

CHAMPION REDLANDS COAST

Project Pipeline Update and Skills Assessment



Project Pipeline
Update and Skills
Assessment
FINAL
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SUMMARY

- RPS was engaged by the Redlands Coast Chamber of Commerce to prepare an update to the Project Pipeline as well as undertake additional research on the future skills requirements and opportunities of the Redland economy.
- This includes an assessment of the competitiveness, role and function of each of the major economic activity centres, precincts and nodes.

Project Pipeline Update

- The Champion Redlands Coast Project Pipeline has increased to \$6.5b to 2041, with strong increases in the number and value of projects in the short and long-term since the first pipeline.

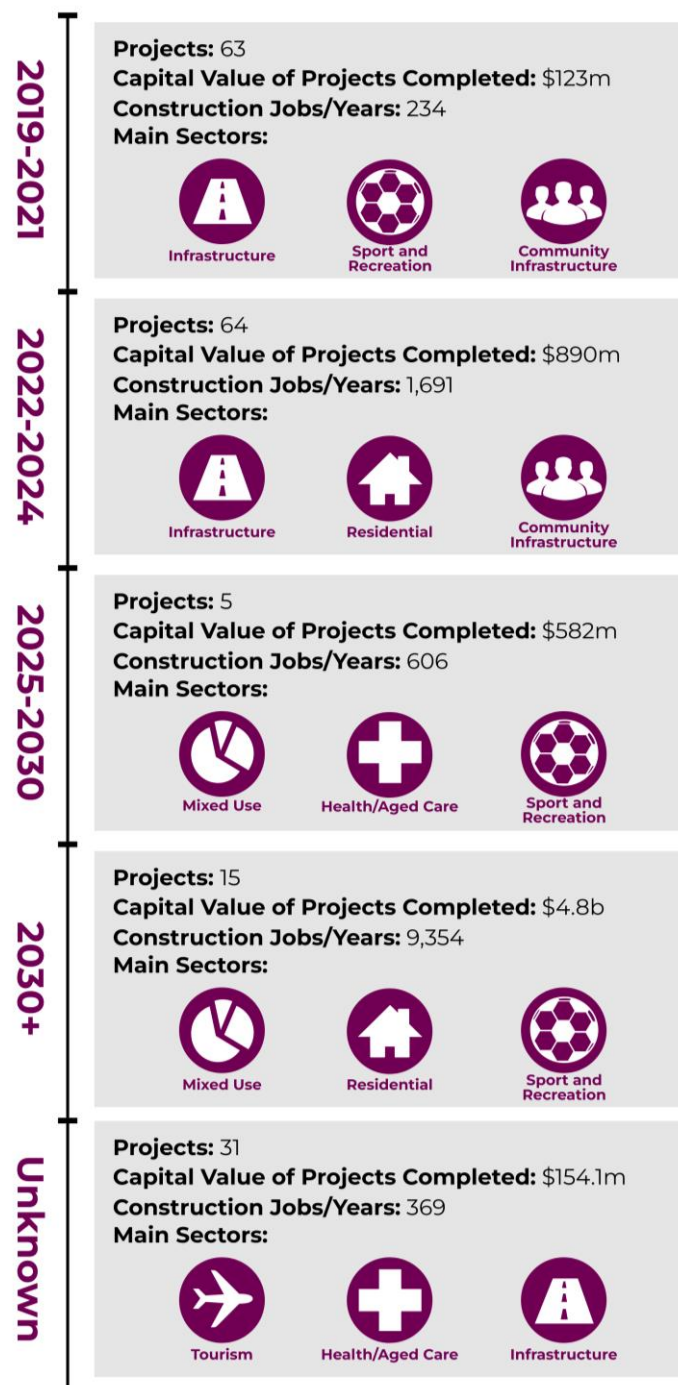


Figure 1 Champion Redlands Coast Project Pipeline, 2021/22

- There has been a significant increase in the number of projects due to greater understanding of the investments made by Redland City Council and State Government agencies and proactive investment during the COVID-19 pandemic.
- Major projects such as Toondah Harbour and Weinham Creek continue to play a critical role in the pipeline, but projects such as Birkdale Community Precinct, Shoreline/Redland Bay Priority Growth Area and Redland Health and Wellness Precinct also represent significant existing and new contributors to pipeline's long-term value.
- There remains a major "gap" in the Pipeline post 2024/25 which raises concerns regarding the sustainability and longevity of the pipeline. This gap has potentially increased from 2012/21 due to a combination of delays in major project approvals as well as the "draw forward" of projects due to favourable short-term market conditions.
- Approval of major projects, as well as emergence of new projects, critical to addressing this gap and ensuring the sustainability of the pipeline in the medium term.

Precinct and Centre Competitiveness

- The future success of the Redlands Coast economy is contingent on maximising the competitiveness of each individual economic precinct and activity centre. The region has a strong mix of amenity, local population growth, business community critical mass and tourism and visitor attraction characteristics that underpin centre/precinct competitiveness.
- Investing in increased internal and external transport connectivity is critical to allowing businesses, people, and workers to move freely through and into the region, further integrating individual centres and precincts into the wider Brisbane and SEQ economies.
- Redlands Coast region possess a unique combination of high and improving natural and urban amenity and a critical mass of professional and highly education knowledge intensive workers. These factors, combined with investment in internal and external transport connections, represents the key to driving economic prosperity through new business growth.

Skills Assessment

- The Redlands Coast region is expected to experience very slow growth in the local labour force over the next 20 years, growing by on 0.4% - less than a third of the rate of the rest of Greater Brisbane.

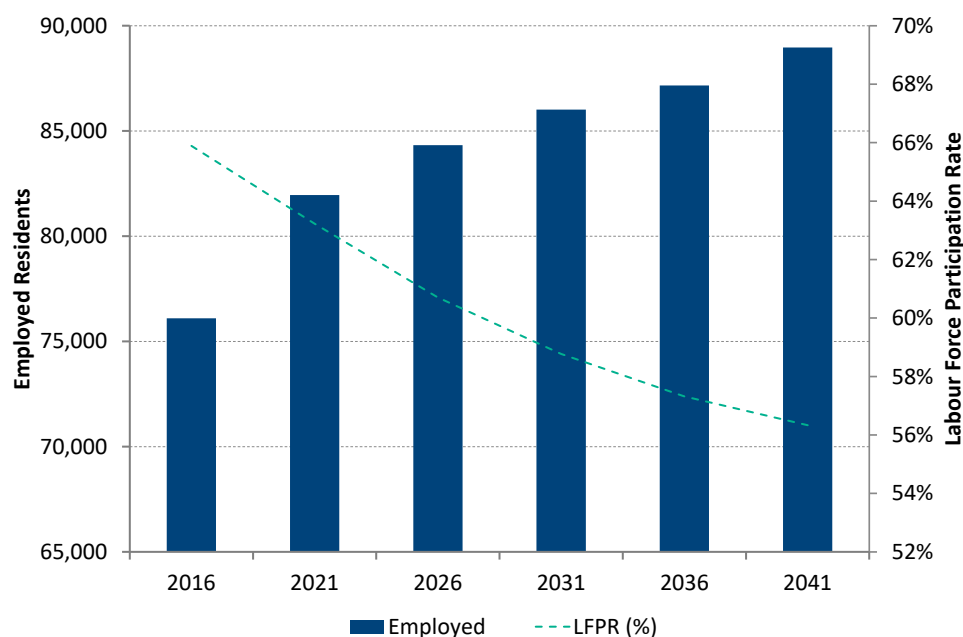


Figure 2 Employed Residents and Labour Force Participation Rate, Redlands Coast Region, 2016 to 2041

- The skills identified in the projections highlight a growing critical mass of progressions services, health and education related skills in the Redlands Coast region. Despite slow population and labour force growth, the amenity of the Redlands Coast region is expected to continue to attract mature families and households seeking bayside living while travelling and commuting from the region for employment opportunities.
- The current Project Pipeline in the Redlands Coast region is dominated by a selection of major transport, social/sporting and community infrastructure as well as a series of mixed use developments. With the exception of health (based on the current expansion of the Redlands Hospital and wider investments in the Redlands Health and Wellness Precinct), there appears to be a growing misalignment between projects and local skills.
- This includes a lack of new commercial and other business related projects in the pipeline to provide local employment and business pathways for the current and growing critical mass of professional services skills. This will require continued and extended focus on new investment and business attraction to the major economic precincts and activity centres in the region (including Cleveland CBD) while also promoting the Redlands Coast as a future tertiary education location of choice.
- Conversely, the Project Pipeline will primarily require construction-related skill sets to deliver the infrastructure and built form attributes of many of the projects. However, construction skills do not appear in the top growing skills by industry or occupation over the next 20 years.
- Interestingly, despite the predominance of professional and knowledge intensive skills in the growth profile in the Redlands Coast region, there is also expected to be growing numbers of workers in population servicing sectors. This has the potential to support both the needs of growing population centres (such as Redland Bay and Toondah Harbour) as well as meet the service requirements for potential tourist growth opportunities, both of the mainland and islands.

Recommended Priorities

The following recommended priorities have been identified in the research for the Redlands Coast Region:

- Promote the delivery of a **holistic, cohesive and multi-stakeholder “blueprint”** for the Redlands Coast region that provide a clear, aspirational and progress-focused plan for the Redlands Coast regional economy and community to drive investment and planning decisions
- Promote the delivery of **critical inter-regional transport infrastructure priorities** to better integrate the Redlands Coast region into the wider South East Queensland economy and leverage the lifestyle and amenity competitiveness of the region to drive regionally significant economic development and investment.
- Promote and encourage opportunities for increased private sector business investment, growth and expansion, including provision and approval of suitable **supplies of connected and competitive commercial and industrial land/floor space** in key economic precincts.
- Facilitate the **attraction of a tailored and high quality tertiary education institution** offering for the Redlands Coast region, leveraging the investments in health to create and foster a higher learning and research cluster of State and national significance.
- Promote the **maximisation of housing and accommodation choice for residents, workers, students and visitors**, including increased diversity of housing typologies, to respond to changing demographics, workforce, connectivity and lifestyle preferences and competitive advantages in the region.