PI NE R I V E R S S H I R E C O U N C I L  
C O M M U N I T Y  C A P A C I T Y  B U I L D I N G  
P L A N  (S T A G E  1)  

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“This steady increase in our population identifies the Shire as the fastest growing of any similar sized local authority in Queensland and the second fastest in Australia.”

Cr Yvonne Chapman, PRSC Annual Report 2002-2003

1. INTRODUCTION

1.1 Background

Pine Rivers is one of the fastest growing local government authority areas in Queensland. It is projected to be the fifth largest Council in Queensland in 2011, and the sixth largest in 2026. The Shire has well established services and infrastructure, and enjoys a number of natural attributes including proximity to Brisbane City, a mix of urban and rural land use areas, water supply catchment areas, ranges and recreational areas.

The population of Pine Rivers has grown considerably over the past 20 years to reach almost 135,000 inhabitants in 2003. Further strong population growth is projected, with total population expected to exceed 206,000 by 2026. The median age of the Shire population, and the share of the population aged 65 years and over, is also projected to increase substantially.

Pine Rivers Shire Council is undertaking the development of a Community Capacity Building Plan, which will guide the provision of social and community services for the Shire’s population over the next five years.

Council has recently completed a new Corporate Plan and is preparing a new planning scheme under the Integrated Planning Act 1997. The regulations regarding planning require an assessment of local and regional issues and the local government’s response to the issues, including information about Council’s role in:

a) arts and cultural development;
b) community development and human services;
c) disaster mitigation;
d) economic development;
e) housing policy;
f) infrastructure development, maintenance and replacement; and
g) population change development.

The Community Capacity Building Plan will form an important component of these processes.

The negotiated plan will be developed in conjunction with Pine Rivers Shire community and external organisations and commonwealth and state agencies. It will be developed in three stages comprising:

1. Research and Analysis
2. Community Engagement
3. Implementation.

This report outlines Stage 1- Research and Analysis, and has been developed by independent consultants, Real Options Consultancy Services in conjunction with Council and external stakeholders.
The Community Capacity Building Plan will seek to:
1. Identify the underlying social/community issues within the community that hinder or may be of assistance to community and economic sustainability and growth;
2. Provide recommendations on how these issues may be addressed;
3. Identify who is responsible for providing the services that address these key issues;
4. Prioritise those issues that are Council’s responsibility; and
5. Develop a broad scale integrated plan to guide the provision of community services in the Pine Rivers Shire for the next five years.

1.2 Methodology

The development of the report involved the following key tasks:

1.2.1 Project Clarification and Establishment
- Meeting with project Steering Committee
  A meeting was held with the project steering committee on the 22/01/04 to clarify and confirm the expected outcomes of the project, determine processes to be followed and identify key stakeholder groups. The Steering Committee consisted of the following key stakeholders:
  - Chair, Lifestyle and Environment Committee;
  - Chair, Strategic and Commercial Services Committee;
  - Director, Lifestyle and Environment Division;
  - Manager, Community Development Services Department; and
  - Manager Strategic Directions

- Communication with key stakeholder groups
  At the commencement of the project, a letter was forwarded to key stakeholder groups external to Council. The purpose of the letter was to:
  - provide information and an understanding of the project to stakeholder groups; and
  - seek their cooperation in undertaking the project, in particular their provision of any relevant research and/or data.

1.2.2 Research and Analysis

Data was collected and analysed for the Shire as well as for the ten communities of interest.

A detailed analysis was undertaken of the following data sources
- 2001 Census at the level of Census Collection Districts (CCD) and compared with the 1996 Census.
- Medium Series population growth estimates from the Department of Local Government and Planning
- Housing Data
- Crime statistics from Queensland Police
- Department of Communities - Child protection notifications, children on orders and Juvenile Justice data

- Review of existing documentation and reports
Current information about key issues and target groups were gathered from a variety of sources including local, state and commonwealth government documents, community reports and surveys. This included:

- The Pine Rivers Shire Council Economic Profile and Development Policy;
- Population and Housing Fact sheets - Department of Local Government and Planning;
- Community profiles - Office of Economic and Statistical Research;

- Review of current Council services and other key services

An audit was conducted with respect to Council services and facilities (including those under contract by private providers) and key non-council services and resources that are relevant to the key issues and target groups.

1.2.3 Consultations with Key Stakeholders

Interviews and focus groups were held with select external stakeholders in order to seek qualitative information about key issues from local service providers.

The consultant attended a meeting of the Local Area Planning Team and interviewed stakeholders either in person or by phone as per the attached consultation list (Appendix A).

Discussions were also held with relevant Council staff to discuss and consider the priority issues and needs. It should be noted that these consultations were not intended to be expansive during this stage of the project and were more aimed at validating information gained from data sources and to seek views about key local issues. The next stage of the project is the community engagement phase and this component will focus on extensive community consultations in the development of the plan.

1.2.4 Review social plans and initiatives of other local government areas

Contact was made with other local government authorities to establish information about social plans and initiatives implemented by those shires. Local Government Authorities contacted were those of a similar size and/or demography and included:

- Redlands Shire Council;
- Caboolture Shire Council, and
- Logan City Council

1.2.5 Prepare Written Report

A report was prepared for the Steering Committee, for their comments and feedback. The report included a detailed community profile and identification of key issues and draft findings for consideration of council.

Feedback from the steering committee was incorporated into the final report. This report contains:

- key information from the Community Profile,
- a comparison of socio-economic trends across the Shire compared to other local government areas and Queensland as a whole; and
- identification of key areas of need as established through data analysis and major reports and validated during community consultations.
1.3 Development of Community Capacity Building Plans

A Community Capacity Building Plan describes the local community. It summarises the key issues and needs facing that community. The document recommends strategies that Council and/or other agencies could implement to address identified needs and informs the reader of Council’s planning process across a range of functions. There are quite a number of different models or forms of community capacity building plans that have been developed throughout local government areas. Generally the common features include:

- **A community profile** - A description of the target community, along with any special demographic or socio-economic features;
- **A Needs Assessment** - which identifies the needs or issues facing the community. This draws upon a range of different data sources including secondary data sources (ABS demographics, Council and other State, Commonwealth and Agency data) as well as qualitative information gathered through extensive community consultations.
- **Prioritised Strategies and Actions** - a negotiated set of strategies and actions to implement agreed priorities.

Community capacity building plans have a number of social, economic, environmental and health benefits for councils and their communities. These include:

- **Council as a leader** - Social/community planning helps develop a positive leadership role and profile for the Council in addressing social issues;
- **Stronger, more cohesive communities** - Social/community planning provides opportunities for families and community members to participate in activities together and helps build and maintain relationships that are essential to the overall well-being of communities;
- **Better quality of life** - improved activities, services and facilities that meet the diverse needs within a community will therefore enhance the everyday lives of residents;
- **A planned and orderly approach to delivering services and facilities** - social/community plans can be an important management tool by providing useful input to a council’s management/strategic plan;
- **Economic benefits** - A planned and orderly approach to delivering facilities and services minimising the chance of duplication and ensuring optimal use of limited resources. A social/community plan can also identify those services Council should fund and those that are the responsibility of Commonwealth and State government agencies, the private sector or community agencies;
- **Improved risk management** - By proposing community activities that comply with relevant legislation such as the Commonwealth Disability Discrimination Act (1992), social planning can help reduce the number and cost of claims made against Council;
- **Enhanced partnerships** - identifying the roles of various agencies can lead to effective partnerships with technical and financial resources combined to achieve positive outcomes for the local area;
- **Environmental benefits** - social/community planning can feed into environmental plans with residents providing useful feedback on neighbourhood amenities including parks, open spaces and natural environments; and
- **Health benefits** - social/community plans can include information and strategies that help meet some of the health needs of disadvantaged target groups, such as improving physical access to public buildings.
2. PROFILE OF PINE RIVERS

2.1 Introduction

The Shire of Pine Rivers encompasses some 771 km$^2$ and in 2001 was home to around 122,000 people who enjoy a blend of urban and rural living.

The Shire shares boundaries with Brisbane and Redcliffe Cities as well as Esk and Caboolture.

The Shire is supported by Lakes Samsonvale and Kurwongbah, which supply water to the area as well as provide avenues for aquatic pursuits.

The Pine Rivers Shire consists of urban areas and villages, with acreage, residential and farm communities between them.
2.2 Population Trends

2.2.1 Growth in Population
One of the most significant features of this Shire is the rapid rate of population growth, which is projected to increase in the future. It is estimated that Pine Rivers Shire will record the sixth highest population growth of LGA’s in South East Queensland over the decade to 2011. In the 10 year period to 2001, the population increase was 3,185 or 3.1%. In the 10 year period to 2011 it is expected to increase a further 3% or 4,151 (medium series projections). The total resident population recorded in 2001 was 122,393, in 2011 it is expected to be 163,814. Further projections to 2026 expect the population to increase to 206,224.

In 2001, Pine Rivers Shire had 5.2% of the South East Queensland population residing in the Shire. By 2011 it is expected that this proportion will increase to 5.6%.

Figure 2: Average annual population change (medium series), selected LGAs, South East Queensland, 10 years ending 30 June 2001 and 2011

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Real Options Consultancy Service
2.2.2 Age structure

Pine Rivers is a youthful community with almost 26% of the total population under 15 years in 2001. As at 2001, only 6.2% of the population were 65 years or older compared to 11.9% for the whole region and 12.2% for the state. As can be seen in Figure 3 below, the bulk of the Shire's population is under 40 years of age with the median age in 2001 being recorded as 32 and expected to rise to 37 in 2021.

Figure 3: Comparison of Age groupings – Pine Rivers and Queensland (2001)

Across South East Queensland, the proportion of young people aged less than 15 years is projected to decline from 20.4% in 2001 to 15.9% of the population by 2026. In contrast LGAs with higher proportions of young people include Logan, Ipswich, Pine Rivers and Beaudesert; areas that are attractive to young families, due in part to better housing affordability. In 2001 the proportion of people aged 0-14 years in the Pine Rivers Shire was 24.6%, by 2026, it is expected to be 17.6%.

The proportion of the SEQ population comprising people aged between 15 and 39 years is also projected to decline over the 25 years to 2026 from 36.8% to 31.7%. LGAs in the region that are projected to have the highest proportions of this age group by 2026 include Logan, Ipswich, Pine Rivers and Gold Coast. In 2001 the proportion of the population in Pine Rivers Shire aged 15-39 was 37.7%. In 2026 it is expected to be 32.4%.

The proportion of older people in the Shire is expected to increase three fold with substantial increases in absolute numbers over the 20 year period 2026. In 2001 there were 7,700 people aged 65 years or more, with this number projected to swell to just over 39,300 people by 2026. Figure 4 below shows the projected population growth by age groups for the Shire to 2021.

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3 Queensland’s Future Population 2003 Edition p26
2.2.3 Family Composition

Pine Rivers Shire is renowned as “a place for families” and this is certainly reflective of the composition of the Shire. The predominant family composition within the Shire is two parent families with children. In the 2001 Census 68.8% of households in the Pine Rivers Shire were recorded as being couple families with children. This compares with a much lower figure of 59.2% for Queensland.

Couple families without children were lower than for Queensland at 19.5% compared to a state proportion of 25%. Similarly the number of single parent families in Pine Rivers (11%) was lower than for Queensland (14.4%).

Around one in ten households in Pine Rivers Shire are lone person households, although there are wide variations from 4.3% in Cashmere and Joynor, to 30% in Mt Nebo. Pine Rivers also has a very low proportion of group households (2.3%) compared to 4.9% for the Brisbane Statistical Division.

The most significant changes in household types experienced in the Pine Rivers Shire in the five year period between 1996 and 2001 were:

- Couples with child(ren) families which decreased by 4.3% to 45.6%; and
- Couples without child(ren) which increased by 2.3% to 25.5%;

Figure 5 below compares family type for Pine Rivers with that for Queensland at 2001.
2.2.4 Aboriginal and Torres Strait Islander Persons
Pine Rivers has a low proportion of people of indigenous descent. 1,446 people or 1.2% of the Shire’s population were recorded as being of Aboriginal or Torres Strait Islander origin at the time of the 2001 census. This compares with a much higher figure of 3.1% for Queensland. (Note increase from 1996 to 2001.)

2.2.5 Birthplace
The population of the Pine Rivers Shire was much more homogeneous in character in 2001, with a fairly small proportion of the population born overseas and less diversity in the range of countries of birth. Data from the 2001 Census shows that 80.9% of persons counted in the Pine Rivers Shire Region were born in Australia compared to 76.2% for Queensland as a whole.

Pine Rivers Shire also featured a notably lower percentage of the population born in non-English speaking countries compared to those born in mainly English speaking countries in 2001. The combination of nationalities in the overseas born population is indicative of a more established and settled group of people with the largest groups including those born in the United Kingdom, Netherlands and Germany, many of whom would have migrated to Australia several decades before. The greatest proportion of people born in overseas countries were 7% born in North-West Europe and 4.3% from other Oceania and Antarctica. This is similar to that for Queensland, which recorded 6.6% and also 4.3% respectively for the same population groupings.

The total number of persons born overseas grew by 2,848 between 1996 and 2001. There was an increase in persons from both mainly-English and non-English speaking countries, although the majority of the increase was due to people from English speaking countries (1,909 people).
2.3 Housing

2.3.1 Dwelling Tenure
The major housing market role of this area is providing opportunities for families, which is indicated by the strong concentration of owners and purchasers in 2001.

Data from the 2001 Census shows that a higher proportion of occupied dwellings in the Pine Rivers Shire (76.1%) are fully owned or being purchased by residents. Just 2.4% of dwellings are being rented from a State Housing Authority compared to 3.4% for Queensland. Similarly Pine Rivers Shire has a lower proportion of other rented dwellings occupied by residents on census night (16%) compared to that for Queensland (26.2%).

Compared with the Brisbane Statistical Division, the Pine Rivers Shire had similar shares of home owners (34.3% compared to 35% for Brisbane), while the proportion of purchasers was considerably higher (42.6% compared to 29.6% for Brisbane) and the overall percentage of renters was substantially lower (18.7% compared to 30% for Brisbane). There was also a greater share of private renters (16%) than public renters in the Pine Rivers Shire in 2001.

There were very few substantive changes in the share of households by tenure type in the Pine Rivers Shire between 1996 and 2001.

Figure 6 shows the difference mix of housing tenure between Pine Rivers and Queensland.

Figure 6: Housing Tenure Type, Pine Rivers compared to Queensland 2001

![Housing Tenure Type, Pine Rivers compared to Queensland 2001](image)

2.3.2 Dwelling Type
The types of dwellings that are common to areas are important determinants in the role and function that the area plays in the housing market. A greater concentration of semi-detached houses, flats and apartments for example, is likely to attract more young adults and smaller households. While larger detached or separate dwellings are more likely to have families and prospective families living in them, although this is not a mutually exclusive pattern.
There is a greater concentration of separate houses in the Pine Rivers Shire, which is consistent with a greater degree of similarity in residential land uses. The greater share of separate houses means that this area is more likely to appeal to families. In the 2001 census, the majority of occupied dwellings in the Pine Rivers Shire were recorded as being separate houses (91.8%) compared to 77% for Queensland and 80.1% for the Brisbane Statistical Division. The share of flats and apartments was much smaller in Pine Rivers (2.2%) than for the Brisbane Statistical Division (11.6%) or for Queensland (12%).

The Pine Rivers Shire experienced a stable share of separate dwellings between 1996 and 2001. There was an overall substantial net increase in the number of semi-detached buildings (additional 518 dwellings), as well as flats and apartments (additional 283 flats/apartments) between 1996 and 2001.

Figure 7: Dwelling Type, Pine Rivers and Queensland, 2001

2.3.3 Community/Public Housing Stock

The proportion of community/public housing is also much lower in Pine Rivers than for Queensland. Figure 8 below shows the proportion of community housing for Pine Rivers and Queensland based on rate per 10,000 occupied private dwellings.

Figure 8: Community/public Housing stock, Pine Rivers and Queensland, 2001
2.3.4 **Occupancy Rate**
In common with much of South-East Queensland, Pine Rivers Shire has experienced a decrease in occupancy rates over the last 15 years, with the average housing size declining from 4 persons in 1981, to 3.2 persons in 1996 and once more decreasing in 2001 to 3.05 persons. Despite this decline in occupancy rate, which has mirrored the overall trend for the nation, the occupancy rate in Pine Rivers Shire continues to remain above that for Queensland (2.79 persons).

2.3.5 **Housing Affordability**
Housing in Pine Rivers is affordable for the larger majority of people on high incomes who own or are buying their own homes. However for those people on Centrelink benefits who are renting accommodation, housing affordability is a major issue. With limited public housing and community housing stock and a large proportion of private renters paying more than 30% of their income on rent (see below), the situation is particularly difficult for couples and single people on pensions.

2.3.6 **Home Purchase Affordability**
The median house price in Pine Rivers Shire in 2003 was $200,000, which is slightly higher than the median price for Queensland ($195,000). The weekly home mortgage costs in Pine Rivers was therefore $297 (just $1 more than the Queensland median of $296), however, this is more than offset by a median household income of $1,016 in Pine Rivers compared to a median household income of $766 for Queensland.

2.3.7 **Rent levels**
While medium rents for 3 and 4 bedroom properties are commensurate with that for Queensland, one bedroom properties at $120/week in 2002/2003 are $20 cheaper than the median rent for Queensland and two bedroom properties have a median rent that is $10/week less than that for Queensland.

This is primarily due to the fact that the increase in rents for three and four bedroom properties have risen 21.2% and 25% respectively over the past 5 years to 2002/2003 for both Pine Rivers and Queensland. However, the rents for one and two bedroom properties over this same period have increased 14.3% and 18.5% respectively in Pine Rivers, while in Queensland they have increased significantly more at 27.27% for one bed properties and 21.43% for two bed properties.

2.3.8 **Public Housing wait times**
The Department of Housing maintains a Public Housing wait list for locations where Public Housing properties are present, and where there is a community demand for housing assistance. The wait list counts the number of applications that have been approved for housing assistance, and the size of dwelling (by number of bedrooms) that the applicant is entitled to under Public Housing eligibility criteria.

The total number of people on the Public Housing wait list in 2002 in Pine Rivers was 97 persons. In 2003 this figure had decreased to 70, however with the exception of those awaiting 4+ bedrooms, average wait times in months had increased for all other categories, with people seeking one bedroom properties having to wait over three years for a property (see Figure 9 below).
2.3.9 Low-income households in unaffordable private rental
The Department of Housing considers that rents paid which total 30% of gross income are unaffordable to low income households, and those who exceed this rate are considered to be in “housing stress”. It should be noted that these figures are based on low-income households in receipt of Centrelink benefits and do not include low wage earners or self funded retirees who are not in receipt of benefits.

These figures show that at 30 June 2001, 2,008 people or 32% of those in the private rental market are paying more than 30% of their income on housing costs. The proportion of those in the private rental market across Qld paying greater than 30% of their income on housing is only slightly higher at 36%. The household structures most affected in Pine Rivers are lone persons (47% of private renters) and couples without children (41% of private renters). This trend is commensurate with the higher number of people on public housing wait lists for one and two bedroom properties as outlined above.

2.4 Labour Force Status

2.4.1 Unemployment
The size of the Pine Rivers Shire labour force in 2001 was 62,462 persons. The total resident labour force remained relatively stable in its share of the population between 1996 and 2001. Although the labour force was stable, there was an increase in the percentage of part-time workers, which is in line with the greater trend towards casual employment occurring across the nation.

The overall unemployment rate in the Pine Rivers Shire at the time of the 2001 Census was very low, being 5.8%, compared with 8.2% for Queensland. This figure was also lower than that for the Brisbane Statistical Division (7.8%). One of the reasons for this lower unemployment rate is that Pine Rivers Shire includes a comparatively smaller share of the population aged 18-24 years, who often have higher unemployment rates than older workers (25-59 years). The unemployment rate decreased between 1996 (6.5%) and 2001 (5.8%), which was consistent with the decreasing unemployment figures for the Brisbane Statistical Division across this 5 year period.
The labour force participation rate for the Pine Rivers Shire in 2001 was 71.9% which is much higher than that recorded for Queensland (63.1%).

2.4.2 Employment by Occupation
At the time of the last census, intermediate clerical, sales and service workers was the occupation with the largest number of employed persons in the Pine Rivers Shire (11,722 persons or 19.9% of employed persons). Other occupations with relatively large numbers of employed persons included professionals (8,896 persons or 15.1%) trades persons and related workers (8,185 persons or 13.9%) and associate professionals (7,109 persons or 12.1%). This occupational structure implies a relatively diverse employment base, with a mix of both higher and lower skill occupations.

The highest degree of specialisation in the region occurred in the advanced clerical and service workers and intermediate clerical, sales and service workers occupations. Of persons employed in the Pine Rivers Shire, 4.2% were employed in the advanced clerical and service workers occupation compared with 3.5% for Queensland as a whole. The proportion of persons in Pine Rivers employed in the intermediate clerical, sales and service workers occupation was 19.9% while the proportion for Queensland was 16.9%.

The major differences in the occupational composition in 2001 between the Pine Rivers Shire when compared to the Brisbane Statistical Division included:

- A lower share of professionals (-3.7%)
- A higher share of clerical, sales and service workers (+2.5%);
- A higher share of tradespersons (+2.1%).

There were significant changes in the numbers of persons employed by occupation between 1996 and 2001. The largest net changes were:

- Clerical, sales and service workers (+2,870)
- Professionals (+1,665)
- Associate professionals (+1,267)
- Tradespersons (+731)

2.4.3 Employment by Industry
At the 2001 Census, retail trade was the largest employer in the Pine Rivers Shire with 9,674 of the region's employed labour force. Other industries with relatively large numbers of employed persons included manufacturing (7,086 persons or 12%), property and business services (6,173 persons or 10.5%) and health and community services (5,742 persons or 9.8%).

The highest degree of specialisation in the region occurred in the communication services and finance and insurance industries. Of persons, who live and work in the Shire, 2.2% were employed in the communication services industry compared with 1.5% for Queensland as a whole. The proportions of people employed in the finance and insurance industry in Pine Rivers was 3.9% while the proportion for Queensland was 2.8%.

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2.4.4 Educational Qualifications and Educational attainment

The Pine Rivers Shire is characterised by relatively high levels of people aged 15 years or more with qualifications, both persons with a degree or diploma and persons with trade qualifications. About 36% of the population noted some form of qualification, with the most significant being those with a vocational qualification.

Of persons aged 15 years and over with a qualification in the Pine Rivers Shire at the time of the 2001 Census, 10.7% had a bachelor degree or higher (9,448 persons). This was commensurate with Queensland as a whole, which recorded 10.8%.

There were differences between the educational qualifications of the Pine Rivers Shire and the Brisbane Statistical Division. These included

- A larger share of the Pine Rivers population with vocational qualifications and;
- A smaller share of the population with a bachelor or higher degree.

Between 1996 and 2001, there was a moderate increase in the proportion of the population with bachelor degree or higher in the Pine Rivers Shire (+0.9%). There was also a notably greater percentage of persons with vocational qualifications (2.5%), which may be related to the significant growth in construction or business service industries between 1996 and 2001.

There was a high share of the Pine Rivers population aged over 15 years who in 2001 had completed their schooling to year 12 (40.9%), a further 31% left school at year 10 or equivalent and just 12.2% indicated that they had left school at year 9 or below.

There were a number of variations between the pattern of schooling qualifications for the Pine Rivers Shire and the Brisbane Statistical Division. The most obvious differences were the higher proportion of people in Pine Rivers who had completed schooling to year 10 or equivalent (31% compared to 26% for Brisbane) and the lower proportion of the Pine Rivers population who had completed schooling to year 12 or equivalent (40.9% compared to 43.2% for Brisbane). This would appear to be commensurate with the type of educational qualifications outlined above, as people who seek a trade qualification will more frequently have left school at year 10 while those seeking to undertake tertiary studies are required to complete year 12.

2.5 Employment Income and Income Support Recipients

2.5.1 Household Income

The amount of income a household generates is linked to a number of factors:

- The number of workers in the household;
- The percentage of people unemployed or on other income support benefits; and
- The type of employment undertaken by the household members.

There was a considerably larger percentage of households with high-income levels in the Pine Rivers Shire than the Brisbane Statistical Division in 2001 and a smaller share of low-income households. Similarly in both the 1996 and 2001 census, Pine Rivers Shire compared favourably with South- East Queensland, having a slightly higher percentage of persons with a higher income (more than $52,000) and the lowest percentage of individuals with a lower income (less than $15,000). The median weekly household income for Pine Rivers Shire as recorded at the 2001 Census was $979 compared to $738 for Queensland.
Statistics from the Australian Taxation Office show that the mean taxable income of taxpayers in the Pine Rivers Shire for the 2000-2001 financial year was $36,045. This figure was $1,065 more than the equivalent Queensland figure ($34,980).

Statistics for 2000-01 show that Pine Rivers had the highest average wage and salary income and highest average total income than other comparable councils as well as that for Queensland as a whole.

**Figure 10:** Wage and Total Income, Selected LGAs and Qld, 2000-01

Comparisons of relative income earning capacities across time show that there were no especially large changes in the distribution of households by income quartile in the Pine Rivers Shire between 1996 and 2001. The lack of significant changes in the household income quartiles suggests a relatively stable housing market, with maintenance of the socio-economic status of the area.

### 2.5.2 Centrelink Benefit Recipient

Census data shows that the proportion of the Shire’s adult population on Centrelink benefits is much less than that for Queensland. 28% of the Pine Rivers Shire population over 15 years are receiving some form of Centrelink Pension or allowance whereas the proportion of the Queensland population is 37%. The benefit that the highest proportion of Centrelink recipients in the Shire are receiving is family/parenting payment, which accounts for 37% of recipients compared to 28% for Queensland. The proportion of the Pine Rivers Centrelink recipients who are in receipt of unemployment benefits (Newstart), disability/sickness allowance or aged pensions is much less than that for Queensland.
Figure 11: Percentage of Centrelink recipients by benefit category

A snapshot of people on pensions in the Pine Rivers Shire shows that the number of people on Centrelink pensions is slowly increasing. Consideration was given to the following list of Pensioner benefits that attract Council rebates - Disability Support Pension, Newstart Allowance, Parenting Payment (single and partnered), Age Pension, carer payment, carer allowance, widow allowance, Mature age allowance, Newstart (Mature Age), Widow Class B, wife pension, Partner Allowance.

It should however be noted that the increase in Centrelink benefit recipients was quite small compared to the increase in population in the Shire over the same period.

The increase over a 4-year period is shown in Table 1 below.

Table 1: Number of Centrelink benefit recipients, Pine Rivers, 2000 to 2003

<table>
<thead>
<tr>
<th>Year</th>
<th>2000</th>
<th>2001</th>
<th>2002</th>
<th>2003</th>
</tr>
</thead>
<tbody>
<tr>
<td>15-44 yrs</td>
<td>7,951</td>
<td>11,463</td>
<td>11,017</td>
<td>10,544</td>
</tr>
<tr>
<td>45-64 yrs</td>
<td>7,336</td>
<td>8,125</td>
<td>8,480</td>
<td>8,960</td>
</tr>
<tr>
<td>&gt; 65 yrs</td>
<td>9,789</td>
<td>10,413</td>
<td>11,075</td>
<td>11,665</td>
</tr>
<tr>
<td>Total people on benefits</td>
<td>28,070</td>
<td>30,001</td>
<td>30,572</td>
<td>31,169</td>
</tr>
</tbody>
</table>
2.6 District Crime

Before making some broad observations on the nature of crime in Pine Rivers Shire, some brief points on the use of crime statistics is warranted.

- Reported crime is generally presented both as an absolute number and as a rate (usually per 100,000 of the population). Both indicators are important – the number of offences provides an indication of the volume and size of particular crimes whilst the rate allows for comparison over time or between areas.
- In terms of comparing rates of crime, this report has used the overall rates of crime for Queensland as a benchmark as well as those of select LGA's in South-East Queensland. Ideally, comparisons should also be undertaken at a regional or divisional level to take account of variations in policing practices that could impact on crime reporting rates. For example, an expansion of Drug Squad activities in a particular region may result in an enhanced ability to detect drug offences within that region, resulting in an increase in the number of offences recorded rather than necessarily an actual increase in drug offences.
- Crime victimisation surveys indicate that a significant amount of crime is never reported to police (Office of Economic and Social Research - OESR, 2001a). Reporting rates tend to be higher for offences that were likely to have included property theft whereas it is estimated that crime was reported to police by only 30% of assault victims in 2000 and even less by victims of sexual assault (OESR, 2001b).
- Crime rates are sensitive to populations with a small size. Crime rates are also affected by factors such as age, sex, employment status and others. Hence, account needs to be taken of these factors in making comparisons between communities.
- The local context also needs to be taken into account when looking at crime statistics for a particular area.

Figure 12 below provides an indication across selected local government areas in South East Queensland of crime rates for the period 2002-03 according to the three main aggregate measures of crime (offences against the person, offences against property and other offences\(^5\)).

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\(^5\) Offences against property include unlawful entry, arson, other property damage, motor vehicle theft, fraud, etc. Offences against the person include homicide, assault, armed robbery, sexual offences, extortion, etc. Other offences include drug offences, traffic offences, good order offences, breach of domestic violence orders, liquor, weapons act offences, etc. For further details see Queensland Police Service (2000).
The crime statistics for Pine Rivers Shire for the years 2000-01, 2001-02 and 2002-03 when compared as a proportion/100,000 population compare favourably with that for Queensland. Data for each year is all well below the average for Queensland.

When consideration is given to the crime data across these 3 year periods, it should be noted that some categories of offences have decreased in keeping with the general trend for Queensland (Offences against Property), Other Offences have decreased in Pine Rivers whereas for Qld they have increased, while Offences against the person (while still lower than that for Qld) have increased in the Shire, whereas Queensland has experienced a slight reduction over this same period.

2.6.1 Offences Against Property

Offences against property include break and enter, motor vehicle theft, other stealing, property damage and fraud. As can be seen from Figure 13 below these offences have decreased as a proportion of the population over time, in keeping with the Queensland trend for a reduction in these offences. The rate for Pine Rivers is lower than that for Queensland.
2.6.2 Other Offences

Other Offences include drug offences, traffic and related offences, offences against good order (resisting or hindering police, disorderly conduct and language offences), breach of domestic violence order and offences such as trespassing and prostitution. Figure 14 below shows that there has been a decrease in this rate of crime/100,000 population in Pine Rivers, while Queensland has experienced an increase in this offence (particularly in 2002/2003) over the same period.

It should be noted that during consultations there was a view expressed that domestic violence was an issue within the Shire. While numbers of applications for domestic violence protection orders by Shire residents was unable to be obtained, the number of breaches of orders recorded as a rate/100,000 was 64 in Pine Rivers compared to 207 for Queensland.
2.6.3 Offences against the Person
Offences against the person encompass homicide, assault, sexual offences and robbery. As can be seen by Figure 15 below the rate of offences against the person showed an upward trend, while the rate for Queensland has gradually declined over this same three-year period.

Figure 15: Offences Against the Person, Pine Rivers and Qld, 2000-01 to 2002-03

While all reported crimes in Pine Rivers as a rate/100,000 population are below that for Queensland, of most notable concern is the fact that offences against the person in Pine Rivers has increased over the last three years, while the same offences have decreased across Queensland in the period 2001/02 – 2002/03. While there may be many factors for this increase such as more vigilant reporting of these offences in the Pine Rivers District, it is an issue that requires further examination.

Table 2: Crime statistics for Pine Rivers Shire- 2000-2003

<table>
<thead>
<tr>
<th>Year</th>
<th>Offences against the person</th>
<th>Offences against property</th>
<th>Other offences</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number Rate/100,000 Pop</td>
<td>Number Rate/100,000 Pop</td>
<td>Number Rate/100,000 Pop</td>
</tr>
<tr>
<td>2000/2001</td>
<td>661 551</td>
<td>7,391 6,162</td>
<td>2,322 1,936</td>
</tr>
<tr>
<td>2001/2002</td>
<td>766 625</td>
<td>7,053 5,760</td>
<td>2,133 1,742</td>
</tr>
<tr>
<td>2002/2003</td>
<td>827 675</td>
<td>6,561 5,358</td>
<td>1,968 1,608</td>
</tr>
</tbody>
</table>
### Table 3: Crime statistics Queensland 2002-2003

<table>
<thead>
<tr>
<th>Year</th>
<th>Offences against the person Rate/100,000 Pop</th>
<th>Offences against property Rate/100,000 Pop</th>
<th>Other offences Rate /100,000 Pop</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000/2001</td>
<td>867</td>
<td>8,621</td>
<td>2,983</td>
</tr>
<tr>
<td>2002/2003</td>
<td>858</td>
<td>7,370</td>
<td>3,368</td>
</tr>
</tbody>
</table>

### Table 4: Offence number and rate by selected LGAs in SEQ and broad offence category, 2002-03

<table>
<thead>
<tr>
<th>Small Crime Area</th>
<th>Offences against the person</th>
<th>Offences against property</th>
<th>Other offences</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Rate/100,000 Pop</td>
<td>Number</td>
</tr>
<tr>
<td>Brisbane (C)</td>
<td>7,897</td>
<td>879</td>
<td>82,531</td>
</tr>
<tr>
<td>Caboolture (S)</td>
<td>1,199</td>
<td>1,047</td>
<td>8,161</td>
</tr>
<tr>
<td>Ipswich (C)</td>
<td>1,734</td>
<td>1,366</td>
<td>10,583</td>
</tr>
<tr>
<td>Logan (C)</td>
<td>2,107</td>
<td>1,256</td>
<td>18,755</td>
</tr>
<tr>
<td>Pine Rivers (S)</td>
<td>827</td>
<td>675</td>
<td>6,561</td>
</tr>
<tr>
<td>Redcliffe (C)</td>
<td>542</td>
<td>1,090</td>
<td>4,348</td>
</tr>
<tr>
<td>Redland (S)</td>
<td>716</td>
<td>610</td>
<td>6,064</td>
</tr>
</tbody>
</table>
2.7 Transport

The Pine Rivers Shire had a substantially higher share of households owning motor vehicles compared to the Brisbane Statistical Division in 2001. Indicative of a greater share of larger households especially with young adults (18-24 years) was the proportion of households with 3 or more vehicles (16.8% compared to 12% for Brisbane). A further 42.7% of the Shire’s population had 2 vehicles, compared to 33.7% for Brisbane and 32.4% had 1 vehicle, which was lower than that for Brisbane (39.1%).

Only 4.5% of the Shire’s population stated that they did not have a vehicle, while the comparative percentage for Brisbane was over double that at 9.8%.

Pine Rivers Shire experienced a comparatively stable share of households without a motor vehicle between 1996 and 2001, which is against the broader trend (Brisbane Statistical Division) of increased motor ownership and use. By contrast during the 1996-2001 period the proportion of households with two, three and more vehicles increased marginally from 58.4% to 59.5%.

Not surprisingly, given the above information, private transport is the highest mode of travel to work in the Pine Rivers Shire. Only about 10% of people indicated that on Tuesday, 7 August 2001, they had used public transport to get to their place of employment.

An analysis of the modes used to get to work by residents of the Pine Rivers Shire compared to the Brisbane Statistical Division revealed a number of differences in 2001. The most significant were:

- A lower share of people in Pine Rivers travelled to work by bus (1.1% compared to 4.5% for Brisbane)
- A higher percentage of people came to work by train (8.9% compared to 5.6% for Brisbane)
- A higher proportion of people who came to work by car were drivers (60.8% compared to 58.4% for Brisbane); and
- A lower proportion of people walked to work (1.1% compared to 2% for Brisbane).

The greatest changes in the Pine Rivers Shire during the 1996-2001 period included a lesser share of car passengers (-0.8%), a lesser proportion of train users (-0.8%) and a greater share of car drivers (+0.8%).

Of the total 59,991 employed residents who lived in Pine Rivers at the time of the last Census, 15,152 or just over one-quarter (25.3%) of the employed population said that they worked within the Shire, while the remaining employed residents (44,839 people or 74.7%) said that they worked outside of the Pine Rivers Shire. Of those who worked outside of the Shire, 55.7% said that they worked in the Brisbane Statistical Area.

Over half of the workers employed in the Shire said that they both lived and worked within the Shire (15,152 persons or 59.4% of employed staff) while, the majority of those who lived outside of the Shire but worked in Pine Rivers came from the Brisbane Statistical Area (5,505 persons or 21.6%) and the Caboolture Shire (2,848 persons or 11.2%).
3. COMMUNITIES OF INTEREST

3.1 Samford Valley

Overview

The transition of Samford Valley over the last fifteen years or so from a rural to a more urbanised community, together with the ageing of the population, has resulted in a change in demographic structure. Projections indicate that the ageing of the existing population will continue and the community is expected to grow from natural increase and net migration. Specific features of Samford Valley include a predominance of nuclear families, and a high proportion of Australian born persons, many of whom have moved into the community from other parts of Queensland. The well qualified labour force, with moderately high female participation; coupled with low unemployment rates, contribute to the high-income status of the community.

Samford Valley is largely a rural residential area. With Samford Valley providing a focus, the community also includes the settlements of Clear Mountain, Yugar, Highvale, Wights Mountain, Camp Mountain, Draper and Jolly's Lookout. In the past Samford Valley has been used for open range grazing, other types of agriculture and horticulture.

The population of Samford Valley was 8031 in 2001. It has almost doubled in the ten year period between 1991 and 2001. However, growth rates are expected to decline from 4.31% pa during 1996 to 0.58% during 2001-2006. By 2016 the population is projected to increase to 9,183. As a result Samford Valley is expected to decrease its share of the Pine Rivers Shire population from 6.8% in 2001 to 5.5% by 2016 due to continuous growth elsewhere in the Shire. The population is gradually increasing as can be seen from Figure 16 below.
The demographic structure of Samford Valley includes the relatively high percentage of persons aged less than 15 years (25.9%) and the relatively moderate percentage (5.7%) in the over 65 years age group.

The ageing of the population in this community, evident over the last fifteen years, is expected to continue. At the same time the percentage of young persons is projected to continue to decline. Substantial declines are projected in the percentage of persons aged 0-14 yrs (20.7% by 2016), whereas the percentage of persons aged over 65 years is projected to increase to 10.3%. This is consistent with the general trend for the whole of Pine Rivers Shire and South East Queensland.

The proportion of households with nuclear families has decreased from 59% in 1991 to 55.5% in 1996 and finally 53% in 2001. This is the third largest percentage for nuclear families in the Shire, and is well above the Shire’s average (49.6%). Samford Valley had the second lowest percentage of one-parent families in Pine Rivers Shire and a low percentage of lone person households.

Approximately 50% of the population of Samford Valley (aged over 5 years) stated at the 1996 Census that they had lived at the same address in 1991, with a further two out of every five persons indicating a move from elsewhere in the five year period. This is similar to 2001 which indicates 50.1% lived at the same address in 1996.

In 1996 and 2001, unemployment rates in Samford Valley were among the lowest in the Shire (3.1% in 2001). At the same time, 78.3% of males aged more than 15 years and 64.4% of females aged 15+ were in the labour force. The participation rate for both males and females were similar to the Shire’s average. The part-time employment participation rates for males and females were above the average for the Shire with the female rate being the second highest in the Shire.

At the 2001 Census, 79% of persons in Samford Valley had been born in Australia, compared to 84.3% at the 1991 Census. This is consistent with the percentage for Pine Rivers Shire and above the percentage for South East Queensland. Persons who had migrated from mainly English-speaking countries accounted for a further 11.6% with only 2.7% having migrated from Non-English speaking countries. The percentage of Aboriginal
and Torres Strait Islander people (0.6%) has almost doubled from 1996 rates; however, this still remains well below the average percentage for the Shire.

In the 1996 Census, 38.4% of individuals stated that they had an annual income below $15,600 (this is below the percentage for Pine Rivers Shire and significantly lower than the figure for south-east Queensland), however by 2001 this had decreased to 33.9%. A significant increase occurred in the upper income levels with 19.6% of individual incomes above $52,000 per annum in 2001, this was the highest percentage for the Shire and over twice the percentage for South-East Queensland. This indicates a community with mainly middle to upper incomes.
3.2. Cashmere And Joyner

Overview:
Over the last ten years, Cashmere and Joyner has grown to a more urbanised low density community. Projections indicate that the community will continue to grow from natural increase and migration, but that it will remain a relatively small community (the second smallest in 2001). Specific features of Cashmere and Joyner include the high percentage of nuclear families with young children and the low percentage of one-parent, couple only and lone person households. High overall female labour participation rates and low unemployment rates contribute to the high income status of this community.

Cashmere and Joyner is situated to the east of Lake Samsonvale and west of the urban localities of Lawnton, Bray Park and Warner. At present, the predominant style of development in this community is non-urban residential development (ie small acreage lots or semi-rural allotments), however, some urban development is occurring towards the east. The community has the natural attractions of Lake Samsonvale to the northwest and Brisbane State Forest to the southwest.

Cashmere and Joyner has the second smallest population of any community in the Shire, with a total of 2888 persons in 2001. However, this is three times its 1986 population. The population of Cashmere and Joyner is projected to steadily increase over the projection period to 2016, maintaining one of the highest growth rates in the Shire. The population is projected to be 3986 persons in 2016 (an increase of 1942 persons), almost doubling the 1996 population. The community is expected to increase its share of the Pine Rivers Shire population from 2.4% in 2001, to 2.5% in 2006, where it is expected to remain steady until the end of 2016.

Figure 17: Population projections, Cashmere and Joyner, 1991-2016

![Graph showing population projections from 1991 to 2016 for Cashmere and Joyner, with data points for persons<15, persons>65, and total persons.](image)
The considerable declines in the percentage of persons aged 0-14 years are projected to continue, even though the numbers of persons are likely to increase. Despite a sharp increase in the percentage of people aged 60+ in 2011, the percentage of persons should remain low until 2016, compared with that of the Shire as a whole. However, the number of persons aged over 65 years is more likely to increase significantly in the future, due to the ageing of the population.

As a result of the urbanisation of Cashmere and Joyner since 1981, there have been considerable changes in the household structure. Most noticeable is the high percentage of two-parent families residing in this community (62.2% - the highest proportion for the Shire) and the smallest proportion of lone person households (4.3%). This community also has the lowest proportion of one-parent families (5.2%).

During the 1980's Cashmere and Joyner was a rapidly changing community, with just 34.1% of the population stating in 1991 that they had lived at the same address in 1986. However, by 1996, 46.9% of the population stated they had lived at the same address as in 1991 and by 2001, 66.1% stated that they had remained living at their same address for the last five years. This was the highest figure for the Shire, indicating a relatively stable population in a well-established community.

Between 1996 and 2001, the labour force of Cashmere and Joyner grew at the fast rate of 8.22% pa, the second fastest growing labour force of the Pine Rivers Shire and being over three times the Shire's average. The labour force increased by 506 persons to 1551 persons in 2001, consisting of 850 males and 701 females.

The female rate of unemployment (2.1%) was slightly lower than the male rate (3.2%) in 2001. The labour participation rates were among the highest in the Shire with 84.2% of males and 68.5% of females aged over 15 years, recorded as being in the labour force. The percentage of males working part-time in 2001, was slightly lower than the Shire's average, while the rate for females increased significantly from 37.2% in 1996 to 53.8% in 2001.

At the 1991 Census, 81.6% of persons in Cashmere and Joyner were Australian born, while in 2001 the figure had increased to 84%. However, the percentage of persons who had migrated from mainly-English speaking countries has continued to remain relatively high at 12%, with a slight decrease of non-English speaking migrants (2.4%). Persons of Aboriginal and Torres Strait Islander descent resident in this community has increased marginally to 0.4%, none were previously resident in 1991 or the 1996 census.

In Cashmere and Joyner at the 1996 Census, 33.9% of individuals stated that they had an annual income below $15,600, the lowest percentage in the Shire, while by 2001 this had decreased to 30.5%. A significant increase has occurred in persons earning above $52,000 per annum, which at 17.2% was the second highest percentage in the Shire. The percentage of persons with a higher income is approximately twice the percentage for Pine Rivers and South-East Queensland. This community also has the highest percentage of persons in the middle to upper income bracket.
3.2 Dayboro and the West

Overview:

Over the last fifteen years or so, Dayboro and the West has remained rural in character. Despite a relatively high proportion of males, it is also an ageing community with the highest percentage of couple only households in the Shire. The community contains a high percentage of Australian born persons who had lived at the same address in 1991, and in keeping with Australian trends has become better educated and qualified over the years.

This community focuses on Dayboro as its principal service centre. The community is large in area but relatively sparsely populated, being mainly rural in character. The community is south of Woodford Road and includes Lake Samsonvale.

Dayboro and the West is among the smaller communities of the Shire, in terms of population size, with a total population of 5,412 in 2001. This compares with 3,743 in 1991 and 2,943 in 1986.

The population in this community is expected to increase steadily, reaching 6924 persons in 2016, which is almost double the 1991 population (3,743). The average annual population growth rates are projected to decline from 3.03% p.a. in the period 2001 to 2006, to 1.56% pa during 2011 to 2016.

Figure 18: Population projections, Dayboro and the West, 1991-2016
Compared to the rest of the Shire, this community has a relatively high percentage of persons aged over 65 years (7%) and a relatively lower proportion of people in the under 15 yrs age group (23.8%). These trends are expected to continue with the proportion of persons aged over 65 years expected to increase to 11% in 2016 and the percentage of persons less than 15 years to decrease to 20.4%. The percentage of persons in the 20-49 year age group is expected to remain low during the projection period, containing 11.3% of the population in 2016, the lowest percentage of persons in this age group in any community in the Shire.

The proportion of households with nuclear families and lone person households has remained relatively steady since 1999. However, the percentage of couple only households has increased from 27% in 1996 to 32.5% in 2001. This community has the highest percentage of couple only households and one of the lowest percentages of one-parent families in the Shire, in 2001.

A feature of this community is that it has the second highest proportion of persons in the Shire who have remained living at the same address. During the 1996 census, 56.2% of the population stated that had lived at the same address since the 1991 census. This was the highest rate of any community in the Shire. This figure decreased slightly in 2001 and it is now the second highest at 55.6%.

In the 2001 Census, 82.2% of persons in Dayboro and the West had been born in Australia, a slight decrease from 82.6% at the 1996 Census. This is consistent with the percentage for Pine Rivers Shire in 2001. Persons who had migrated from mainly-English speaking countries accounted for a further 10.2% with an additional 3.2% having migrated from non-English speaking countries. The percentage of Aboriginal and Torres Strait Islanders has increased by 60% to comprise 1.2% during the period 1996 to 2001 however; it still remained well below the average percentage for the Shire.

In Dayboro and the West at the 1996 Census, 39.4% of individuals stated that they had an annual income below $15,600. This had decreased to 34.3% in 2001. An additional 6.5% of persons stated that they had an income above $52,000 (a higher percentage than that for the Pine Rivers Shire).
3.4 Kallangur, Dakabin & Murrumba Downs

Overview
Kallangur, Dakabin and Murrumba Downs is a diverse community with a large population. Projections indicate that the community will continue to grow, almost doubling in the next 20 years. Specific features of Kallangur, Dakabin and Murrumba Downs include relatively high percentages of one-parent and lone person households, indigenous and unemployed persons, lower incomes and a lower percentage of two-parent families.

Kallangur, Dakabin and Murrumba Downs includes the original town of Kallangur and the newer settlements at Dakabin and Murrumba Downs. The main railway line north (with a station at Dakabin) and Old Gympie Road, cut through this community. The Bruce Highway borders it to the east. The proposed Redcliffe railway link passes through this community.

Kallangur, Dakabin and Murrumba Downs is the third largest community in Pine Rivers Shire with a population of 20,953 in 2001. Since 1996, the population of the Shire has increased by 2,407 persons representing a growth rate of 2.47% pa for this period compared to 4.4% p.a. during the period 1991 to 1996. There is projected to be further considerable growth within the community, with the population increasing by 38.1% from 20,953 persons in 2001 to 28,944 persons in 2016. However overall, Kallangur, Dakabin and Murrumba Downs will slightly decrease its share of the Pine Rivers Shire population from 17.7% in 2001 to 17.3% by 2016.

Figure 19: Demographic projections 2001-2016, Kallangur, Dakabin & Murrumba Downs

This community has had the highest increase in people aged over 65 years, which at 8.4% in 2001 is an increase of 2% since the last census and the highest percentage of the Pine Rivers Shire. The presence of retirement villages/nursing homes in Kallangur contributes to these figures. In contrast the proportion of persons in the 0-14 years age group has
significantly declined since 1981, from 34.2% to 25.8% in 2001, also contributing to the ageing of the population.

**Figure 20: Age comparisons for Kallangur, Dakabin, Murrumba Downs and Pine Rivers and Queensland**

The proportion of households with nuclear families has decreased from 51.6% in 1991, to 40.7% in 2001; resulting in Kallangur, Dakabin and Murrumba Downs becoming the community with the lowest percentage of two-parent families in the Shire. At the same time there have been slight increases in the percentage of couple only, one-parent and lone person households. This area has the highest proportion of one-parent families (13.6%), and the third highest percentage of lone person households (17.5%) in the Shire.

At the 1996 Census, just 38.6% of the population stated that they had lived at the same address in 1991, indicating a rapidly changing community. Subsequently this has increased over the last 5 years to 47.1% but is still below the Shire’s mean.

Unemployment rates in Kallangur, Dakabin and Murrumba Downs were relatively high in 1996, compared to the Shire as a whole and have improved during the period 1996 to 2001. In 2001, 75.2% of males aged over 15 years and 57.1% of females aged over 15 years (the lowest in the Shire) were in the labour force. These are some of the lowest labour force participation rates in the Pine Rivers Shire and below the Shire’s averages.

This area has the lowest proportion of high-income earners in 2001 (6.4% who earned more than $1,000 per week). It also recorded the highest proportion of low-income earners (40.2% who earned less than $300 per week).

In 2001, the ethnic composition of Kallangur, Dakabin and Murrumba Downs included 80% of Australian born persons, 10.9% of mainly-English speaking migrants, 3.9% of non-English speaking migrants and 1.5% of persons of Aboriginal and Torres Strait Islander origin. These relatively high percentages of Aboriginal and Islander persons (although still lower than that for South-East Queensland is higher than the Shire average) reside mainly in Kallangur.
3.5 Petrie

Overview
Petrie has much in common with communities to the north, being characterised by its young family structure, middle-income families, higher unemployment rates and persons with trade qualifications. Growth rates and thus levels of migration are expected to decline in the future, as land available for new housing decreases, resulting in a population that is likely to begin ageing in situ. Consequently, there will be fewer children of school age and more elderly people.

Petrie has become one of the Pine River Shire’s sub-urban centres. It is situated in the main rail line north, with retail and commercial facilities and is the location of the Australian Paper mill.

The population has grown steadily over the years from 2923 persons in 1981 to 7746 in 2001. However, the rate of growth has decreased over this time. The population of Petrie accounted for 7.5% of the total population of Pine Rivers Shire in 1991, decreased to 7% in 1996 and further still in 2001 to reach 6.5%, indicating that the rate of growth for this community was less than that for the Shire as a whole.
Petrie is expected to continue its growth rate into the future, with growth rates declining (from 0.56% in 2001-2006 to 0.06% in 2016) as the development of the remaining land is completed. The population is expected to reach 8035 persons in 2016. Petrie’s share of the Shire’s population is projected to decrease from 6.5% in 2001, to 4.8% in 2016, indicating that the growth in this community is lower than that of the Shire.

Since 1981, Petrie has been characterised by high percentages of persons <15 years, despite the fact that this age group has steadily declined in its share of the total population. The largest age groups in the population pyramids are 5-9 and 10-14 year olds. In comparison to the averages for the Shire, this community had an above average percentage of persons aged less than 15 years, having the highest percentage of any community in the Shire, and a slightly below average percentage of persons aged over 65 years.

However, the proportion of persons in the under 15 years age group is projected to steadily decline from 27.6% of the population in 2001, to 22.7% in 2016, resulting in fewer persons in this age group in 2016 than in 1996. In contrast the percentage of persons aged over 65 years is projected to almost double from 5.6% in 1996 to 11.5% in 2016. However in 2016, 25-29 year olds will be the largest group of persons in the population pyramid.

Figure 21: Population projections, Petrie, 1991-2016

Nuclear families as a proportion of all households have decreased from 50.1% in 1996 to 47.4% in 2001, consistent with the trends of Pine Rivers Shire. Slight increases in the percentages of one-parent households (10.2% in 1996 to 13.6% in 2001) and lone person households (11.8% in 1996 to 13.8% in 2001) have occurred since 1996, whereas couple only households have slightly decreased. The household structure of Petrie is generally consistent with the averages of the Shire.

Unemployment rates in Petrie in 2001 were higher than the Shire’s average for males (6.5%) and slightly lower for females (4.4%). Labour force participation rates for males and females aged over 15 years were among the lowest in the Shire, being 79.3% and 61.8% respectively, similar to the Shire’s average.
The ethnic composition of Petrie in 2001 included 80.5% of Australian born persons, 11.8% of mainly-English speaking migrants, 4% of non-English speaking migrants, and 1.8% of persons of Aboriginal and Torres Strait Islander descent.

At the 1996 census, 42.3% of individuals stated they had an annual income below $15,600; this had reduced to 38.5% in 2001. While 6.4% stated they had an annual income above $52,000, which was below the average for the Shire. This indicates that Petrie had a percentage of middle income individuals which is fairly consistent with that of the Shire.

3.6 Bray Park, Lawnton and Strathpine

Overview:
The low population growth rate of Bray Park, Lawnton and Strathpine, the largest community in the Shire is projected to continue mainly as a result of natural increase. In keeping with established trends, the demographic structure of this community is likely to age, due to decreasing percentages of persons aged 0-14 years, and increasing percentages of persons aged over 65 years. Other characteristics of the population include a high percentage of one-parent families and lone person households, relatively high unemployment rates, an increasing labour force participation rate for females, a high percentage of low-income families and a relatively low percentage of persons with further education qualifications.

Bray Park, Lawnton and Strathpine are older established suburbs adjacent to fast growing North Brisbane suburbs such as Bald Hills. The South Pine River and its flood plain divide the community from Brisbane City. The south of the community includes the industrial locality of Warner, Brendale, the South Pine Electricity sub-station and associated high voltage overhead power lines. The main northern railway line services the community with stations at Bray Park, Lawnton and Strathpine.

In 2001, the community comprised 24.3% of the Shire and it remains the largest community of interest with 28,737 persons. The community has declined in its share of Shire population compared to 28.5% in 1991 and is growing at a rate lower than that for the whole of the Shire.

In terms of absolute growth, the population of Bray Park, Lawnton and Strathpine is projected to substantially increase by 7037 persons over the next 15 years, reaching a maximum of 35,774 persons in 2016. Growth rates over the same period are not as high as might be expected from the projected absolute growth, due to the large population base. Growth rates are projected to be less than half of those of the Shire, decreasing from 1.6% pa during 1991 to 1996, to 0.7% pa by 2016. Bray Park, Lawnton and Strathpine's share of the Shire's population is expected to decrease from 26.3% in 1996 to 18.5% in 2016, indicating that this community is growing at a rate much lower than that for the whole of the Shire.
The percentage of persons in the 0-14 year age group is expected to decline over the projection period from 23.7% in 2001 to 19.4% in 2016. As a result, the number of persons in this age group in 2016 is projected to be lower than the number in 1996 and will be the lowest percentage for the Shire. In addition, the number of persons aged over 65 years is projected to more than double by 2016, consisting of 16.2% of the population of Bray Park, Lawnton, and Strathpine, which is expected to be the highest in the Shire. The percentage of persons in the 30-39 year age group is expected to be predominant, containing 17.5% of the population of Bray Park, Lawnton, and Strathpine.

Figure 22: Population projections, Bray Park, Lawnton and Strathpine, 1991-2016

The proportion of households with nuclear families has decreased from 55.7% in 1991, to 42.2% in 2001, consistent with the trends for the Shire. Bray Park, Lawnton, and Strathpine has the third highest percentage of one-parent families (13.2%), and the second highest percentage of lone person households (18.2%) in Pine Rivers Shire. Couple only households represent 23.6% of the population and is the lowest rate for the Shire, whereas the percentage of two-parent families are the third lowest.

During the 2001 census, 51.4% of residents stated that they had lived at the same address for 5 years, which has increased since the 1996 census (45.7%).

Unemployment rates in Bray Park, Lawnton, and Strathpine were relatively high in 1996, compared to the Shire as a whole, yet less than those for South East Queensland. Whilst in 2001 it had fallen to 6.1% for males (third highest in the Shire) and 4.5% for females (second highest). In 2001, 75.8% of males aged over 15 years, and 58.5% of females aged over 15 years, were in the labour force. These are the second lowest labour force participation rates in the Pine Rivers Shire, being below the Shire’s averages.

The ethnic composition of Bray Park, Lawnton, and Strathpine in 2001 included 80.3% of Australian born persons, 10.5% mainly-English speaking migrants, 5% non-English speaking migrants (the second highest in the Shire), and 1.78% of persons of Aboriginal and Torres Strait Islander descent (the second highest in the Shire).
In Bray Park, Lawnton and Strathpine at the 2001 Census, 39.1% (decreasing from 45% in 1996) of individuals stated they had an annual income below $15,600. This percentage is higher than the average for the Pine Rivers Shire. Alternatively, 6.2% had an income above $52,000, the lowest of all Communities of Interest. This indicates that a lower proportion of individuals have middle to lower incomes, than in other communities within the Shire.

3.7 Hills District & Bunya

Overview

The slow growth rate of Hills District and Bunya, the second largest community in Pine Rivers Shire is projected to continue with growth being almost exclusively the result of natural increase. The mainly Australia-born, ageing population is characterised by low unemployment rates and a large proportion of people on middle to higher incomes.

The Hills District and Bunya comprises Arana Hills, Everton Hills and Ferny Hills and Bunya. These are established communities adjacent to Brisbane City and north of the Ferny Grove railway line and Kedron Brook. The Bunya State Forest forms a boundary to the north and Brisbane State Forest is located to the west.

In 2001, Hills District and Bunya was the second largest community, containing 17.9% of the Pine Rivers Shire population, a decrease from 22.5% in 1991. The relatively slow growth of the community results in this declining share of the Shire’s population. The population was 21,188 persons in 2001, an increase of just 31 since 1996. This represents the second slowest average annual growth rate of the Shire, at 0.03% pa and has slowed considerably since 1991 when it was 1.3% pa. This slow growth rate is expected to continue as a result of the large population base, with Hills District and Bunya projected to reach 22,329 persons in 2016. On this basis, limited areas will remain for development past 2016 under the current Town Planning Scheme. Hills District and Bunya’s share of the Pine Rivers Shire population is projected to decline to 13.4% in 2016 (from 19.9% in 1996) due to these relatively low growth rates.

The demographic structure of Hills District and Bunya is continuing to age, with the percentage of persons over 65 years increasing to 4.8% in 2001, from 1.7% in 1981. The decline in the percentage of young persons under 15 years is continuing, decreasing from 37.7% in 1981 to 22.6% in 2001. The decrease in the percentage of persons in the 0-14 years age group in Hills District and Bunya is particularly significant as in 1981 this community contained the highest percentage of persons in this age group and by 2001 had the second lowest percentage of persons of any community in the Shire.

Figure 23: Population projections, Hills District and Bunya, 2001-2016
This redistribution of the age groups is projected to continue as the population ages. The percentage of persons aged over 65 is projected to increase considerably from 4.8% in 1996 to 9% in 2016. This corresponds to the population of this age group doubling. In addition the percentage of persons aged 0-14 years is projected to decrease from 22.6% in 2001 to 20.2% in 2016, whilst the actual number of persons is also expected to decrease slightly. The percentage of older persons is expected to be the lowest in the Shire, indicating widespread ageing throughout the Shire. Whereas the percentage of young persons (0-14 years) is expected to be the second lowest.

Figure 24: Age comparisons, Hills District and Bunya, Pine Rivers and Queensland, 2001

In 1991, Hills District and Bunya had one of the highest percentages of two-parent families (59.82%). However in 2001, two-parent families consisted of 45.7% of Hills District and Bunya’s households. This decrease was the result of increases in one-parent, couple only and lone person households. Overall the household structure was consistent with the average for the Shire.

The size of the labour force grew slowly between 1996 and 2001, increasing by 412 persons or 0.68% p.a. In 2001, the male unemployment rate in Hills District and Bunya...
was lower than in 1996 at 4.2% and the female unemployment rate was lower still at 2.8%, with both lower than the Shire’s average. This is a contrasting situation to 1991, when the female unemployment rate was higher than the male rate at 6.4% and the male unemployment rate was 5.6%.

At the 2001 Census 53.3% of Hills District and Bunya indicated they had remained at the same address over the past 5 years, while in 1996 51.5% of the population stated that they had lived at the same address in 1991.

The ethnic composition of Hills District and Bunya in 2001 included 83.7% of Australian born persons, 8.9% mainly-English speaking migrants and 4.3% non-English speaking migrants. The percentage of Australian born persons is the second highest in the Shire and the percentage of mainly-English speaking migrants is the lowest. While the proportion of people of Aboriginal and Torres Strait Islander descent tripled from 0.3% in 1991 to 0.96% in 2001, it is still lower than the average for the Shire.

In Hills District and Bunya at the time of the 2001 Census, 32.5% of individuals stated that they had an annual income below $15,600 and 11.5% that they had an income above $52,000. These figures are favourable indicating a larger portion of the community with middle to higher incomes.

3.8 Albany Creek and Eatons Hill

Overview
The rapid growth of Albany Creek and Eatons Hill is projected to continue to 2006. Whilst the population is ageing, the structure at present will result in a relatively high percentage of elderly persons in 2016. Characteristics of this community, as a result of this growth, are the high percentage of persons who have migrated to this community, and the average amounts of Australia-born persons. The community also has high labour force participation rates by its well-qualified workforce, a high percentage of nuclear families and a low percentage of lone person households.

Albany Creek is one of the older European settlements in the Shire. In recent years there has been rapid development and it is now an urban area adjacent to fast growing Brisbane city suburbs such as Bridgeman Downs. Eatons Hill, which forms the other half of Albany Creek is separated from Albany Creek by the South Pine River and is connected by Cash’s Crossing.

On Census night, 7 August 2001, there were 20,795 people counted in Albany Creek and Eatons Hill.

The population of Albany Creek and Eatons Hill in 2001 was 20,128 persons. An increase of 4,426 persons since 1996. Growth was high at an average of 5.09% pa over the five-year period, being the second highest growth rate in the Pine Rivers Shire. As a result of this
rapid growth, the community increased its share of the Shire’s population from 14.8% in 1996 to 17% in 2001.

Growth rates are however, expected to significantly decrease to 0.97% pa by 2011. They will remain high until 2006 and are then expected to rapidly decline. Albany Creek and Eatons Hill’s share of the population of the Pine Rivers Shire is projected to peak at 16.7% in 2006 then decrease slightly to 15.2%. This is as a direct result of the low population growth rates from 2006 onwards.

Albany Creek and Eatons Hill exhibits the ageing process evident throughout south-east Queensland, with declining percentages of persons aged from 0-14 years, and increases in the percentage of persons aged over 65 years. However by 2016, Albany Creek and Eatons Hill is projected to have the second largest percentage of elderly persons (12.3%) in the Shire, due to the fact that the population in this age group is projected to double in this ten-year period.

Figure 25: Population projections, Albany Creek and Eatons Hill, 2001-2016

The proportion of households with nuclear families has decreased from 58.6% in 1996 to 54.8% in 2001, becoming the community with the second highest percentage of nuclear families in the Shire. Albany Creek and Eatons Hill has the third lowest percentage of lone person households (10.1%) and below average percentages of one-parent and couple only households in Pine Rivers Shire.

In the 2001 Census, 48.5% of residents enumerated at the same address 5 years previously. While in the 1996 Census, 36.4% of the population stated that they had lived at the same address in 1991, indicating a rapidly stabilising community. This community in 1996 had the highest percentage of residents who had lived elsewhere at the previous census, with 52.3% indicating that they had lived at a different address in 1991.

During 2001 82.1% of males were in the labour force and 67.3% of females above 15, representing the second highest of any community in Pine Rivers. Consequently unemployment rates were relatively low in 2001, compared to the whole Shire and south-
east Queensland. The male unemployment rate of 3.3% was the second lowest in the Shire and the female unemployment rate of 2.4% was among the lowest in 2001.

The ethnic composition of Albany Creek and Eatons Hill in 2001 included 80.6% of Australia born persons, 11.2% mainly-English speaking migrants and 4.7% non-English speaking migrants. The percentage of persons of Aboriginal and Torres Strait Islander descent had more than doubled from 0.2% in 1991 to 0.5% in 2001. Despite this increase, the percentage of persons of Aboriginal and Torres Strait Islander descent remain less than half of that for the Shire as a whole. The characteristics of the remaining ethnic groupings are consistent with those of the Shire.

In Albany Creek and Eatons Hill at the 2001 Census, 32.1% of individuals stated that they had an annual income below $15,600. This percentage is the second lowest in the Pine Rivers Shire. Alternatively, 15.5% had an income above $15,200, the third highest percentage for any community in the Shire. This indicates that Albany Creek and Eatons Hill had a large proportion of persons with middle to higher incomes than other communities within the Shire.

At the 1996 Census, 18.5% of the population aged over 15 years had a degree or diploma and 16.2% had a trade qualification. Thus in Albany Creek and Eatons Hill, a total of 34.7% of the population aged 15+ had a qualification of some kind. This community ranked among the most well qualified communities in the Shire.

3.9 Mango Hill and Griffin

Mango Hill and Griffin is expected to become more urbanised well into the future as ‘greenfield’ sites are developed. Exceptional population growth both in terms of absolute numbers and percentages are projected as a result of existing and approved developments in this area. As a result, changes in the demographic and socio-economic characteristics are likely to occur in the future.

This community has been largely a ‘greenfields’ area to the east of Kallangur. Mango Hill is the oldest established substantial settlement in the area. This community is located to the east of the Bruce Highway, and abuts Hays Inlet, designated as a Fisheries Habitat Reserve. The community is bordered in the south by the North Pine River and is adjacent to the boundaries of the Caboolture Shire and Redcliffe City Councils to the north and east respectively.

The historical population of this community has been very small, however during the period 1996 to 2016, the Community of Mango Hill and Griffin is expected to have the highest
annual growth rate, peaking at 33.5% p.a. during 2001 to 2006, then declining to 6.7% pa during 2011 to 2016. This is due to the existing and proposed Mango Hill developments and the Avenues estate at Griffin. In the 5-year period from 1996 to 2001, the number of households has more than doubled from 446 in 1996 to 1003 in 2001. For this reason analysis of the current age-sex structure and socio-economic characteristics of this community should be viewed with caution, as variations in the rate of development will result in variations to the demographic and socio-economic characteristics.

Figure 26: Growth rate by number of persons, Mango Hill and Griffin, 1991-2016

Mango Hill and Griffin was the second smallest community in the Pine Rivers Shire in 2001, with a population of 3098 persons. Over the period 1996 to 2001, the population grew by 1,680 persons at an average annual rate of 16.92% pa, the highest growth rate of any community in the Shire. In 2001, Mango Hill and Griffin contained 2.6% of the Pine Rivers population, increasing slightly from 1.3% in 1996 as a result of these high growth rates. The population of Mango Hill and Griffin is projected to feature the highest percentage of growth rates in the Pine Rivers Shire over the next twenty years. As a result, it is expected to increase its share of the Shire’s population from 1.3% in 1996 to 16.9% in 2016.

In terms of demographic structure, Mango Hill and Griffin is characterised by having the second highest percentage of persons aged 0-14 years in the Shire (26.8% in 2001), while the percentage of persons aged greater than 65 years was just 5.1%. Very small percentages of the population are in the 15-19 and 20-24 year age groups. Assuming that the future development of Mango Hill occurs as planned, the demographic structure of Mango Hill and Griffin will exhibit some interesting changes. The percentage of persons aged 65+ is projected to increase slightly between 2001 and 2011, even though the number of persons is expected to increase seven-fold. In addition, the percentage of persons aged 0-14 years is expected to be amongst the highest of any community in the Shire from 2006 onwards. As a result, the population of Mango Hill and Griffin is ageing at a rate significantly below that of the Shire, and therefore is generally younger than other communities within the Shire.

Figure 27: Population projections, Mango Hill and Griffin, 2001-2016
In 2001, the number of households in Mango Hill and Griffin was 1003. This was an increase of 551 households since 1996, representing the highest household growth rate of 17.6% pa which was eight times the growth rate for the Shire.

Since 1991, Mango Hill and Griffin has significantly decreased its percentage of nuclear families from 58.2% to 49% in 2001. Couple households have increased their share of the community’s households, from 22% in 1996 to 31.6% in 2001. One-parent households have remained relatively constant being 8.7% in 2001 and lone person households have decreased slightly from 12.6% in 1996 to 10.6% in 2001.

The percentage of persons in Mango Hill and Griffin who had lived at the same address in 2001 was higher than that of the previous census (54.6% and 47.1% respectively). In 2001, the small labour force of this community comprised 903 males and 743 females and increased by 1004 persons, which represented a high growth of 20.72% pa for the period 1996 to 2001. This growth rate was the highest for any community in the Shire, however the number of persons in the labour force is expected to increase significantly in the future with the development of Mango Hill. Unemployment rates in Mango Hill and Griffin have decreased significantly from 1996 to 2001, to 4.5% for males and 3.2% for females. However, the male unemployment rate is still around the Shire average. In 2001, 80.3% of males aged over 15 years and 64.4% of females were in the labour force, which is a significant increase from 1996 when Mango Hill and Griffin had the lowest labour force participation rates.

A relatively low percentage of persons in Mango Hill and Griffin were Australian born at the 2001 Census (78.7%) compared with 80% at the 1996 Census. A further 12.3% were mainly-English speaking migrants, and 4.8% non-English speaking migrants. The percentage of persons of Aboriginal and Torres Strait Islander descent was low at 1.6%, however, this percentage had nearly doubled from 1996.

In Mango Hill and Griffin at the 2001 Census, 31.5% of individuals stated that they had an annual income below $15,600, which was the second lowest percentage in the Shire. A further 9.8% stated they had an income above $52,000, which was close to the Shire’s mean. This indicates a large proportion of the community had middle incomes.
Persons aged 15 years and over were well qualified as tradespersons in Mango Hill and Griffin at the 1996 Census with 17.2% having a trade qualification (the second highest percentage of the Shire). The community also had the second lowest percentage of persons in the shire with a degree or diploma (10.2%). Therefore a total of 27.4% of persons aged 15+ had a qualification of some kind and this was one of the lowest percentages in the Shire.

Mt Nebo

3.10

Overview

Mt Nebo is a discrete and small community where trends are difficult to predict, as the addition or loss of only one family can alter the socio-economic and demographic characteristics of the community. However, it appears to be a community where the population is likely to be comprised of couple only and lone person households, resulting in relatively low occupancy rates. The ethnic mix includes relatively high proportions of persons born overseas, and the corresponding low proportions of Australian-born persons. These are more likely to be long-standing migrants who have moved from interstate rather than new arrivals from overseas. The community has high participation in the labour force and low unemployment, hence very few of the well-educated and qualified population are on a low income.

This Community comprises the small hamlet of Mount Nebo situated on the scenic Mount Nebo Road, through the Brisbane Forest Park and the D'Aguilar Range.

The population of this community is very small and variable with the addition or loss of only one household affecting the age structure and socio-economic characteristics of the community. For this reason analysis of population characteristics of Mt Nebo need to be viewed with caution.

This area has remained the smallest community in the shire, increasing its population from 247 persons in 1986, to 267 persons in 2001. The total number of households has declined
in Mt Nebo from 110 households in 1996 to 107 households in 2001. Growth rates have varied dramatically since 1981, with growth rates of 10.1% (1981 to 1986), 0.1% (1986 to 1991), 2.4% (1991 to 1996) and −0.8% (1996-2001). This variation is attributed to the small population base, where the addition or loss of a few families can have large effects on the demographics and socio-economic characteristics of the community.

This very small population represented 0.23% of Pine Rivers Shire in 2001, having decreased slightly from 0.3% in 1991. This very small population of Mt Nebo is projected to decrease between 2001 and 2016 mainly as a result of declining household size. Mt Nebo's share of the Shire's population is projected to decrease from 0.23% in 2001 to 0.16% by 2016 as growth rates for this community are below those for the Shire as a whole.

The unusual age structure in Mt Nebo must be viewed in terms of the very small population of this community. The ageing of Mt Nebo is pronounced with 22.1% of the population aged under 15 years and 11.6% aged over 65 years expected in 2016. The percentage of persons aged 65+ is projected to the third highest percentage in the Shire in 2016.

This community is characterised by a much higher number of lone person households (30.1%) than the rest of the Shire and the lowest proportion of two-parent families (29%) in 2001. It also has the second highest proportion of couple only households in the Shire (27.1%).

In the 2001 Census Mt Nebo had the lowest percentage (8.7%) of residents remaining at the same address for the past 5 years. This contrasts with the 1996 Census, where 43.8% of the population stated that they had lived at the same address in 1991. Further during the 1991 Census, Mt Nebo was the most established community with 55.1% of the population living at the same address 5 years previously.

This area has the highest unemployment rates for both males (8.5%) and females (7.2%). However, it should be noted that these are still low and comparable to that for
Queensland). This area also recorded one of the highest areas with low-income earners (40.2% who earned less than $300 per week in 2001).

This area had the lowest number of Australian born citizens (65.5%) in 2001 however, it is predominantly characterised by mainly-English speaking migrants (17%) with 6.7% being from a non-English speaking background. The area also had 3.4% persons from an Aboriginal and Torres Strait Islander descent, whereas in 1996, there were no indigenous persons residing in Mt Nebo.
4. PROFILE OF CURRENT SERVICES AND RESPONSES

A key focus of the Pine Rivers Shire Council Corporate Plan 2004-2008 is the provision of a range of community care and support services to “support basic qualities of community life, provide opportunities for community participation and development, and enhance the livability of Pine Rivers”. Related strategies to support the provision of these services include –

- Facilitation of a safe, affordable and high quality child care service which has positive outcomes for children and families; and
- Facilitation of opportunities, support and programs that meet the needs of older persons and persons with disabilities while maintaining individual independence and quality of life.

Pine Rivers Shire Council currently provides a number of community services that cater specifically for aged and disabled residents in the shire. The Council website and 2002-2003 Annual Report display the range of community and family services that are currently provided by Council. These include:

- **Aged Care (Day Respite)** - Provides activities, support and care for those unable to fully provide this for themselves. The service also provides a break, support and education for Carers.
- **Aged Care (In-Home Respite)** - Additional service for Carers to assist with ongoing needs of members, e.g. provision of meals, assistance with showering/dressing. Includes weekend respite, overnight and other emergency respite.
- **Disability Program (In-Home Respite)** - Provides support within the home with activities including educational and recreational assistance.
- **Disability Program (Community Access Respite)** - Provides support for participation and integration within the community, including assistance with social, recreational and educational activities.
- **Disability Program (Centre Based Respite)** - Provides social, recreational and educational activities for the younger disabled. Includes participation at TAFE and other community courses and facilitation of peer support.
- **Home Assist Secure** - Provides information/advice and subsidised assistance for home maintenance, repairs, security etc for older people and those with a disability.
- **Community Assisted Transport Services** - A door-to-door transport service for older people or people with a disability.
- **Family Day Care** - Provides supervised care for young children in private homes of approved Care Providers
- **Birralee Child Care Centre** - Provides centre based supervised care and education for young children

Perusal of the Local Planning Team, Human Service database, indicated that there was a range of human services available in the Shire, being provided by Federal, State and Local Government and non-government agencies.
The most significant issues were that many services were located in the more populated areas of the Shire (eg Community Health located at Strathpine), thus creating accessibility issues for people residing in areas some distance away, due to the large geographic spread of the Shire. While some organisations offered outreach services, this was not always the case with vital services.

Agencies also reported a need for emergency housing services and it was notable that this Shire is one of the few without any funded Supported Accommodation Assistance Program (SAAP) services, and limited community housing.

Agencies also reported long waiting lists for some services including counselling services and parenting courses.

This report did not examine the availability of recreation services as a community facilities study is currently being undertaken by consultants engaged by the Shire, however, it is proposed that information from that project be integrated into stage two of the Plan.
5. CONSULTATION INFORMATION

Select consultations were undertaken with a number of key stakeholders to identify key issues for the Shire from a service provider perspective. There were a number of consistent issues raised around particular key themes.

5.1 Transport

Key issues raised were mainly in respect to poor levels of public transportation and inaccessibility for particular groups. They were as follows:

- There is a poor public transport system at Albany Creek. The area is not on a railway line. This mainly affects young people, the aged and those with disabilities.
- There is no public transport for young people from Albany Creek to attend TAFE studies at Bald Hills.
- Traffic congestion around school at Eatons Hill has been an issue, so the community has purchased two buses and these transport students to schools from a parking area some way away so parents don’t have to drop off near the school.
- Parents without transport need to utilise multiple transport options in order to transport their children to the Royal Children’s hospital.
- Transport and recreation are issues at Samford and Dayboro. Children are now part of a growing group of young people with little recreational activities available and lack of public transport to other better resourced parts of the Shire.
- No railway line to Chermside for young people to access services and activities at this centre.
- CATS (Community Assisted Transport Scheme) run by Council is a wonderful initiative, but needs to be booked in advance and there can be up to 6 weeks wait.
- Brendale is a major industrial area, with employment opportunities for local residents, however, there is difficulty in accessing Brendale by public transport for people within the Shire.

5.2 Young People

Issues raised in respect to this group were varied but a common theme was the lack of recreational and leisure facilities to keep young people engaged in positive activities. Key issues included:

- Many sporting activities and clubs in Albany Creek and other parts of the Shire but limited activities for young people who aren’t sports minded.
- Increase in break and enters by young people at Strathpine.
- Issues regarding young people offending at Kallangur and Petrie.
- No generic youth service in Pine Rivers.
- A lot of the employment opportunities for young people without tertiary qualifications is located in industrial areas around Brendale and Strathpine. However there is no reliable public transport for young people from Albany Creek to access these areas, unless they own a motor vehicle.
- Increased employment opportunities required for young people.
- There has been positive support from the business sector around the skilling and employment of young people and it was considered that this could be further encouraged.
No high schools in Dayboro and Samford, which result in young people having to be bussed into Pine Rivers and Dakabin High. This creates issues relating to early morning starts and late returns for young people as well as crowding issues for the other high schools.

No tertiary institution within the Shire, which results in young people having to move out of the Shire to access further education. Closest tertiary facility is QUT at Carseldine.

There are limited alternative or flexi school options for those young people who wish to complete their education but have been excluded or have difficulty integrating into the formal school system. It is understood that there are plans to have a flexible learning centre in Strathpine however; young people in Albany Creek will have difficulty accessing this centre.

Flexible learning institutions are being established by the federal government for young people under the Jobs Placement and Employment Training Program, however, the nearest proposed centre is at Deception Bay.

There are limited youth friendly spaces within the Shire.

Limited recreational activities for young people. There is a PCYC at Bray Park and Arana Hills but it is not accessible to young people in other parts of the Shire.

Young people have a sense that they are not consulted about their needs or that they have any participation in community planning.

5.3 Older People

Stakeholders were conscious of the increasing trend towards an ageing population and were able to identify current issues with this group, which will be multiplied as the numbers dramatically increase. Key issues were:

- Limited activities in Albany Creek for older people.
- Large aged population in Albany Creek, with people living alone or in nursing homes
- Need for more physical activity programs to reduce incidence of chronic disease in older persons.
- Social isolation and depression are increasing problems for this group.

5.4 Housing

Of most note by stakeholders was limited public housing stock and a lack of emergency accommodation for people reliant on Centrelink benefits. Key issues were:

- Limited public housing throughout the Shire, greatest concentration is at Bray Park and Lawnton. This has resulted in long waiting lists for accommodation and some families living in their cars.
- There is no designated emergency accommodation in the Pine Rivers Shire.
- Increasing costs of housing and limited rental accommodation available for those who don't own their own homes.
- Accommodation for people with mental health issues is a problem.
- Limited accommodation options available for young people.
5.5 Health

Access to health services was a key issue whether it be emergency and accident hospital facilities or being able to receive a service from the local General Practitioner (GP). Key issues were:

- People have to travel to Redcliffe or Royal Brisbane to access hospital system.
- Limited respite options available for adults with a disability and for families with children who have a disability.
- Need for more respite care options for people who are aged persons.
- Long waiting list for General Practitioners especially in Kallangur. Some GPs have closed their books due to the waiting lists and people from Kallangur are having to travel to Albany Creek to access a GP.
- Local GP at Lawnton has closed down.
- A recent survey has been conducted around the availability of GPs and only one or two said they were in a position to take on new clients.
- As of February 2004, Royal Women's hospital have established a 2-day discharge policy for new mothers and it is expected that local health centres and General Practitioners will provide follow up care. However, this is an issue when GPs are not available.
- Chronic disease is likely to become a future issue for an ageing population.
- The majority of calls to Community Health relate to chronic health care issues and home care.
- Prince Charles Hospital at Chermside is being upgraded to provide increased access to emergency care and to decrease the reliance on the Royal Brisbane Hospital.
- There is a waiting list of 7-9 months for level 5 Triple P parenting courses.
- Long term availability of immunisation services may be jeopardised due to state and commonwealth cost shifting to local government.
- Social isolation is an issue particularly for single persons and the elderly. People don't have a sense of safety in the local community so will remain indoors. Need more safe pathways, parks and improved lighting.
6. KEY SOCIAL AND COMMUNITY ISSUES

Analysis of the data and the consultation feedback indicate a consistent number of key themes that need to be the focus of any future planning by Council. While the overarching focus of any community capacity building plan should be about creating or maintaining a safe, liveable and enjoyable community, addressing the following factors will assist in maintaining that goal.

Transportation

“Healthy transport means reducing driving and encouraging more walking and cycling, backed up by better public transport” (Social Determinants of Health. The Solid Facts. Centre for Urban Health, WHO)

Pine Rivers Shire will continue to experience rapid population growth over the next 20 years. This has been significantly affected by large scale housing developments such as North Lakes which has a projected occupancy rate of 25,000 to 30,000 people and the planned development an additional housing estate south of Anzac Avenue which has a projected occupancy of a further 25,000 people.

One of the significant features of such rapid and large scale population growth is the impact it has on demand for infrastructure and services especially transportation – both public and road transport. Of significant note is the fact that Pine Rivers is already characterised as a Shire where there is an over reliance on private transport, with a substantially higher share of households owning motor vehicles and also multiple vehicles compared to the Brisbane Statistical Division. Private transport was recorded as the highest mode of travel to work in the Pine Rivers Shire on the 7 August 2001, with only about 10% of employed people using public transport to get to their place of employment. Coupled with this is the fact that the majority of the employed population (74.7%) work outside of the Shire and a further 40% of those who work in the Shire, live outside of the Pine Rivers and travel on major highways and local arterial roads to get to work.

It is noted that the North Lakes Development included a private bus service from North Lakes to Petrie and there are planned transport improvements such as the North Lakes Transit Station, the proposed rail link from Petrie to Redcliffe and a transport link across the highway to Dakabin, however transportation will continue to be a key issue for further planning and consideration by Council in the future.

Healthy transport means reducing driving and encouraging more walking and cycling, backed up by better public transport. Because mechanisation has reduced the exercise involved in jobs and house work, people need to find new ways of building exercise into their lives. This can be done by reducing the reliance on cars, increasing walking and cycling and expanding public transport. Regular exercise protects against heart disease and, by limiting obesity, reduces the onset of diabetes. It promotes a sense of well-being and protects older people from depression. Reducing road traffic would reduce the toll of road deaths and serious accidents. More cycling and walking, plus greater use of public transport, would stimulate social interaction on the streets, where cars have insulated people from each other.
Older People

“Australia’s population will age substantially – and surprisingly quickly – over the coming decades”.
(Source: ALGA “An Older Australia – Identifying areas for local government action” March 2004)

A further feature of the rapid population growth is the ageing of the population. Currently the number of persons aged over 65 years is very low in Pine Rivers (6.2% of the population in 2001) compared to that for Queensland (12.2%). However this proportion like the rest of the nation is expected to grow and in the twenty year period from 2001 to 2021 the number of people over 65 years is expected to increase three fold within the Shire.

The Council Corporate Plan 2004-2008 notes that while today Pine Rivers is largely a young and family oriented community, the Shire’s steadily increasing aged (and disabled) population will generate a need for greater emphasis to be placed on initiatives for this expanding group of residents.

The LGAQ also advises that such services as pensioner accommodation, senior citizen centres, aged focused community development programs and library collections are likely to be increasingly sought or demanded by aged members of the community.

Issues such as social isolation and the concern that senior residents were feeling unsafe in parts of the community were current concerns expressed during the consultations in regards to this group. This is often a feature of rapid urbanisation where there is a loss of sense of community and constructive local planning is required to generate social cohesion and a renewed sense of community confidence and safety.

Health

“Social Cohesion (the existence of mutual trust and respect in the community and wider society) helps to protect people and their health.” (Source: Social Determinants of Health. The Solid Facts. Centre for Urban Health, World Health Organisation, Regional Office for Europe)

A feature of an ageing population is increased levels of chronic health issues and disability. There was information provided during the consultations that the current health system is struggling to meet current need. Issues identified included long waiting lists for General Practitioners and accessibility issues in respect to accident and emergency services at public hospitals.

A further health feature identified was increasing levels of social isolation being experienced by older people, single persons and sole parents. Health Studies have shown that:
“friendships, good social relations and strong supportive networks improve health at home, at work and in the community. Support operates on the levels of both the individual and the society. Social isolation and exclusion are associated with increased rates of premature death and poorer chances of survival after a heart attack. People who get less emotional social support from others are more likely to experience less wellbeing, more depression, a greater risk of pregnancy complications and higher levels of disability from chronic diseases. One study of a community with high levels of social cohesion (the existence of mutual trust and respect in the community) showed low rates of coronary heart disease, which increased when social cohesion in the community declined.6

It is therefore imperative that an emphasis on health not only focuses on availability of health services for the population but also a range of primary health prevention strategies that seek to prevent chronic illnesses in the community caused by factors such as obesity, social isolation and poor self care. Wilkinson and Marmott’s research indicates that if major social determinants of health are addressed then we have a healthy community.

6.4 Young People

“Many crimes perpetuated by young people are based on unfulfilled needs” (Source: Three years of Youth participation in the Community. John Engell, Youth and the Law Project 1991)

Pine Rivers is a youthful community with almost 25% of the total population under 15 years in 2001. The projected population growth figures show an ageing population and a decline in the proportion of young people aged less than 15 years in South East Queensland from 20.4% in 2001 to 15.9% of the population by 2026. While the Pine Rivers population will also follow this trend, the proportion of people aged 0-14 years in 2026 is still expected to be 17.6% of the total population which remains a significant proportion of the population.

The proportion of the SEQ population comprising people aged between 15 and 39 years is also projected to decline over the 25 years to 2026 from 36.8% to 31.7%. However LGAs that are projected to have the highest proportions of this age group by 2026 include Logan, Ipswich, Pine Rivers and Gold Coast. In 2001 the proportion of the population in Pine Rivers shire aged 15-39 was 37.7 %. In 2026 it is expected to be 32.4%.

The Council Corporate Plan notes that “while the Shire’s initial growth pressures called for facilities for young children and an emphasis on basic service infrastructure, there is now a strong demand for better youth/adult facilities. Consultations both for this Corporate Plan and our recreation strategy showed a less than desirable network of youth communication and a general community concern that we need better opportunities for youthful expression and recreation”.7

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This was a strong feature of the consultations with many people raising the need for more leisure and recreational activities for young people. Crime prevention theory indicates that boredom is a contributing factor to young people offending, particularly in regard to property offences. Developing a range of youth spaces and activities that productively engage young people is an important primary crime prevention strategy in local communities.

6.5 Housing

“An adequate supply of affordable and appropriate housing is fundamental to achieving social and community well being and is a key factor supporting sustainable communities” (Source: Queensland Dept of Housing, Affordable Housing in Appropriate Communities. Local Government Housing Resource Kit.)

While the majority of households in the Shire own or are purchasing their own home (76.1% in 2001), for those people in the Shire who are renting accommodation, housing affordability is a big issue. Almost one-third of those who are renting are considered to be in housing stress (that is they are paying rents in excess of 30% of their gross income).

A factor contributing to this issue is the low levels of public and community housing. Just 2.4% of dwellings in Pine Rivers Shire are rented from a State Housing Authority compared to 3.4% for Queensland and the proportion of community housing in Pine Rivers is less than half that for Queensland.

Low public housing stock levels have contributed to long waiting lists with waiting lists for one bed units being three years in 2003 and two years for two bed properties. The consultations reinforced the view that housing was an issue for certain parts of the Pine Rivers community. The absence of emergency housing within the Shire was identified as a significant gap.

The Council corporate plan notes that “The efficient production of a mix of allotment and housing styles to meet the varying demands of our community is essential. In general terms, it is Council’s policy to facilitate appropriate forms of development that locate and develop in accordance with Council’s Town Plan. Council also welcomes public housing that is designed and maintained in keeping with its neighbouring community and is located so that residents have practical access to public transport and any necessary supporting community services. However Council will not support public housing ventures which are inappropriately located.”

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8 Pine Rivers Shire Council Corporate Plan 2004 – 2008 p.15
7. APPROACHES BY OTHER COUNCILS

Consideration was given to developments undertaken by the following three local government authorities which are a similar size and/or demography to Pine Rivers Shire:

- Logan City Council;
- Caboolture Shire Council and
- Redlands Shire Council

7.1 Community Capacity Building Plans

To date neither Caboolture Shire Council nor Logan City Council have completed Community or Social plans for their Shires. Logan City Council has prepared a number of plans around key issues such as the Logan City Cultural plan, Logan Public Health Plan 2003-2008 and the Logan City Crime Prevention and Community Safety Plan. Caboolture Shire Council has a Social Infrastructure Planning (SIP) group that meets once a month to identify community needs and to advise on planning appropriate services. Eight community groups are represented on the Committee – Ageing, Culturally and Linguistically Diverse, Disabilities and Access, Emerging Communities, Families, Indigenous Australians, Rural Issues and Youth. A Sport and Recreation Strategy is scheduled to be undertaken by Caboolture Shire in the near future.

Redlands Shire Council has completed a Community Plan Vision 2005 and beyond. This plan, which was commenced in 1995 and completed in 2001, is due to be reviewed next year. The plan has six key themes. These are:

1. The Natural Environment
2. Community Character and Lifestyle
3. Safe equitable and supportive Community
4. Efficient, Effective and Sustainable Transport
5. Quality Essential Services
6. Business, Employment and Economic Development

7.2 Ageing Population

To gain a more detailed understanding of how selected Councils are tackling planning and financial management issues relating to the challenges presented by their growing and ageing populations, discussions have been held with relevant personnel from Redland Shire Council, Caboolture Shire Council and Logan City Council. Telephone discussions have also been held with Brisbane City Council and Maroochy Shire Council in order to gain further understanding of how other Council’s are dealing with a growing, changing and ageing population.

A review of the LGAQ discussion paper “Ageing of the Population and the Potential Impact on Queensland Local Government” (November 2003) highlights the role of Local Government in understanding and responding to the needs of an ageing population. The LGAQ paper reports that almost half of all Queensland councils include aged issues in their Corporate Plan, and notes that many councils rate supporting services for the aged rates higher than that of any other community service. A significant proportion of Councils (17%) provide annual financial assistance for this group and many assist disadvantaged groups through providing services not available via other means.
The LGAQ discussion paper also advises – “In order to scope the parameters of Local Government’s role in addressing an ageing population councils need to make themselves aware of the depth and breadth of issues. There is no one obvious solution to what local government’s role might be. It is likely that the response to an ageing population will be diverse and heavily dependent upon partnerships with others.”

In early February 2004, Maroochy Shire Council hosted “The Sea Change Summit – The Challenge of Growth” to provide a forum for Chief Executive Officers in high growth local government areas to identify and explore the impact of population growth in coastal areas which is driven to a large extent by an older population. The Chief Executive Officers would then be in a position to assist Mayors and Councillors in making representations to State and Federal Governments regarding a nationally coordinated approach to the challenges of growth facing their councils.

Discussions with individual Councils referred to above indicate that these Councils are currently in the early stages of understanding the issues relating to the growth and changing structure of their populations, and are beginning to plan for an ageing population. Councils consulted had not progressed to the development of financial models to assess the impact of increased numbers of aged and disabled residents. Discussions revealed varied approaches adopted by individual Councils, all of which are at early stages of development.

Caboolture Shire Council is monitoring population growth and trends in the Shire, and is also considering the development of a ten-year financial sustainability model for the Shire. The Caboolture Ageing Needs Strategy (CANS), an initiative of Caboolture Shire Council, was implemented by Council in 2003 to identify and explore issues, gaps and challenges relating to the growing numbers of aged residents living in the Shire. An implementation plan will also identify areas for action, including when and who will undertake the action.

Redland Shire Council is actively assessing the issues and implications of its ageing population, particularly relating to demands on infrastructure by this group of the population. To gain a preliminary detailed understanding of the servicing and other future needs of growing numbers of older people, Council has commissioned a multi-faceted impact study to assess future facility and infrastructure requirements for the elderly living in the Shire using locational indices. The model is in its final stages of development and it is intended that the model will be made available commercially for use as a planning tool.

Logan City Council is aware that increased numbers of aged and disabled people living in Logan City will become an issue for Council in the future, and population and other social trends are currently monitored. Council intends in the future to undertake analysis of population projections and to build results of the analysis into relevant Council strategies, however planning or work on such analysis has not yet commenced.

Maroochy Shire Council commissioned a Discussion Paper in 2003 on the ageing of the population to assist Council to better understand the impacts of its changing population structure at the local level. Maroochy Shire has applied a strategic framework to the analysis of the critical issues that have emerged, and adopted it as part of its corporate responsibilities.

Brisbane City Council has commenced work on a ‘Strategy for Older People’, which is intended to develop and document Council’s roles and responsibilities in relation to the aged. Brisbane City Council operational and budgetary processes will then be targeted to meet commitments outlined in the strategy. Further, by defining boundaries of responsibilities, Council believes it will be better positioned to advocate and lobby the Federal and State Government to meet aged concerns.
7.3 Young People

Most of the Councils surveyed have a permanent position of Youth Development Officer, located within Council, which is responsible for planning and community development in respect to issues relating to young people.

Both Redland Shire and Logan City Council have a youth/Junior Council. Redland Shire has a Junior Council which was established in 1995. It is a group of representatives from each of the high schools in the Redland Shire who meet once per fortnight to consider issues of importance to young people. The Junior Council is mostly made up of Year 10 and 11 students. They learn about the function of local government and pass on the views of the young people living in the Shire to the Redland Shire Council. Each representative serves a two-year term.

The listed achievements of the Junior Council include:

- Developed the Junior Council WebPages
- Created a booklet called “Hot Spots” which lists recreation and help lines of interest to young people
- Researched the possibility of building a recreation centre for young people;
- Conducted surveys of Council staff and young people in the Shire;
- Discussed safety issues regarding school crossings and forwarded concerns to the Traffic Program within Council.

Caboolture Shire Council is also establishing a Youth Advisory Group to create meaningful participation in decision-making on issues of concern. Youth involved in this Council are to receive skills training to assist them to effectively participate.

Redland Shire also has an annual Redland Youth Award, which was started by the Junior Council to recognise excellence in fields other than sport.

A goal and strategy outlined in the Redland Community Plan relating to young people is to “Ensure the delivery and management of a comprehensive range of youth services and facilities and the co-ordinated co-operation of service providers in the delivery and management of youth services and facilities.”

7.4 Health

The Logan City Council has developed a 5-year Health Plan for Logan City (Logan Public Health Plan 2003-3008). The Plan was developed as a joint initiative between Logan City Council and Queensland Health. The Plan has given importance to strategies and the business plans of other agencies and to other planning mechanisms including the “Whole of Government” Regional Framework for Growth Management and the Integrated Planning Act. Key Priority areas within the Health Plan include:

- Public health and lifestyle;
- Effective health service delivery to respond to health needs;
- Building community capacity to respond to health needs and mobilise appropriate responses;
- Affordable and appropriate housing.
A steering committee comprising members of all of the lead key partners has been established to oversight and monitor the implementation of the Plan. Key partners will be responsible for monitoring the actions and performance indicators of those strategies for which their organisation has lead responsibility. Progress reports will be submitted by key partners to the Steering Committee who will also have a role in regularly reviewing the strategies and actions for future health planning.

7.5 Transport

“Efficient, Effective and Sustainable Transport” is a key theme in the Redland Community Plan. In June 2003, Redland Shire adopted the Redlands Transport Plan 2016. This is a fifteen year integrated transport strategy that aims to develop sustainable transport systems in the Shire by reducing car dependency, improving walking, cycling and public transport usage and by aligning the land use system in favour of these modes.

7.6 Housing

Affordable and Appropriate Housing is one of the goals contained in the Logan Public Health Plan 2003-2008. Key strategies outlined in the Plan to achieve this goal include:

- Establish an effective housing network group;
- Improve standards of visual amenity of residential properties;
- Improve residential tenancy rights and responsibilities;
- Engage the community in healthy housing issues;
- Work in partnership to develop affordable and appropriate housing policy;
- Provide sufficient short and long term emergency or crisis care housing for those in need.
8. FUTURE DIRECTIONS FOR COMMUNITY CAPACITY BUILDING IN PINE RIVERS SHIRE

Pine Rivers is currently in a unique and fortunate position where the broad demographic profile shows a population of predominantly high earning two-parent families, many of whom own or are purchasing their own home in a Shire that boasts a good mix of rural and urban living.

However, demographic and other data show that without some considered and careful planning by Council, this may not be the demography or lifestyle enjoyed by the local community in the future. Particular sub-sections of the population as well as particular communities of interest could be more adversely affected.

Of particular concern is the rapid future population growth, which needs to be matched by enhanced transportation and a range of social and community services to ensure a sense of community cohesion and connectiveness.

8.1 Social Capital

Increasing urbanisation and factors such as rapid population growth in communities has increased the prevalence of social isolation and exclusion. As a result there is growing emphasis that all levels of government should be engaged in reversing this trend by assisting in the development of ‘social capital’. Social capital has been defined as follows:

*The social capital of a society includes the institutions, the relationships, the attitudes and values that govern interactions among people and contribute to economic and social development. Social capital is not simply the sum of institutions, which underpin society; it is also the glue that holds them together. It includes the shared common sense of ‘civic’ responsibility that makes society more than just a collection of individuals* (World Bank 1998).

Social capital is characterised by the degree of social cohesion that exists in communities. It refers to the processes between people that establishes networks, norms and social trust, and facilitates coordination and cooperation for mutual benefit (World Health Organisation, 1998). Whilst social capital is often identified at the level of families and community-level networks, it is increasingly recognised that social capital can also arise in relationships with formal institutions, including government. The OECD, for example, notes that social capital is built at the level of families, communities, firms, public and other institutions.

*Typically, social capital is associated with relations in civil society. However, relationships of trust and networks also involve public organisations and institutions. Social capital is embedded in norms and institutions, which include public and legal entities* (OECD, 2001:45)

The recognition of public institutions is important because it affirms the role of governments, including local government, in building and enhancing social capital.
Social capital has been ascribed many benefits including enhanced health, better educational outcomes, improved child welfare, lower crime rates, reduced tax evasion, and improved governmental responsiveness and efficiency. Social capital has also been linked to productivity, income and other indicators of economic performance.

More generally, research suggests that social capital - adherence to social norms, well-developed networks and associated levels of trust - can generate benefits in several ways:

- By reducing the costs of conducting day-to-day affairs and of doing business;
- By facilitating the spread of knowledge and innovation;
- By promoting co-operative and/or socially minded behaviour in situations where narrow self-interest alone does not generate good outcomes for society;
- Through individual benefits - people with good access to social capital tend to be more ‘hired, housed, healthy and happy’ than those without; and
- Through associated social spill-overs, such as lower health and welfare expenditure and higher tax receipts.

The World Bank (2002) has reported ‘increasing evidence’ that social capital is critical for poverty alleviation and sustainable human and economic development.

Conversely, a lack of social capital may encumber daily life, limit social and economic opportunities, and cause markets to work less efficiently. Low social capital in depressed communities can reinforce existing inequalities.

### 8.2 Community Capacity Building and Social Capital

Community capacity building has become a key focus in a wide range of public policies and programs for all levels of government in contemporary Australia. Essentially, ‘community capacity’ refers to:

- The degree to which a community can develop, implement and sustain actions that allow it to exert greater control over its physical, social, economic and cultural environments;
- The ability of individuals, organisations and communities to manage their own affairs and to work collectively to foster and sustain positive change;
- A holistic representation of capabilities endowed by the community, plus the opportunities and barriers to realising those capabilities.

Community capacity building, as both a concept and a strategy, has strong links to social capital with a focus on connectedness, building networks and partnerships across sectors and organisations and the importance of local identity, leadership and knowledge.

The concept of community capacity building is predicated on the conviction that all communities have strengths and assets upon which to build. Whilst efforts to build a community’s capacity is often focused on responding to particular issues, it is also a desirable end in itself because it contributes to the creation and maintenance of active citizenship and social trust/social capital.
8.3 Community Capacity Building Plans and Local Government

Community capacity building plans seek to provide a structured means to further develop and enhance social capital in local communities.

It might be said that a Community Capacity Building Plan is people-focused while physical planning is place focused and corporate planning is organisationally focused.

Community planning has been underlying elements of Local Council’s role for a long time, reflected in the adage that “Local Government is closest to the people”. It is not some new demand being placed upon Local Government.

Councils all over Queensland are already active in many aspects of community planning:
- Many councils have responded to community issues such as unemployment, transport problems, domestic violence, and community safety.
- Many Councils use community-planning techniques to determine community services and facilities that should be provided.
- Most Councils consider community factors and the needs and characteristics of the community when developing strategic and local plans and assessing development applications.
- Many councils engage community development staff to identify community needs, support local initiatives, and build stronger communities.

As well, councils are:
- Increasing their role in cultural development;
- Building their capacity to integrate community objectives into physical and corporate planning;
- Fostering regional cooperation around issues of common concern; and
- Responding to Commonwealth and State policy and planning

Five long term trends in the role of Local Government have been important in bringing Community Capacity Building Planning to the fore. These include:

1. The promotion of integrated, multidisciplinary planning by all spheres of government, because uncoordinated action in the past has resulted in many local communities being poorly designed or served. Local Government is in the best position to coordinate and facilitate such planning at the local level.
2. Community Development is increasingly recognised as a key role of Local Government. Councils are developing a “whole of government” approach to strengthening the sense of identity and improving the “livability” of communities.
3. The increasing demand for local community services means that integrated planning of community services and facilities is necessary for using resources fairly and efficiently.
4. The move by Councils into corporate planning has encouraged them to develop a holistic vision for their community, review their roles, examine the inter relationships in their activities, and develop new skills and techniques for achieving their goals.
5. In carrying out statutory responsibilities in strategic land use planning and development control, Councils are seeking outcomes, which reflect community considerations.
The past decade has seen Local Government recognised as a legitimate sphere of government in its own right. Balancing this great autonomy is an increasing emphasis on Local Government working in partnership with State and Commonwealth Governments, their agencies, and the community and commercial sectors.

The Local Government Act (1993) has particular relevance in its “whole of government” approach to integrated planning, and in the requirement of enhanced community participation and consultation. Community Capacity Building Planning is important to some core objects of the new Act:

- To provide for effective, efficient and accountable system of Local Government;
- To allow Councils to take autonomous responsibility for the good government of the area;
- To provide for community participation.

Local Councils are a key connection between people and government. Community Capacity Building Planning is one of their core responsibilities, part of good government. Councils are becoming full partners in the business of managing communities.

Community Capacity Building Planning can be used for many purposes. Common outcomes sought by Councils include:

**Making communities better places to live….**
- Providing services and facilities effectively;
- Enhancing community identity and spirit;
- Building community capacity for self help participation;
- Promoting better urban design;
- Fulfilling community aspirations;
- Creating pleasant, supportive places to work.

**Making communities fairer by….**
- Sharing the costs and benefits of community life equitably;
- Ensuring access for all to the community goods;
- Responding to citizens’ needs and problems;
- Increasing social justice.

**Developing cooperative action….**
- Between the three spheres of government;
- With the community and commercial sectors.

### 8.4 Community Capacity Building Plan for Pine Rivers Shire

The development of a community capacity building plan for Pine Rivers not only aims to enhance the lives of residents through improved services and facilities, but also develops a positive role for Council as a leader in addressing social and community issues.

Council has already made a commitment to providing community services in the Shire and has been successful in obtaining Federal and State Government funding to provide those services. Additionally, Council has recently been successful in obtaining additional funding recognising the increased need in the community for such services.
The Shire’s demographic statistics indicate an aging population, which will mean an increased demand for services. It is important that Council fully understands what demands may be placed on it in the future and can be in a better position to take advantage of opportunities working collaboratively with other governments and organisations.

There is an increased demand on service providers to provide ever increasing services to the community for fewer dollars. Service Providers in the Shire are finding it difficult to deliver services for the same amount of money that they have in the past. Having completed a Community Capacity Building Plan, Council will be in a better position to argue to State and Federal Governments for increased funding to Council and other service providers so that the needs of the whole community are met.

Until a detailed plan is completed, Officers of Council will not be in a position to advise Council professionally and informatively based on sound research.

Councillors have previously raised issues of concern with the Community Development Services Department such as aged, mental health and youth issues. A common approach by any level of government to deal with an issue is to address the presenting problem and not the real problem that caused the presenting problem. For example a hole appears in the road surface. It is easy to patch up the hole. What needs to be considered is what caused the hole in the first place and fix that problem.

A Community Capacity Building Plan will result in Council being in a better position to plan for the future by:
(a) seeking grant monies that address population needs based on solid research;
(b) working collaboratively with other governments and organisations to address identified needs;
(c) advocating to other governments to accept responsibility for identified issues.

8.4 Next stage of Development

It is intended through collaboration with other government departments and organisations, that a Community Capacity Building Plan will identify issues faced by the community and working in collaboration, address the identified issues. It is proposed that the Plan will be developed in collaboration with the Local Area Planning Team to ensure all areas are canvassed and the detail is covered.

Whilst the above highlights issues that need to be addressed it should be seen that not all the issues are the responsibility of Council. In most instances Council will need to advocate to government departments to provide sufficient funding or provide the service to address the need.

In order for this to be achieved, three key elements should provide a basis for further development: The Community Capacity Building Plan should:

- Link clearly with Council’s Corporate and other planning mechanisms;
- Enable collaboration with other key stakeholders, particularly other levels of government;
- Provide overarching guidance for a planned and orderly approach to delivering services and facilities across the Shire.
8.4.1 Link to Council’s Corporate Plan
The development of a community capacity building plan social plan is consistent with the guiding principles as outlined in Council’s Corporate Plan 2004-2008. These include:

- Make decisions on major issues that are informed by the views of community and staff.
- Make responsible, accountable decisions based on a balanced consideration of the environment, the local economy and the social and cultural interests of the Shire.
- Be accessible to the community, both individuals and groups, and respond to their needs in an appropriate manner;
- Co-ordinate the provision of Council services across localities with a view to equitably meeting the needs of the whole Pine River’s community;
- Develop an organisation which displays leadership, seeks best value multi-purpose outcomes, values the development of its staff, celebrates its successes and continues to learn; and
- Makes good use of the community’s resources and assets as Councillors, staff and the community work together in achieving the Corporate Plan’s vision.

8.4.2 Collaboration with Other Stakeholders
Clearly, meeting the challenges posed by the issues raised in this report is not solely the responsibility of Council alone. Other agencies, and in particular state and commonwealth government departments and non-government agencies, have an important role to play. Key state government agencies for addressing some of the issues identified above include, amongst others

- Queensland Transport;
- Q Rail
- Dept Main Roads
- Queensland Health;
- Queensland Department of Communities;
- Queensland Department of Housing.

The development of a community capacity building plan by Pine Rivers Shire Council provides a key tool to engage with these and other agencies. The plan should enable Council to integrate with the planning and budget cycles of other agencies to effectively meet priority and emerging issues for the Shire as a whole as well as for individual communities of interest within the Shire.

8.4.3 Providing overarching guidance
Pine Rivers has developed some important initiatives in some areas in response to community needs and concerns. This report has highlighted a number of these initiatives, such as the Lemke Park Youth Project, whose approach and successes could be duplicated in other communities within the Shire.

The benefits of developing a community capacity building plan at an LGA level is that it offers a big picture approach to establishing the goals for the Shire, allows the collection of relevant information to reduce duplication and replicate successes applied elsewhere and provides for the development and implementation of new strategies at both a local community and broader local government authority level.
Community Capacity Building is a long-term process that is initiated to identify community change and solutions to perceived future issues. A common first step is to undertake an environmental scan, analyse data about the local community (develop a community profile) and collect relevant information in order to identify priority issues, activities, or scope of the Plan.

This report has provided the focus for phase two of the project - Community Engagement which will involve broad community consultation to develop an integrated community capacity building plan to guide the provision of community services in the Pine Rivers Shire for the next 5 years. Through planning of services, better outcomes for the community will be achieved.

A budget of $55,000 in the 2003/2004 financial year has been allocated for this process.

8.5 Stage 2: Community Engagement

Community Capacity Building means developing the capacity and skills of the members of a community in such a way that they are better able to identify, and help meet their needs and to participate more fully in society. It is therefore imperative that the community be fully engaged and participate in the development of the plan.

It is proposed that during the Community Engagement Phase there will be three rounds of consultations with stakeholders within each of the ten communities of interest as well as with major stakeholder groups. This recognises the fact that different strategies will be established within different communities in accordance with the local resources and needs of that community.

The consultation process will include:

Round one – validation of key issues. It is proposed that this round of consultations will provide an opportunity to validate those issues gathered from data sources and targeted consultations through the research and analysis phase and/or to identify other local issues.

Round two – Problem solving/Collaborative Planning - This round of consultations will focus on developing successful strategies to resolve key issues. A major focus will be on promoting co-ordination, co-operative agreements and collaborative arrangements among agencies.

Round three – Establishing processes and structures for ongoing community development. The final round of consultations will involve feedback on the draft plan but more importantly the development of leadership structures and processes, which will facilitate the ongoing and enhanced participation of the local community in discussing and solving local issues.

It is therefore proposed that the development of the Community Capacity Building Plan will have long lasting benefits in the Shire as it not only establishes strategies to respond to future issues and needs but establishes ongoing structures and processes for the community to be involved in influencing decisions that affect them and building a sense of social cohesion.
The following people/organisations were visited and/or consulted during the course of this study:

- John Brown, Community Development Services Manager, Pine Rivers Shire Council
- Kim McLean, Pine Rivers Community Health
- Adrienne Irvine, Community Youth Mental Health Services, Pine Rivers Community Health
- Norma Ryan, Early Childhood, Community Health
- Moira Goodwin, The Prince Charles Hospital and Services District, Queensland Health
- Katherine Saffioti, Department of Housing
- Senior Sergeant Don Amos, Officer in Charge, Albany Creek Station
- Inspector Russell Miller, Pine Rivers District Police Station
- Callar Community Housing Group Ltd
- Alistair Douglas, Special Education Teacher, Albany Creek State High School
- Mike Denzel, former CDO, Pine Rivers Shire Council
- Sandra Dore, Co-ordinator, Pine Rivers Neighbourhood Centre
- Janelle Deacon, Principal, Pine Rivers High School.
- Kym Edwards, Department of Communities
- Kris Watkinson, Office of Youth Affairs.
- Robyn Knowlet, Relationships Australia
- Sally Clifford, Catalyst Youth Arts, QUT Carseldine
- Verna Matthews, Aged and Disability Services, Pine Rivers Shire Council
- Keith Parsons, Finance Manager, Pine Rivers Shire Council
- Attendance at meeting of Local Area Planning Team on 2/04/04
- Australian Bureau of Statistics (Vicki Eckert, Local Government Statistics Unit)
- Peter Hutson, Affordable Housing Unit, Department of Housing
- Peter Arnall, Social Co-ordination Manager, Logan City Council
- Melissa Bergin, Strategic Advisor Social Planning, Redland Shire Council
- Angela Mulgrew, Social Planner, Caboolture Shire Council
- Angie Lucas and Rowan Parr, The Data Shop, Centrelink
- Local Government Association of Queensland (Desley Renton, Social Policy Advisor; Natalie Kent, Manager Finance, Governance and Community)
APPENDIX B : BACKGROUND MATERIAL

The following background documents, information and web sites were reviewed for this study –

- Office of Economic and Statistical Research, ‘Crime and Social profiles. Local Crime Areas, Queensland 2002-03.’
- Office of Economic and Statistical Research, ‘Crime and Social profiles. Local Crime Areas, Queensland 2001-02.’
- Office of Economic and Statistical Research, ‘Crime and Social profiles. Local Crime Areas, Queensland 2000-01.’
- Australian Bureau of Statistics, March 2004, National Regional Profile – Qld
- Australian Bureau of Statistics, March 2004 National Regional Profile – Logan
- Australian Bureau of Statistics, March 2004 National Regional Profile – Caboolture
- Queensland Department of Local Government and Planning, Planning Information and Forecasting Unit (December 2003), “Medium Series (projected resident population) - Pine Rivers Statistical Local Areas 2001-2021.”
- Caboolture Shire Council (June 2003), Council Policy Revenue Statement
- Calliope Shire Council (October 2003), “The Next Generation Manager – Where will they come from and what will their values be?” presentation to LGMA State Conference by Graeme Kanofski, Chief Executive Officer


- Logan City Council web site, www.logan.qld.gov.au


- Pine Rivers Shire Council (March 2003), “Pine Rivers Shire Population Profile and Selected Neighbouring Areas.”


- Redland Shire Council (2003), “Getting Down to Business…an action plan for a strong Redlands economy.”

- Productivity Commission (2003), Social Capital: Reviewing the concept and its Policy Implications, Research Paper, AusInfo, Canberra