APPENDIX I - ECONOMIC NEEDS ASSESSMENT

Location IQ

October 2025

Meringandan West, Toowoomba

Key Findings Report

Prepared for McNamara – Healey Holdings Pty Ltd

locationiq.com.au

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Introduction

This report presents a preliminary independent assessment of the market potential for a childcare centre at Lot 65 Main Street/Goombungee Meringandan Road, in Meringandan West, around 15 km north of the Toowoomba Central Business Area, Queensland.

An executive summary report has been prepared to highlight key findings, in accordance with instructions from McNamara – Healey Holdings Pty Ltd. The report provides an overview of the relevant catchment area, the competitive environment, and analysis of the demand and supply of childcare facilities.

Figures, maps, tables, and charts are provided at the end of the report.

Key Findings

The key findings in relation to the preliminary market potential for a childcare centre at Lot 65 Main Street/Goombungee Meringandan Road, in Meringandan West are as follows:

Regional and Local Context

i. Meringandan West is located within the Toowoomba Local Government Area (LGA), approximately 15 km north of the Toowoomba Central Business Area (CBA) refer Map 1.

ii. Meringandan West is designated for longer-term growth within the Toowoomba LGA, immediately north of the rapidly expanding Highfields area.

iii. According to the latest 2021 Census, Toowoomba LGA contained a population of 175,316 persons. Based on population projections undertaken by the Queensland Government Statistician's Office, the LGA is forecast to grow to around 211,400 persons by 2046 (i.e., 36,000 new residents).

iv. The subject site at Lot 65 Main Street/Goombungee Meringandan Road, Meringandan West is within the Emerging Community Zone. The site is planned to include a childcare centre, east of the planned local centre at the intersection of Meringandan Shirley Road and Main Street/Goombungee Meringandan Road (Figure 1).

v. The development will be located at the corner of Main Street/Goombungee Meringandan Road and a new road into the Meringandan West masterplanned estate.

vi. Map 2 outlines the key facilities provided within the local area, including:

- The site fronts Main Street/Goombungee Meringandan Road.
- Land directly to the west of the Meringandan West masterplanned estate is currently under construction planned to include 203 dwellings. West of this site, a Catholic school is proposed to be developed.
- Meringandan State School is to the south of the Meringandan West masterplanned estate with 262 students enrolled and 25 staff employed end of 2024.
- A local centre is planned at the corner of Meringandan Shirley Road and Goombungee Meringandan Road with ingress and egress to the site will be from Meringandan Shirley Road
- A childcare centre (109 places) has been approved south of the local centre.

vii. The subject site is considered ideal from an operational perspective for a childcare centre, given the ongoing development of a range of community, education, and other uses close by, making it a focal point for the surrounding community. The high-profile location of the site fronting a major road, also makes it highly accessible to the population which would be served by the development.

Resident Catchment Area Analysis

i. Map 3 illustrates the Meringandan West catchment area. Typically, in an established urban area, a childcare centre would serve an area extending 2 – 3 km around the proposed facility, subject to several factors such as road and rail barriers, natural barriers, accessibility, competition and the like. Considering these factors, the catchment area has been defined to encompass a primary sector extending 5 km to the north, east and west, as well as a secondary sector which extends some 15 km to the north-west. Overall, the catchment area generally extends 1.0 – 15 km around the subject site.

ii. Table 1 details the current and projected population levels for the catchment area. This information is sourced from the following:

- The 2011, 2016, and 2021 Census of Population and Housing undertaken by the Australian Bureau of Statistics (ABS).
- New dwelling approval statistics sourced from the ABS for the period from 2011/12 to 2024/25 (refer Chart 1). An annual average of 40 new dwellings has been approved over this period including around 80% within the primary sector. New dwelling approval have significantly increased in the last three years, averaging 73 new dwellings per annum.
- Population projections prepared by Queensland Government Statistician's Office (QGSO).
- Investigations by this office into new residential developments in the region.

iii. The catchment area is currently estimated at 5,647 persons. Over the period to 2046, the population is projected to increase to ~9,247 at an average annual growth rate of 2.4%. Ultimately, the rate of population growth in the primary sector will depend on development of land zoned 'emerging community' in and around the subject site.

iv. Map 4 illustrates the Broadhectare land available within the defined catchment area, as well as the planned or approved residential estates.

v. Immediately beyond the catchment area (~3.7 km southeast of the subject site) there is also significant residential growth planed including estates such as Botanic Highfields, which is currently under construction, expected to include 590 lots.

vi. Additionally, Table 2 details the projected population levels by childcare-relevant age group (0 – 4 years and 5-year-olds) across the catchment area. Over the period to 2046, there are estimated to be 510 children aged 0 – 4 years within the catchment area, which is 130 children increased from 2025, reflecting an average annual growth rate of 1.5%.

vii. Map 5 illustrates the proportion of female workforce participation by SA1 in the immediate surrounding region to the subject site. As shown, there is a high proportion of female workforce participation immediately around the subject site, with 78.3% of catchment area females (aged 15 – 65 years) employed. This is significantly higher than the comparable South East Queensland average of 72.3%.

viii. Across the catchment area, the proportion of children (0 – 4 years old) with both parents working is 41% which is lower than the South East Queensland benchmark at 47%.

ix. Table 3 outlines the socio-economic profile of the Meringandan West catchment area, based on the 2021 Census of Population and Housing. As shown, the catchment area population is generally characterised by a slightly younger Australian born family market who own their homes as compared with the South East Queensland benchmarks.

Childcare Supply & Demand

Childcare Overview and Trends

i. The analysis adopted in this report is restricted to the demand and supply of long day care centres. Other forms of childcare services such as Family Day Care (FDC), Outside School Hours Care (OSHC), and Preschools/Kindergartens are not considered relevant to this matter.

ii. The Australian Children's Education & Care Quality Authority (ACECQA) works with all governments to provide guidance, resources, and services to support the sector to improve outcomes for children. The ACECQA national registers contain information about approved education and care services and providers, with key points to note including:

- Based on the latest childcare data, there are a total of 1,931 approved, centre-based long day childcare centres across Queensland, comprising some 169,370 places – or an average of 88 places per facility.
- Contemporary trends in the industry continue to preference larger centre-based facilities, noting that the 297 centres approved since 2020 (in Queensland) comprise a total of 31,626 places – or approximately 106.5 places per facility.
- Since 2020, across Queensland a total of 175 centres has been granted approval for 100 or more places (each site), while 122 centres have been approved for less than 100 places.
- This trend is also evident across major childcare providers in Queensland, which are generally larger, including Goodstart (an average of 80 places), G8 (an average of 90 places), Guardian (an average of 115 places), Queensland Childcare Services (an average of 119 places), Affinity Education (an average of 90 places), and more.

iii. The Child Care in Australia Quarterly Information Report by the Federal Department of Education, Skills and Employment provides information on childcare usage, services, fees and subsidies in Australia including for states and territories. Key highlights from the most recent (June 2025) report were as follows:

- 49.5% of children aged 0 – 5 years used approved childcare.
- 56.7% of children in childcare attended centre-based care (in-home care excluded).
- Queensland had a large share of children attending approved care, at 22.9% or 325,270 children.
- The average number of hours utilised (billable) per week was 34.1 per child for centre-based childcare across Australia, and 37.2 hours for Queensland (or approximately 3 – 4 days per week based on 10 – 12 hours per day).
- The average hourly fee across all care types was $13.40 (excluding in-home care), including $14.00 for centre-based care. In Queensland, the average hourly fee for centre-based care was $13.65.

iv. The ABS 2017 Childcare Survey (the most recent ABS survey) identified that across Queensland, 54.3% of children aged 0 – 5 years usually attended some form of care. Further, 37.3% of children aged 0 – 5 years attended formal long day care – with the participation rate varying by age bracket, including under 2 years (27.2%), 2 – 3 years (59.3%), and 4 – 5 years (26.4%).

v. The ABS 2017 Childcare Survey also demonstrated that long day care participation rates increased for households that have both parents working; households earning higher incomes; and households living in major cities.

Childcare Supply

i. Table 4 provides a summary of the key competitive childcare facilities to the subject site, which are also illustrated on Map 3. There are no existing childcare centres within the catchment area. Beyond the catchment area childcare centres are generally concentrated within Highfields. Within Highfields, there are five childcare centres, totalling 531 places (averaging 106 places per centre). All centres are meeting or working towards National Quality Standards (NQS).

ii. Other key points regarding childcare supply in Highfields include:

- The Freckles Kindy and Learning Centre (75 places), 5 km from the subject site and is the closest facility to the proposed site. This centre is working towards NQS and currently has limited vacancies, with some availability in the nursery and toddlers but no vacancies for kindergarten aged children.
- Highfields Central Early Education Centre (92 places), 5.3km from the subject site, can only offer availability on Mondays and Tuesday across all age groups.
- Highfields Gardens Childcare Centre (202 places) is 5.7 km from the subject site and is a very large centre. The centre is Meeting NQS and has no vacancies.
- Other childcare centres over 6 km from the site include Goodstart Early Learning Highfields (75 places), and Highfields Child Care Centre (87 places), both have no vacancies for all age groups.
- Childcare centres within the catchment vary in size and availability. With most understood to have limited availability for children across for all age groups and days.

iii. In relation to future childcare supply, the development at 7 Meringandan Shirley Road (109 places), ~700 metres to the west, is expected to be completed by 2026.

iv. There are other proposals for childcare facilities in Highfields to service the growing population in that area.

Childcare Demand

i. Industry research indicates that occupancy rates of 60% - 70% are considered viable, while occupancy rates above 70% result in profit, and above 80% yields very good profit level.

ii. Given the importance of childcare centres to the broader Australian community and the heavy investment by the Federal Government, occupancy rates between 70% - 80% represent the likely best public outcome.

iii. Table 5 demonstrates the forecasted demand of childcare places over the period to 2046, assuming 60% of children (0 – 4 year old) attend a childcare facility, based on the information provided above. At a 70% occupancy rate, it is estimated that there is a current undersupply of -161 places (given there are no existing childcare centres within the catchment area). With the under construction/approved developments by 2026 (109 places), there will still be a forecast undersupply of -88 childcare places, assuming a childcare of 100 places opens at the subject site in 2031 this would reduce the undersupply to -25 places, which is then expected to increase to -69 places by 2046.

iv. The analysis in Table 5 does not account for inflows or outflows from the defined catchment. That is, what children in the catchment attend childcare centres beyond the catchment (near parent's place of work for example) and what children outside the catchment attend childcare centres within the catchment. However, in this instance, given there are no childcare centres provided within the catchment area all children would currently be attending care beyond the catchment area. By 2026 assuming the childcare centre at 7 Meringandan Shirley Road opens it is expected to reduce the outflow to 50% (Table 6). This is still a significant level of outflow, with the increase in facilities and services in the region, including the planned local centre and school it indicates there would be demand for additional childcare facilities in close proximity to residents' homes. Assuming the subject development (100 places) opens in 2031, the net outflow is expected to decrease to ~15%, based on this both centres are expected to operate at ~70% occupancy cost ratio, which would increase overtime with population growth to 88% in 2046.

Current Potential

i. Key points to consider in relation to the potential for a second childcare centre at Meringandan West are as follows:

- The subject site is located within a **growing region of the fringe of a significant urban area** with solid population growth within the catchment area.
- **Socio-economic profile:** the catchment area is characterised by slightly younger Australian born family market who own their homes as compared with the South East Queensland benchmarks. Additionally, there is a high proportion of female workforce participation 78.3% compared to the South East Queensland benchmark at 72.3%.
- **Supply:** there are currently no childcare centres within the catchment area. The nearest childcare centres are provided at Highfields with many existing facilities operating at high occupancy rates (estimated to be over 85%). The approved childcare centre at 7 Meringandan Shirley Road, Meringandan West (109 places), is expected to open around 2026.
- **National Quality Standard (NQS):** all the existing childcare facilities within the catchment area, are meeting or working towards National Quality Standards (NQS).

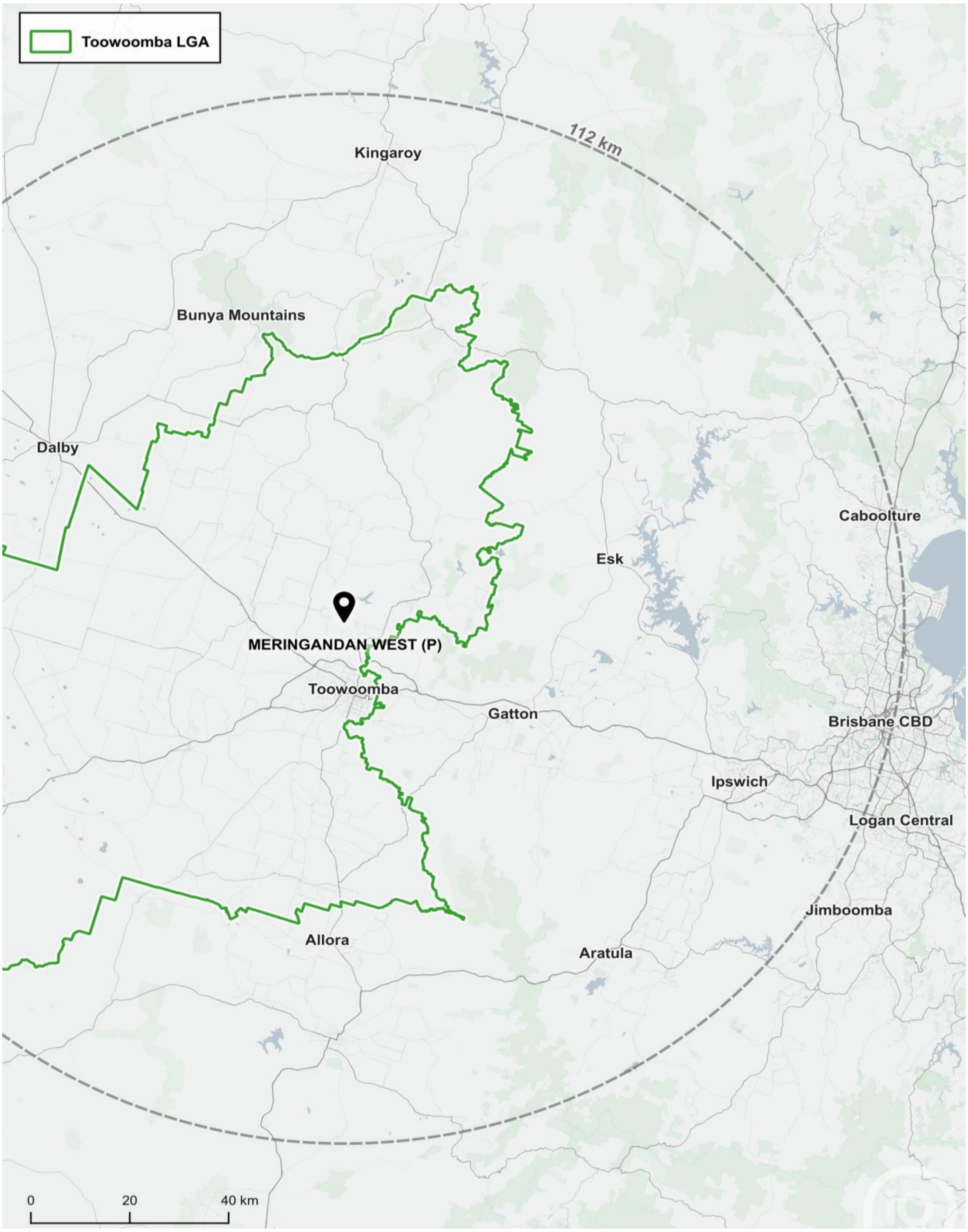
- **Demand:** Assuming 60% of children (0 – 4-year-old) attend a childcare facility, and assuming a 70% occupancy rate, it is estimated that there is a current undersupply of -161 places. With the under construction/approved developments by 2026 (109 places), there will still be a forecast undersupply of -88 childcare places, assuming a childcare of 100 places opens at the subject site in 2031 this would reduce the undersupply to -25 places, which is then expected to increase to -69 places by 2046. With 100% net outflow currently the opening of the approved centre at 7 Meringandan Shirley Road would reduce the outflow to around 50%. This is still significant, with the increase in facilities and services in the region, including the planned local centre and school it indicates there would be demand for additional childcare facilities in close proximity to residents' homes. Assuming the subject development (100 places) opens in 2031, the net outflow is expected to decrease to ~15%, based on this both centres are expected to operate at ~70% occupancy cost ratio, which would increase overtime with population growth to 88% in 2046.

- **Site attributes:** the proposed centre is located along a major road and will provide easy local accessibility, choice and convenience in a growing residential area.

ii. Overall, need is likely to exist for a facility after the opening of the approved centre depending on the level of outflow to facilities at Highfields. Local demand would benefit from the range of planned facilities within the region including the Local Centre and School. In all likelihood, a second childcare centre of 90-100 places would likely be supportable around 3 years after the first centre.

Figures, Maps, Tables & Charts

MAP 1. REGIONAL CONTEXT

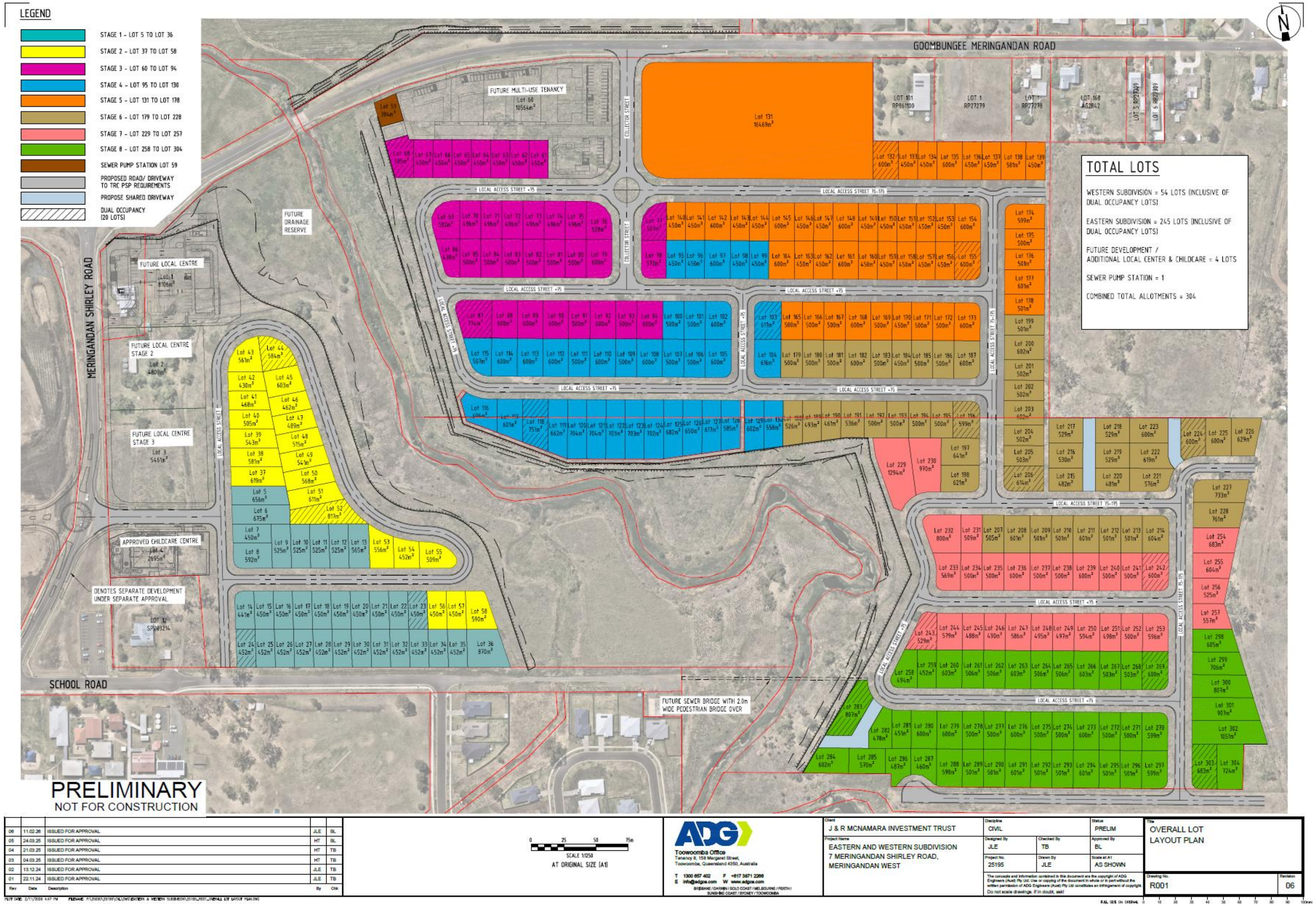


MAP 2. LOCAL CONTEXT

Site
Education
Residential
Retail
Community

PhotoMap by metromap.com

FIGURE 1. MERINGANDAN WEST MASTERPLAN



MAP 3. CATCHMENT AREA AND CHILDCARE FACILITIES

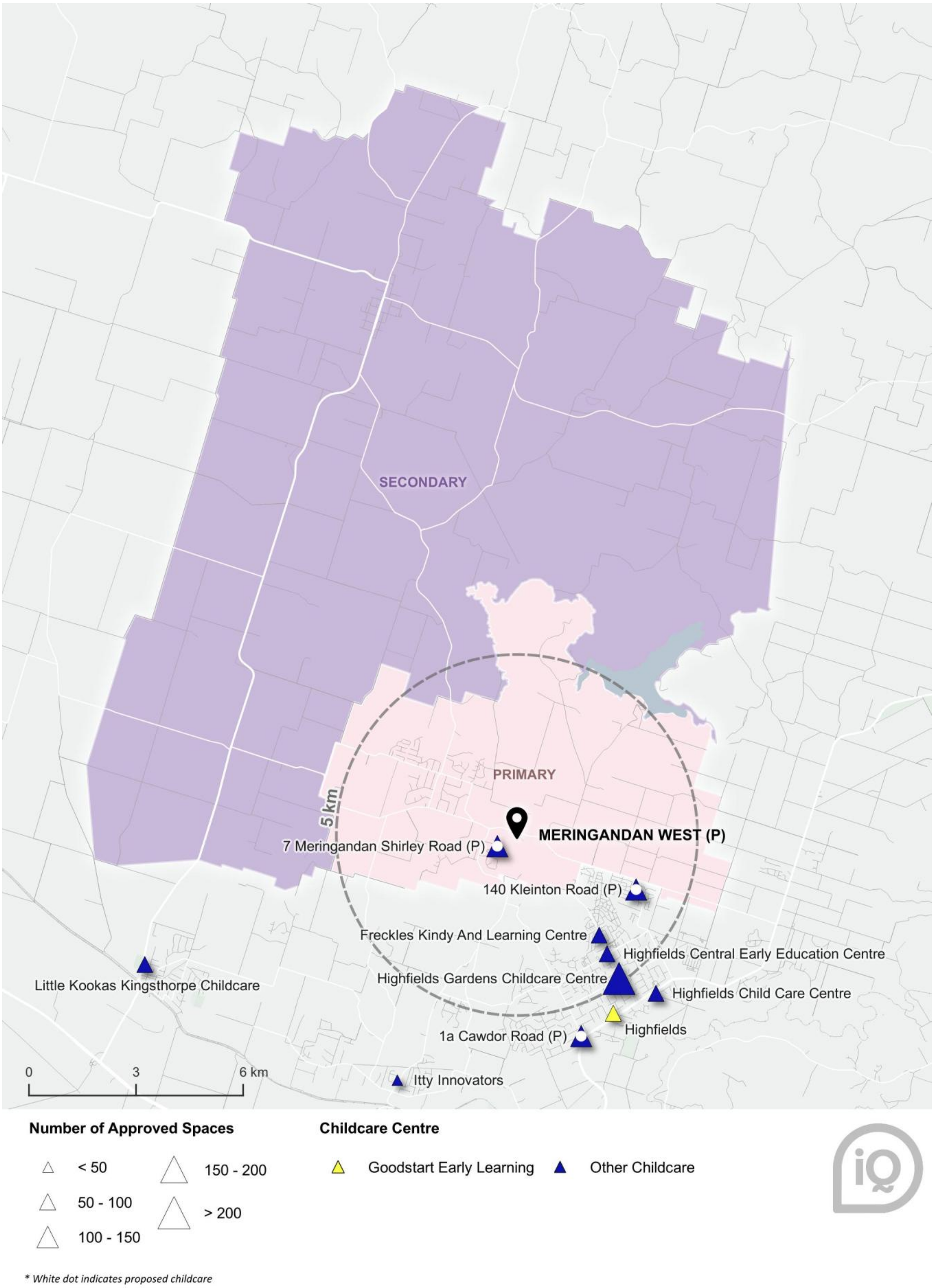


TABLE 1. CATCHMENT AREA RESIDENT POPULATION, 2011 – 2046

Population	Actual 2011	Actual 2016	Actual 2021	Forecast 2025	Forecast 2026	Forecast 2031	Forecast 2036	Forecast 2041	Forecast 2046	*Change 2025-46*
Primary Sector	2,641	3,075	3,334	3,734	3,854	4,454	5,204	5,954	6,704	2,970
Secondary Sector	1,498	1,675	1,793	1,913	1,943	2,093	2,243	2,393	2,543	630
Catchment Area	**4,139**	**4,750**	**5,127**	**5,647**	**5,797**	**6,547**	**7,447**	**8,347**	**9,247**	**3,600**

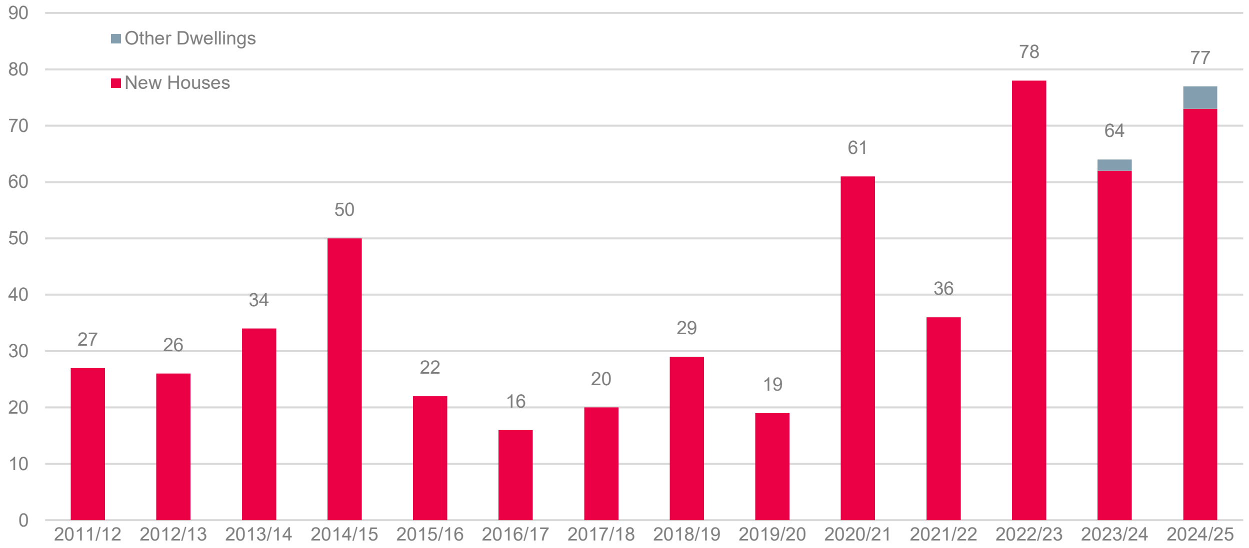
Average Annual Change (No.)	Actual 2011-16	Actual 2016-21	Forecast 2021-25	Forecast 2025-26	Forecast 2026-31	Forecast 2031-36	Forecast 2036-41	Forecast 2041-46	*Change 2025-46*
Primary Sector	87	52	100	120	120	150	150	150	*141*
Secondary Sector	35	24	30	30	30	30	30	30	*30*
Catchment Area	**122**	**75**	**130**	**150**	**150**	**180**	**180**	**180**	***171***

Average Annual Change (%)	Actual 2011-16	Actual 2016-21	Forecast 2021-25	Forecast 2025-26	Forecast 2026-31	Forecast 2031-36	Forecast 2036-41	Forecast 2041-46	*Change 2025-46*
Primary Sector	3.1%	1.6%	2.9%	3.2%	2.9%	3.2%	2.7%	2.4%	*2.8%*
Secondary Sector	2.3%	1.4%	1.6%	1.6%	1.5%	1.4%	1.3%	1.2%	*1.4%*
Catchment Area	**2.8%**	**1.5%**	**2.4%**	**2.7%**	**2.5%**	**2.6%**	**2.3%**	**2.1%**	***2.4%***
SE QLD	*2.0%*	*1.8%*	*1.9%*	*1.8%*	*1.6%*	*1.5%*	*1.4%*	*1.3%*	*1.6%*
Australian Average	*1.6%*	*1.2%*	*2.1%*	*1.8%*	*1.6%*	*1.3%*	*1.2%*	*1.1%*	*1.4%*

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

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

CHART 1. CATCHMENT AREA NEW DWELLING APPROVALS, 2011/12 – 2024/25



Source: ABS

MAP 4. BROADHECTARE AND RESIDENTIAL ESTATES

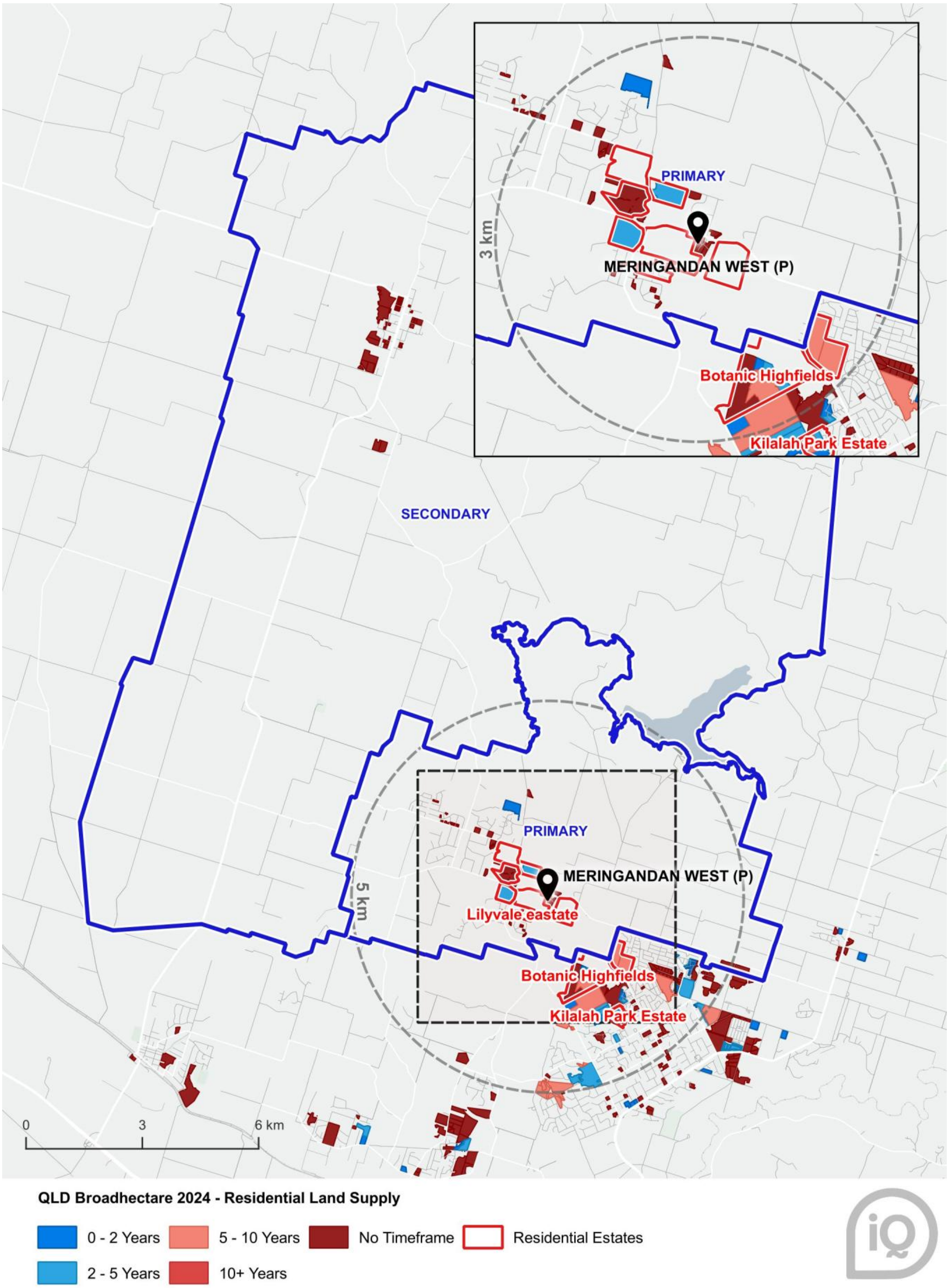


TABLE 2. CATCHMENT AREA CHILDCARE POPULATION (0-5 YEAR OLDS), 2011 – 2046

Catchment Area	Actual 2011	Actual 2016	Actual 2021	Estimate 2025	Forecast 2026	Forecast 2031	Forecast 2036	Forecast 2041	Forecast 2046
Catchment Area	4,139	4,750	5,127	5,647	5,797	6,547	7,447	8,347	9,247
Childcare Aged									
• 0-4 years	355	427	350	377	385	403	435	481	510
• 5 years	65	80	85	70	66	73	78	85	96
Total Childcare Aged	420	507	435	447	451	476	513	567	607
Childcare Aged %									
• 0-4 years	8.6%	9.0%	6.8%	6.7%	6.6%	6.1%	5.8%	5.8%	5.5%
• 5 years	1.6%	1.7%	1.7%	1.2%	1.1%	1.1%	1.0%	1.0%	1.0%

Average Annual Change (No.)	Actual 2011-16	Actual 2016-21	Estimate 2021-25	Forecast 2025-26	Forecast 2026-31	Forecast 2031-36	Forecast 2036-41	Forecast 2041-46
Catchment Area	122	75	130	150	150	180	180	180
Childcare Aged								
• 0-4 years	14	-15	7	8	4	7	9	6
• 5 years	3	1	-4	-4	2	1	2	2
Total Childcare Aged	17	-14	3	3	5	7	11	8

Average Annual Change (%)	Actual 2011-16	Actual 2016-21	Estimate 2021-25	Forecast 2025-26	Forecast 2026-31	Forecast 2031-36	Forecast 2036-41	Forecast 2041-46
Catchment Area	2.8%	1.5%	2.4%	2.7%	2.5%	2.6%	2.3%	2.1%
Childcare Aged								
• 0-4 years	3.7%	-3.9%	1.9%	2.1%	0.9%	1.6%	2.0%	1.2%
• 5 years	4.2%	1.2%	-4.8%	-6.2%	2.3%	1.2%	1.9%	2.4%
Total Childcare Aged	3.8%	-3.0%	0.7%	0.8%	1.1%	1.5%	2.0%	1.4%
SE QLD	*2.0%*	*1.8%*	*1.9%*	*1.8%*	*1.6%*	*1.5%*	*1.4%*	*1.3%*
Australian Average	*1.6%*	*1.2%*	*2.1%*	*1.8%*	*1.6%*	*1.3%*	*1.2%*	*1.1%*

All figures as at June and based on 2021 SA1 boundary definition.
Sources : ABS, QGSO, National Forecasting Program by .id – informed decisions

MAP 5. FEMALE WORKFORCE PARTICIPATION

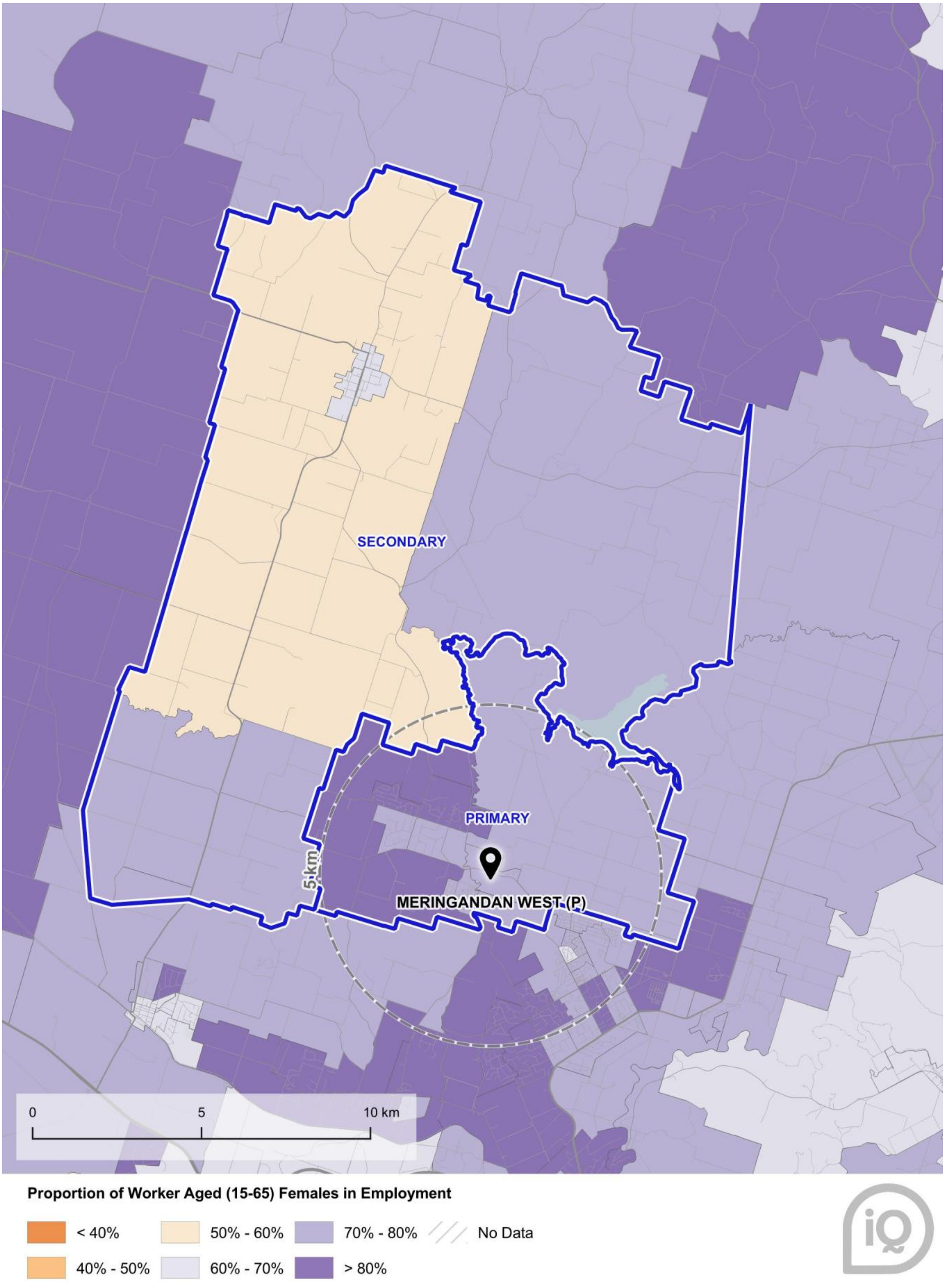


TABLE 3. CATCHMENT AREA SCOIO-ECONOMIC PROFILE (2021)

Characteristic	Primary Sector	Secondary Sector	Catchment Area	SE QLD Average
People				
Age Distribution (% of Pop'n)				
Aged 0-14	27.7%	19.2%	**24.7%**	18.5%
Aged 15-19	6.7%	6.7%	**6.7%**	6.1%
Aged 20-29	9.4%	9.1%	**9.3%**	13.6%
Aged 30-39	16.3%	10.8%	**14.3%**	14.4%
Aged 40-49	13.3%	10.9%	**12.5%**	13.4%
Aged 50-59	13.0%	14.5%	**13.6%**	12.4%
Aged 60+	13.5%	28.8%	**18.9%**	21.7%
Average Age	33.5	41.5	**36.3**	38.8
Birthplace (% of Pop'n)				
Australian	92.6%	91.9%	**92.4%**	73.6%
Overseas	7.4%	8.1%	**7.6%**	26.4%
• Asia	0.5%	1.7%	**0.9%**	8.3%
• Europe	1.7%	3.2%	**2.2%**	6.5%
• Other	5.2%	3.2%	**4.5%**	11.6%
Family				
Average Household Size	3.0	2.6	**2.8**	2.6
Family Type (% of Pop'n)				
Couple with dep't children	61.6%	42.7%	**55.5%**	44.2%
Couple with non-dep't child.	6.3%	7.9%	**6.8%**	7.0%
Couple without children	20.1%	29.6%	**23.2%**	24.4%
Single with dep't child.	5.8%	7.6%	**6.4%**	9.6%
Single with non-dep't child.	1.6%	2.7%	**2.0%**	3.8%
Other family	0.4%	0.6%	**0.4%**	1.1%
Lone person	4.2%	9.0%	**5.7%**	10.0%
Employment				
Income Levels				
Average Per Capita Income	$53,640	$43,594	**$50,060**	$54,626
Per Capita Income Variation	-1.8%	-20.2%	**-8.4%**	n.a.
Average Household Income	$120,658	$86,541	**$108,299**	$109,843
Household Income Variation	9.8%	-21.2%	**-1.4%**	n.a.
Housing				
Tenure Type (% of Dwellings)				
Owned	89.6%	83.8%	**87.5%**	64.6%
Rented	10.4%	13.0%	**11.4%**	33.9%
Other Tenure Type	0.0%	3.2%	**1.2%**	1.5%

Sources: ABS Census of Population and Housing 2021

TABLE 4. EXISTING CHILDCARE FACILITIES

Child Care Centre Name	No. Places	Overall NQS Rating*	Daily Fee	Vacancies Across All Age Groups Monday	Tues.	Wed.	Thurs.	Friday	Comments	Dist. From Site (km)
Beyond the Catchment Area										
Freckles Kindy and Learning Centre	75	Working Towards NQS	$123	No	No	No	No	No	Limited vacancies, has space in the nursery and toddlers but unable to accommodate a kindergarten aged children currently.	4.7
Highfields Central Early Education Centre	92	Meeting NQS	n.a.	Yes	Yes	No	No	No	Limited vacancies, no availability Wed - Fri.	5.3
Highfields Gardens Childcare Centre	202	Meeting NQS	$94	No	No	No	No	No	No vacancy	5.7
Goodstart Early Learning Highfields	75	Meeting NQS	$140	No	No	No	No	No	Limited vacancy - 3.5 yrs only Fridays available	7.7
Highfields Child Care Centre	87	Meeting NQS	$140	No	No	No	No	No	No vacancy	8.2

** National Quality Standard*

Source: CareforKids; ACECQA as of October 2025

Weekday availability represents vacancies across all rooms.

TABLE 5. CATCHMENT AREA CHILDCARE DEMAND, 2025 – 2046

	Projected Over/Under Supply					
	2025	**2026**	**2031**	**2036**	**2041**	**2046**
Population						
Catchment Area Population	5,647	5,797	6,547	7,447	8,347	9,247
Catchment Area Proportion of 0 - 4 Years	6.7%	6.6%	6.1%	5.8%	5.8%	5.5%
Catchment Area Children Aged 0 - 4 Years	377	385	403	435	481	510
Demand for Childcare Places						
Children Aged 0 - 4 Years in Childcare*	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%
Average Days Per Week*	3.2	3.2	3.2	3.2	3.2	3.2
• FTE Demand (Children Aged 0 - 4 Years)	145	148	155	167	185	196
• Allowance for Children 5 Years (10% of total)	16	16	17	19	18	20
Total Demand	161	164	172	186	203	216
Supply of Child Care Places (All)						
Existing	0	0	109	209	209	209
Proposed (U/C, Approved and Subject Site* Only)	0	109	100 *	0	0	0
Total Supply	0	109	209	209	209	209
Occupancy Ratio @ 70%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%
Adjusted Supply at 70%	0	76	146	146	146	146
Indicative Over/Under Supply	**-161**	**-88**	**-25**	**-40**	**-57**	**-69**

**Source: Child Care Subsidy data report (December-23); ABS: Childhood Education & Care, 2017*
**Source: Department of Education and Training, Early Childhood and Childcare in Summary*

TABLE 6. CATCHMENT AREA NET OUTFLOW CHILDCARE DEMAND, 2025 – 2046

	Projected Net Inflow/Outflow					
	2025	2026	2031	2036	2041	2046
Total Resident Demand	161	164	172	186	203	216
Net Inflow/Outflow*	-100%	-50%	-15%	-15%	-15%	-15%
Total Childcare Demand	**0**	**82**	**146**	**158**	**173**	**183**
Supply of Child Care Places (All)						
Existing	0	0	109	209	209	209
Proposed (U/C, Approved and Subject Site* Only)	0	109	100 *	0	0	0
Total Supply	0	109	209	209	209	209
Occupancy Ratio		75.3%	69.9%	75.6%	82.7%	87.7%

**% of places occupied by children from beyond catchment minus % of children residing within catchment attending facilities beyond*

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