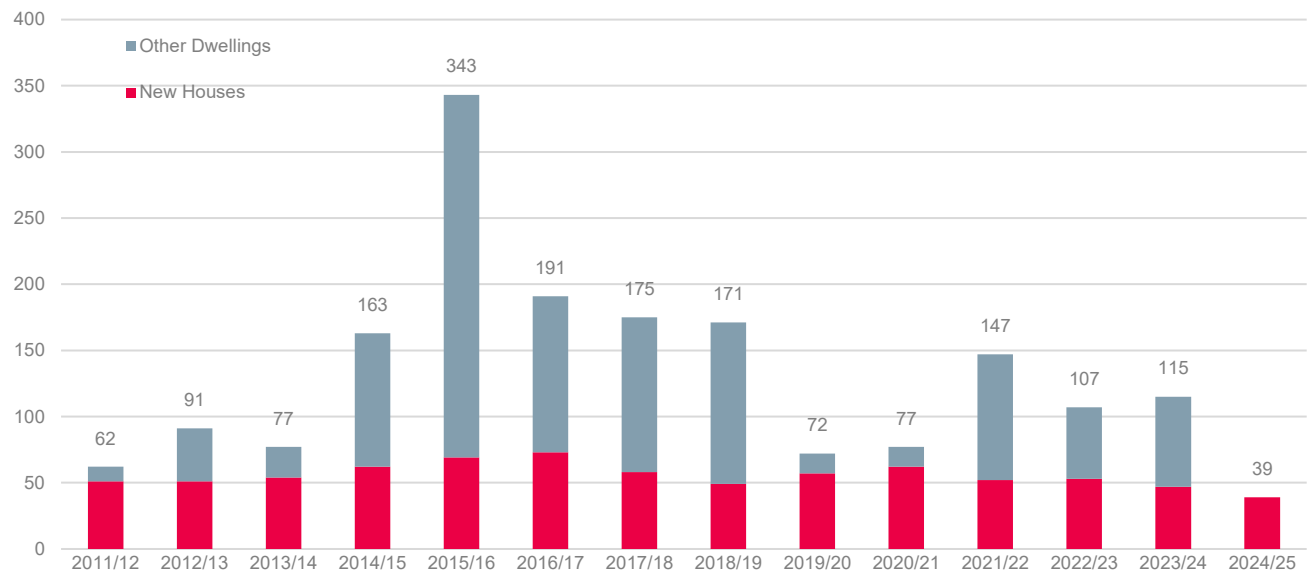
Average Annual Change (No.)	Actual		Forecast						Change
	2011-16	2016-21	2021-25	2025-26	2026-31	2031-36	2036-41	2041-46	2025-46
Catchment Area	294	232	130	130	100	120	130	150	125

Average Annual Change (%)	Actual		Forecast						Change
	2011-16	2016-21	2021-25	2025-26	2026-31	2031-36	2036-41	2041-46	2025-46
Catchment Area	1.7%	1.2%	0.6%	0.6%	0.5%	0.6%	0.6%	0.7%	0.6%
Greater Brisbane	1.9%	1.8%	2.9%	2.3%	1.7%	1.3%	1.1%	1.0%	1.4%
Australian Average	1.6%	1.2%	2.1%	1.8%	1.6%	1.3%	1.2%	1.1%	1.4%

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

Sources : ABS, QGSO, National Forecasting Program by .id – informed decisions

CHART 3.1. CATCHMENT AREA NEW DWELLING APPROVALS, 2011/12 – 2024/25



Source: ABS

3.3. Socio-economic Profile

- i. Table 3.2 summarises the socio-economic characteristics of the expanded Graceville Dental Surgery catchment area population, compared with the Greater Brisbane benchmarks. This information is based on the 2021 Census of Population and Housing.
- ii. Key points to note include:
 - **Incomes:** Average per capita income of \$75,292 (+34.4%) and household income levels of \$142,478 (+25.8%) are higher the Greater Brisbane benchmark.
 - **Average Age:** The average age of the catchment area (38.8 years) is higher than the benchmark (37.8 years).
 - **Average Household Size:** The average household size of 2.6 persons aligns with the benchmark.
 - **Ethnicity:** The catchment area is predominantly Australian born at 75.9%.
 - **Home Ownership:** There is a large proportion of homeowners, representing 69.8% of the catchment area.
 - **Household Structure:** There is a higher proportion of traditional families within the catchment area, representing 54.2% of households.
- iii. Overall, the catchment area population socio-economic profile reflects an affluent, Australian born, family-based population. This profile is consistent with a population that would value the amenity and convenience of a dental practice close to their home.

TABLE 3.2. CATCHMENT AREA SOCIO-ECONOMIC PROFILE, 2021 CENSUS

Characteristic	Catchment Area	Greater Brisbane Average
People		
Age Distribution (% of Pop'n)		
Aged 0-14	20.2%	19.0%
Aged 15-19	6.9%	6.1%
Aged 20-29	11.0%	14.3%
Aged 30-39	11.9%	15.1%
Aged 40-49	15.9%	13.5%
Aged 50-59	13.2%	12.1%
Aged 60+	21.0%	19.8%
Average Age	38.8	37.8
Birthplace (% of Pop'n)		
Australian	75.9%	72.8%
Overseas	24.1%	27.2%
• Asia	7.6%	9.8%
• Europe	7.1%	6.0%
• Other	9.4%	11.4%
Family		
Average Household Size	2.6	2.6
Family Type (% of Pop'n)		
Couple with dep't children	54.2%	45.4%
Couple with non-dep't child.	5.5%	7.0%
Couple without children	20.8%	23.2%
Single with dep't child.	6.4%	9.7%
Single with non-dep't child.	2.6%	3.8%
Other family	0.9%	1.2%
Lone person	9.6%	9.8%
Employment		
Income Levels		
Average Per Capita Income	\$75,292	\$56,028
Per Capita Income Variation	34.4%	n.a.
Average Household Income	\$142,478	\$113,246
Household Income Variation	25.8%	n.a.
Housing		
Tenure Type (% of Dwellings)		
Owned	69.8%	63.3%
Rented	28.4%	35.3%
Other Tenure Type	1.8%	1.3%

Sources: ABS Census of Population and Housing 2021

4 Competitive Environment

- i. This section of the report reviews the competitive retail environment within which the proposed expansion of Graceville Dental Surgery development would operate. Dental facilities throughout the catchment area and beyond are illustrated on Map 4.1.
- ii. There are 10 dental facilities within the defined catchment area including the existing Graceville Dental Surgery. Table 4.1 details the nine other Dental practices within the Catchment, with key points to note as follows:
 - Westside Dentistry is 350 metres to the south. The practice offers a range of General Dental, Aesthetic Dentistry and Restorative Dentistry. Westside Dentistry has an on-site laboratory to aid in the production of dental accessories, dentures, mouthguards, and more. Operating hours are from 9 am to 5 pm Monday to Friday and 9 am to 1.30 pm on Saturdays.
 - Chelmer Dental opened in 2020 and is 850 metres to the north and includes four Dentists. The practice provides a range of services, including preventative, general, major dental treatments, and children's dentistry, with specialized offerings like teeth whitening and orthodontics, including Invisalign.
 - Essential Care Dental is 1.0 km to the south-east, in Graceville Quarter. This practise is generally open from Monday to Friday 8.30 am – 5.30 pm and Saturdays 8 am – 12 pm.
 - Graceville Dental Practice is provided opposite Graceville Quarter (~1.1 km from Graceville Dental Surgery). This practise operates from Monday to Friday 8.30 am – 5 pm, with extended hours Thursday until 7 pm.
 - There are three dental practices in Sherwood (~1.7 km to the south) including Jansz Dental, Sherwood Dental and Sherwood Smiles. Provided within the Sherwood District Centre on either side of Sherwood Road. These facilities operate between 7.30 am and 6.30 pm weekdays and 7.30 am to 4 pm Saturdays.
 - Corinda Denal Centre operates Monday to Friday 8 am – 5 pm and is 2.8 km to the south,
 - Dental Flossophy is ~3.7 km to the south-east. This practice operates Monday to Friday 8.30 am – 5.30 pm and is open Saturdays from 8.30 am to 2.30 pm.
- iii. In addition, there are a range of dental facilities to the north and south of the catchment area at Indooroopilly and Oxley, respectively the catchment area.

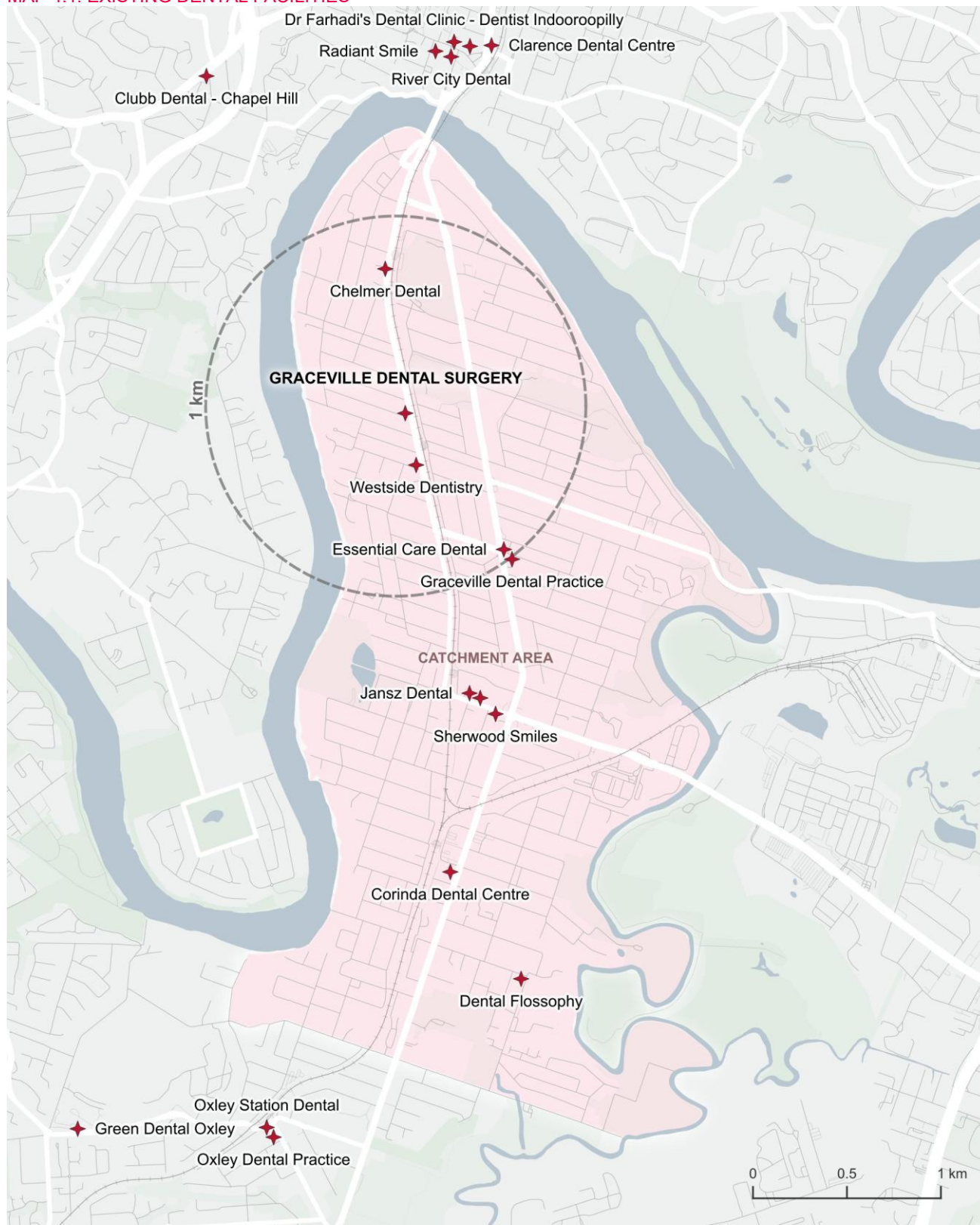
TABLE 4.1. DENTAL PRACTICES

Dental Practice	GLA*	Dentists (No.)	Operating Hours	Zoning	Distance (km)
Westside Dentistry	70	1	Mon. to Fri. - 9am - 5pm Sat.- 9am - 1.30pm	District Centre	0.4
Chelmer Dental	150	4	Mon - 8.30am to 7pm Tue, Wed, Thur - 8.30am - 5.30pm Fri - 8.30am - 5pm Sat - 8.30am - 2.30pm	Character	0.9
Essential Care Dental	100	5	Mon to Thurs - 8.30am – 5.30pm Fri - 8.30am - 5pm Sat. - 8am – 12pm	District Centre	1.0
Graceville Dental Practice	50	2	Mon to Fri 8.30am – 5pm, with extended hours Thurs until 7pm	District Centre	1.1
Jansz Dental	80	2	Mon - 8am to 5pm Tue & Thur - 7.30am - 5pm Wed - 8am - 6.30pm Fri - 7.30am - 4.30pm Sat - 7.30am - 2pm	District Centre	1.6
Sherwood Dental	100	2	Mon to Thur - 8.30am - 5.30pm Fri - 8.30am - 4.30pm	District Centre	1.7
Sherwood Smiles	150	3	Mon, Tues & Fri - 8.30am – 5pm Wed & Thurs - 8.30am - 6pm Sat. - 8am – 4pm	District Centre	1.8
Corinda Denal Centre	100	3	Mon to Fri - 8am – 5pm	District Centre	2.8
Dental Flossophy	50	4	Mon to Fri - 8.30am – 5.30pm Sat - 8.30am to 2.30pm	Character	3.7

* Indicative

Not all Dentists work part-time and some are booked 1-2 months in advance

MAP 4.1. EXISTING DENTAL FACILITIES



◆ Dental Facilities



5 Needs Analysis

The final section of this report summarises the key conclusions of the impact analysis for the proposed expansion of the Dental practice at Graceville.

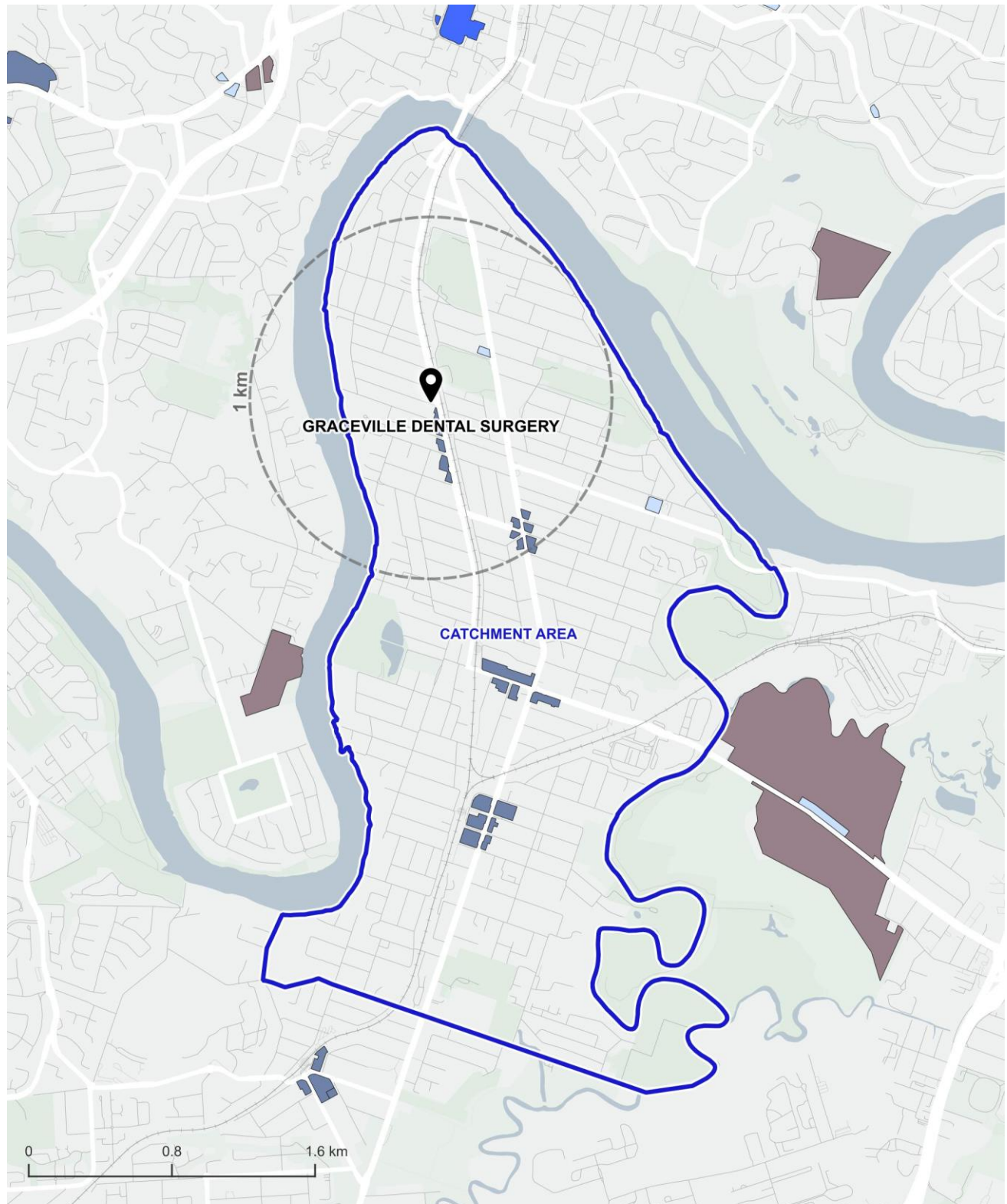
- i. 'Need' or 'Community Need' in a planning sense is a relative concept that relates to the overall wellbeing of a community. A use is needed, for example, if it would, on balance, improve the services and facilities available in a locality. The reasonable demands and expectations of a community are important, therefore, in assessing need.
- ii. Several important factors that relate to need, particularly economic need, include:
 - Alternate sites including vacant land.
 - Population and demand.
 - Consumer trends.
 - Location.
 - Impacts on hierarchy.
 - Net community benefits.

5.1. Vacant Land Analysis

- i. The subject site is zoned Character residential and has operated as a Dentist since 1936, with one residential unit on the upper level. The current development application proposes an expansion of the practice of 83 sq.m as well as the removal of the existing unit.
- ii. Map 5.1 illustrates the centre zoned land in and around the Graceville Dental Surgery. The site is immediately north of the Graceville District Centre zone and forms a logical extension of the Graceville District Centre. District zoned land extends over 400 metres south from Mortlake Road to Wylie Street on the western side of Honour Avenue. All sites within this area are currently occupied (Maps 5.2 and 5.3).
- iii. Maps 5.4 -5.8 show the other centre zoned land within the catchment area, with all sites currently occupied.
- iv. Directly opposite the site, south of Mortlake Road is a new mixed-use development that includes a childcare centre (126 childcare places) as well as commercial and retail floorspace. Hand over is expected in February 2026, with 80% of the development already leased and only three tenancies remaining (all less than 61 sq.m).
- v. Given the long-standing operation of Graceville Dental Surgery the relocation of the subject site would likely result in a significant change in established customer patterns.

- vi. It is also noted that the loss of the single two-bedroom residential unit (of 136 sq.m) as part of the expansion of the Graceville Dental Surgery would not be of any significant impact to the overall need for residential land within the Brisbane LGA and the immediate Graceville region. This single residential dwelling is miniscule in the context of the overall demand for residential land within the Brisbane City LGA. Consequently, the loss of the subject site for a residential purpose will not fundamentally impact on the ongoing need for potential additional residential land in the Brisbane City LGA as it will not make any significant contribution to supply.
- vii. The expansion of the Dental practice, however, would provide significant benefits to the local population including if the expansion is to be developed.
- viii. A review of commercial sites found that there are very limited vacant tenancies across the catchment area. Most vacancies are smaller in size than the Graceville Dental Surgery is currently. There are four vacancies, over 100 sq.m, that will be available as part of the Sherwood Central redevelopment. With one PAD site (219 sq.m) targeting a medical/allied health tenant. These vacancies are in close proximity to three existing Dental practices in Sherwood District Centre.

MAP 5.1. CENTRE ZONED LAND



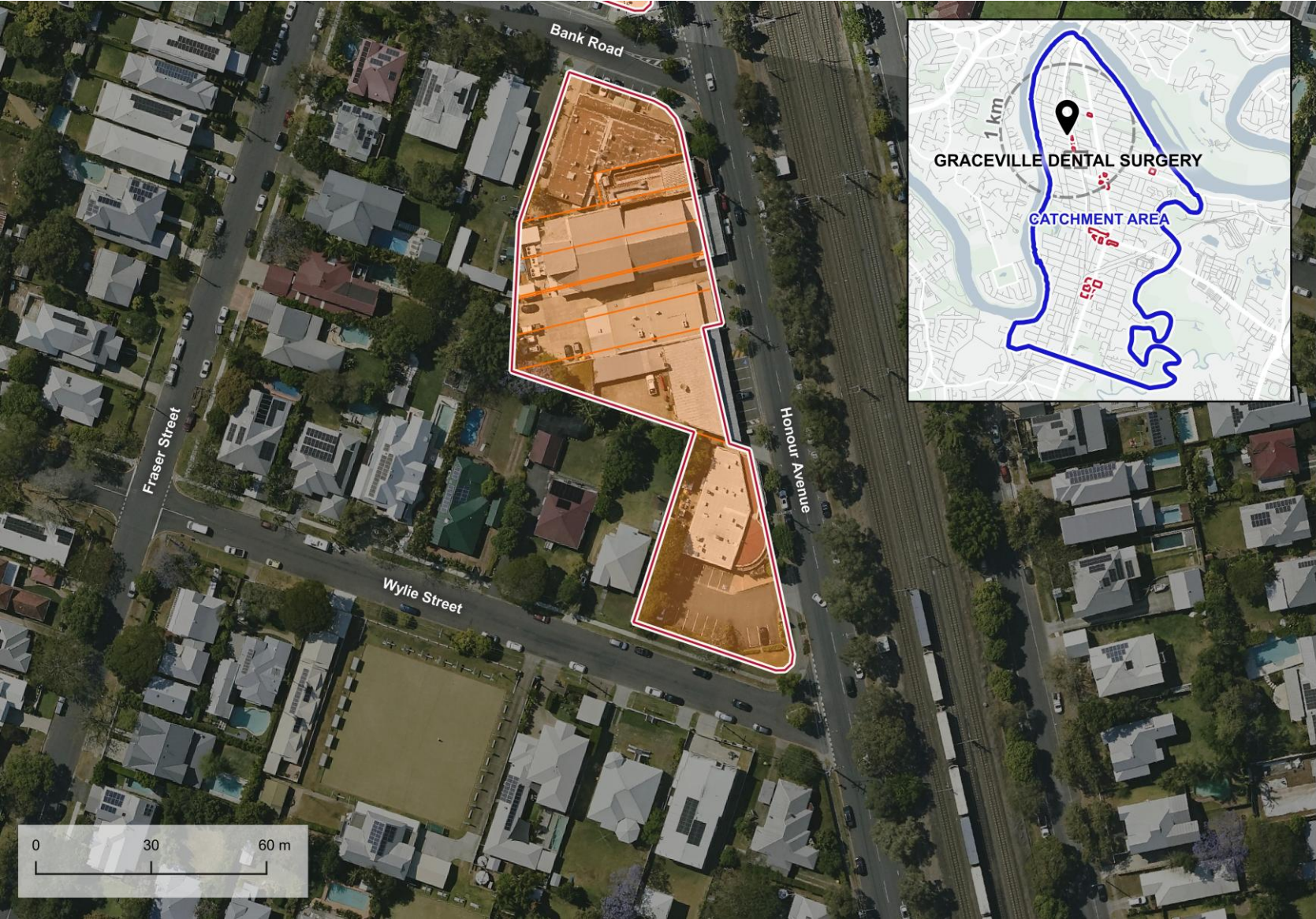
- | | |
|---|--|
|  DC1 - District |  SC1 - Specialised centre (Major education and research facility) |
|  DC2 - Corridor |  SC2 - Specialised centre (Entertainment and conference centre) |
|  MC - Major centre |  SC3 - Specialised centre (Brisbane Markets) |
|  NC - Neighbourhood centre |  SC4 - Specialised centre (Large format retail) |



MAP 5.2. GRACEVILLE DISTRICT CENTRE ZONED LAND – VACANT LAND ANALYSIS (1/2)



MAP 5.3. GRACEVILLE DISTRICT CENTRE ZONED LAND – VACANT LAND ANALYSIS (2/2)



- Centre Zone Vacancy**
- Vacant
 - Partially Vacant
 - Occupied
 - Centre Zoned Land

PhotoMap by metromap.com



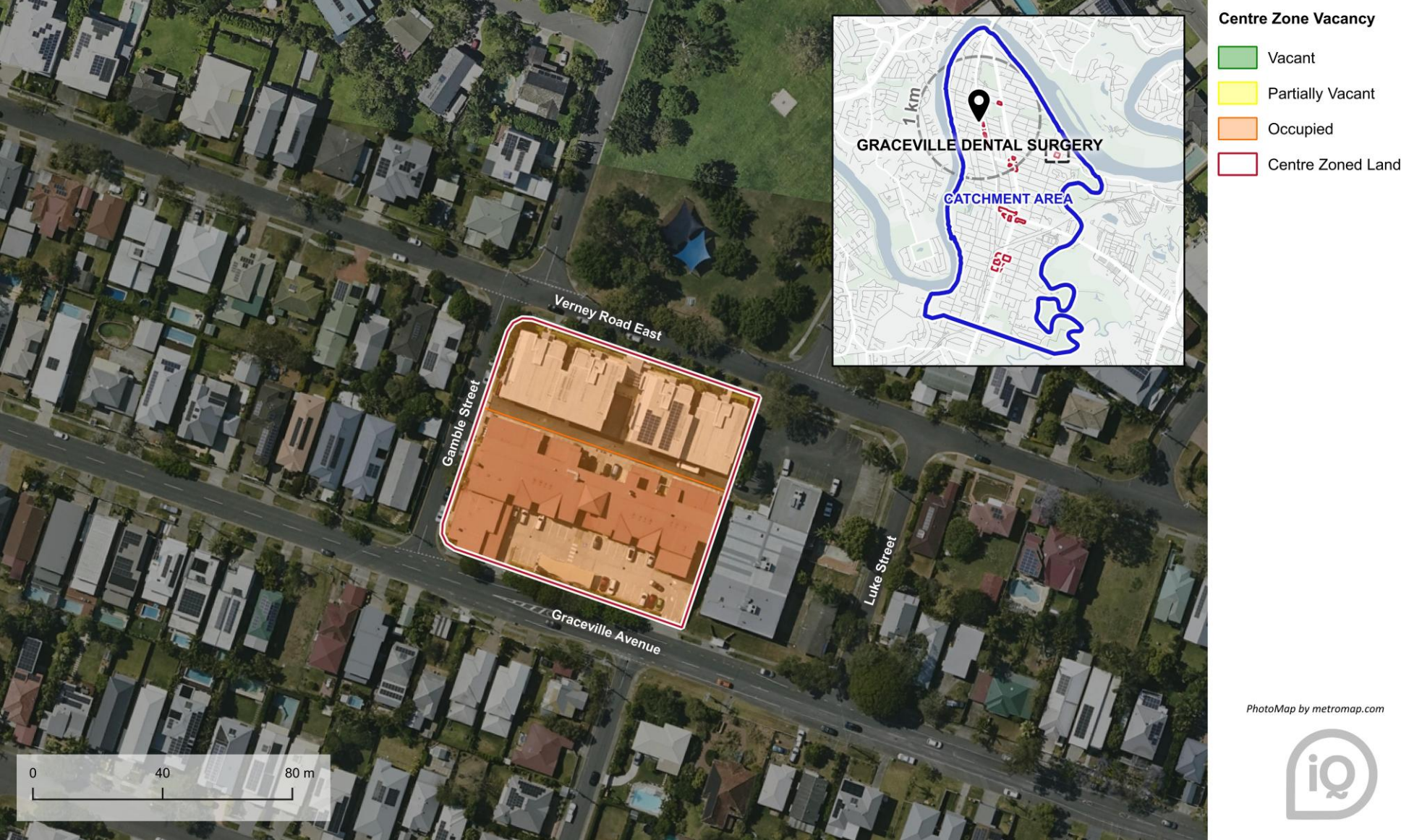
MAP 5.4. CHELMER NEIGHBOURHOOD CENTRE ZONE – VACANT LAND ANALYSIS



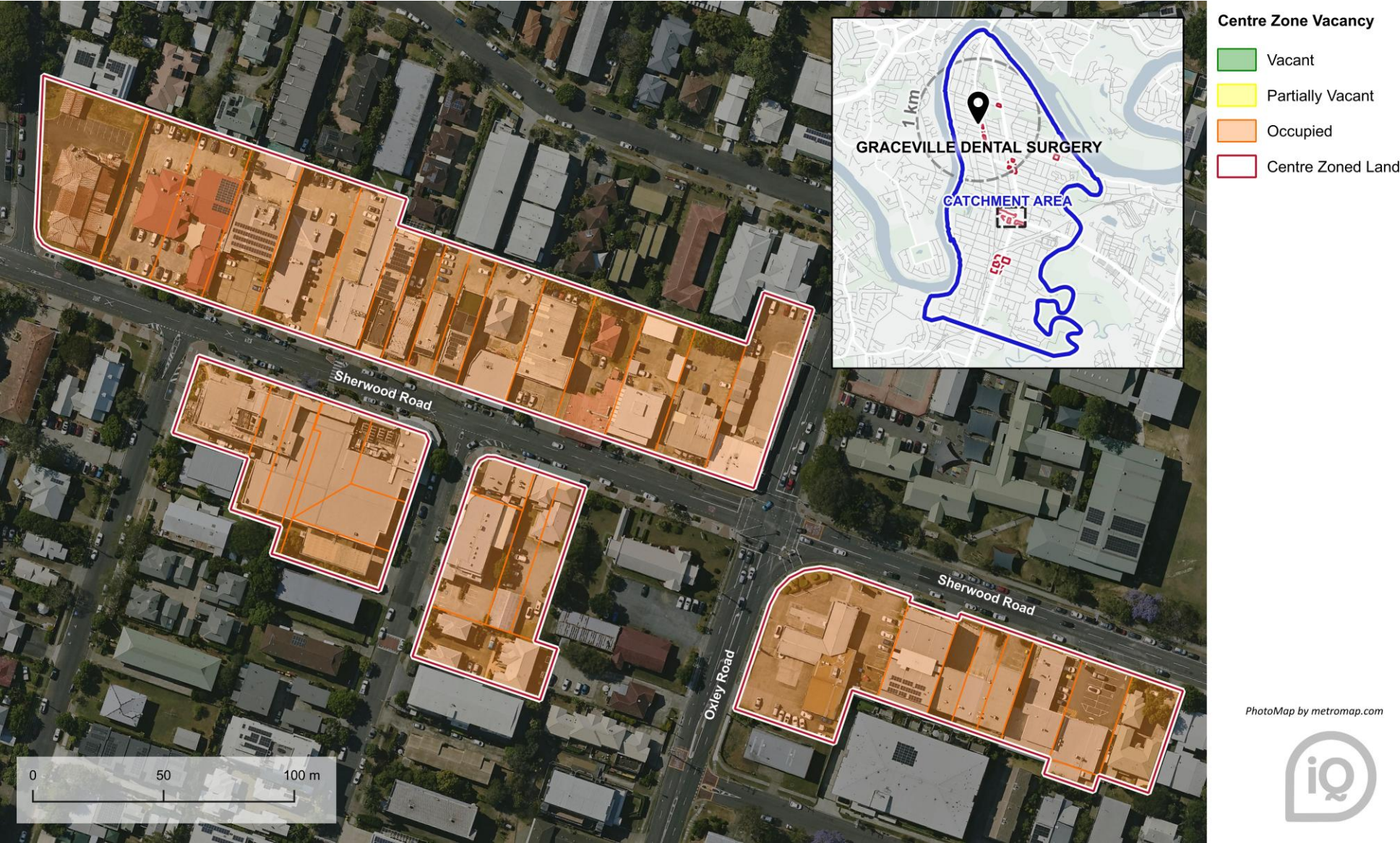
MAP 5.5. GRACEVILLE OXLEY ROAD – VACANT LAND ANALYSIS



MAP 5.6. GRACEVILLE NEIGHBOURHOOD CENTRE ZONE – VACANT LAND ANALYSIS



MAP 5.7. SHERWOOD DISTRICT CENTRE ZONE – VACANT LAND ANALYSIS



MAP 5.8. CORINDA DISTRICT CENTRE ZONE – VACANT LAND ANALYSIS



5.2. Population and Demand

- i. The catchment area population is currently 20,387 (2025) and is projected to increase by ~2,600 to over 23,000 by 2046, representing an average annual growth rate of 0.6%.
- ii. The Graceville Dental Surgery has been operational for 90 years and includes two dentists. The proposed expansion of 83 sq.m would be to better accommodate newer more modern machines and technology within the practice.

5.3. Consumer Trends

- i. Dental practices in Australia play crucial roles in local economies by catering to evolving patient needs. As these needs shift, driven by social trends such as:
 - Increasing time constraints on busy families
 - Population and income growth
 - Advancements in dental technologies and treatment methods
 - Rising competition within the healthcare sector.
- ii. Both patient demand and technological advancements mean customers are always looking for practices that are able to offer a best in class comprehensive dental services.
- iii. There is a strong need for comprehensive dental services to be located conveniently near patient residences, as relatively regular visits are essential for ongoing oral health maintenance.
- iv. The proposed expansion of the dental practice, including enhanced facilities for a full range of services, additional rooms for modern technologies, and convenient patient access through direct at grade parking, would significantly benefit local residents and existing patients.

5.4. Location

- i. It is observed in any established population area that residents/customers move freely between different shopping facilities depending on choice, offer, complementary trip purposes, place of work, place of education, place of recreation and the like. It is not unreasonable to expect consumers to make choices about their shopping patterns based on these types of criteria and conversely, it is highly unlikely that residents would just undertake shopping at their closest facility all the time.
- ii. Relevantly, the location of the site, fronting Honour Avenue, a major arterial route within the region, would be a key location for an expanded commercial development. Additionally, the site is 200 metres north of the Graceville train station.
- iii. A number of schools are also provided within 2 km of the Graceville Dental Surgery with a combined ~900 students.

- iv. Directly opposite the site, south of Mortlake Road is a new mixed-use development is nearing completion, including a childcare centre (126 childcare places) as well as commercial and retail floorspace. Hand over is expected in February 2026, with 80% of the development already leased and only three tenancies remaining (all less than 61 sq.m). Tenants currently secured include food takeaway, nail salon, florist, boutique homewares, a laundromat, real estate agent, optometrist and apparel shop.

5.5. Impacts on Hierarchy

- i. Dental Practices are located in various different zones including Centre and Character Zones throughout the surrounding area. However, each of the existing centre precincts at Sherwood, Graceville, and Corinda include a number of Dentist currently. These centres are also anchored by an extensive range of other facilities including supermarkets, specialty shops, medical facilities and the like. The addition of a small expansion of the Graceville Dental Surgery in no way impacts on the continued operation of facilities at these locations.
- ii. The improved technology from the expansion will allow new more modern services to be provided at the Graceville Dental Surgery. This may result new clients who seek newer and more modern practices, however any changes on consuming behaviour, will not impact on the healthy and vibrant functioning of these centres (i.e. existing dental practices will remain viable).

5.6. Net Community Benefits

- i. It is the conclusion of this report that a substantial net community benefit would result from the expansion of the existing Graceville Dental Surgery, offsetting the trading impacts on some existing retailers, there are very substantial positive impacts including the following:
 - Improvement in the range of facilities that would be available to residents and workers.
 - The proposed development would improve choice of location and allow for price competition.
 - Increased range of services including the latest technology for a dental practice.
- ii. It is concluded that the combination of the substantial positive economic impacts serves to more than offset the limited trading impacts that could be anticipated for a small number of existing and dental practice.



Location*iq*

Contact Us

(02) 8248 0100

Level 27 | 25 Martin Place

Sydney NSW 2000

locationiq.com.au