

KOORALBYN TOWN CENTRE MASTER PLAN

SCENIC RIM

REGIONAL COUNCIL



ACKNOWLEDGEMENT OF CONTRIBUTION

We extend our sincere thanks to the Kooralbyn Town Centre Master Plan Committee members, community members, First Nation's community, local business, community organisations and stakeholders who generously contributed their time, ideas and lived experience to shape this town centre master plan. Your insights, stories and aspirations have been central to creating a plan that reflects the character, needs and future vision for the town.

We also appreciate the diligent efforts of the Council Project Team, whose dedication has played an important role in bringing this work to fruition for the Scenic Rim community

Councillor Jennifer Sanders | Chair

Kooralbyn Town Centre Master Plan Committee and Divisional Councillor

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ACKNOWLEDGEMENT OF COUNTRY

Scenic Rim Regional Council acknowledges the traditional country of the Mununjali, Wangerriburra, Migunberri and Ugarapul Peoples of the Scenic Rim. We recognise that the Scenic Rim continues to have connections to cultural, spiritual, environmental, and economic importance and respect connection to Country. We pay our respects to Elders past, present and emerging, acknowledging the important role Aboriginal and Torres Strait Islander Peoples play in shaping the future of our Region.

Version 1.0 | June 2026

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EXECUTIVE SUMMARY

This Kooralbyn Town Centre Master Plan planning process has been developed as part of Scenic Rim Regional Council's efforts to support the growth and development of its towns and villages. This is an initiative that seeks to ensure the region's centres are prepared for future population growth and changes in demographics.

.....
THIS MASTERPLAN HAS BEEN DEVELOPED FOR PRESENTATION ON LETS TALK SCENIC RIM TO GATHER FEEDBACK ON A STAGED ACTION PLAN. ALL DOCUMENTATION HAS BEEN DEVELOPED IN COLLABORATION WITH THE KOORALBYN MASTER PLAN COMMITTEE.
.....

The Kooralbyn Town Centre Master Plan is headlined by a vision of "Kooralbyn protects and celebrates its environmental strengths and connected community. Our parks, places and streets are accessible, connected and support community life and events"



This vision is supported by five themes:

- Streets + parks
- Connections
- Community + spaces
- Culture + heritage
- Conservation + sustainability

Under each of these themes is a suite of prioritised actions which have been developed to ensure Kooralbyn continues to be a great place to live and visit.

PART A – CONTEXT + ANALYSIS

INTRODUCTION

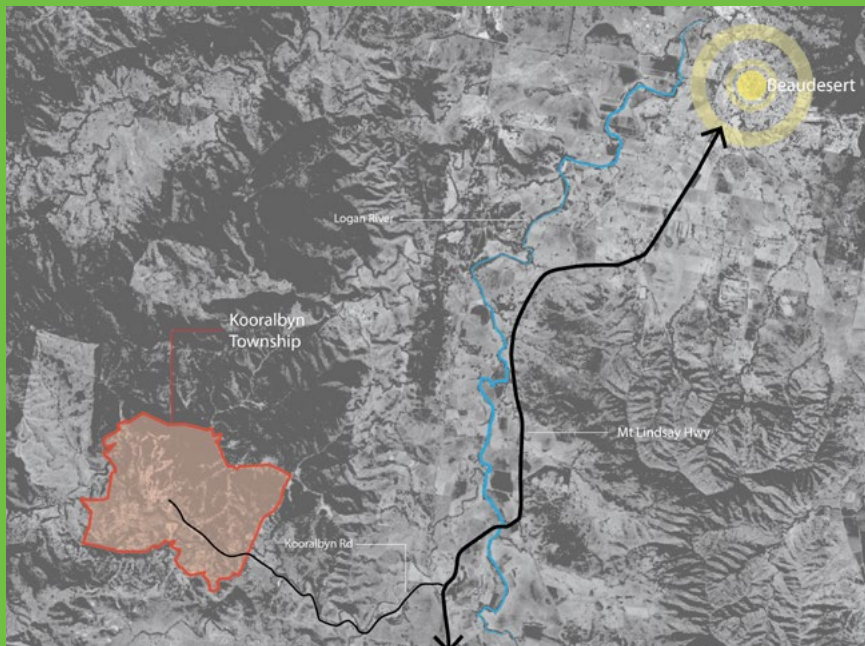
Kooralbyn is nestled in the Scenic Rim, a stretch of verdant hills and valleys celebrated for its natural beauty and rural charm. Once a quiet hinterland community, it now finds itself poised at the edge of transformation as nearby urban centres expand and lifestyle seekers seek sanctuary among its rolling pastures. This master plan acknowledges this unique setting, striking a balance between preserving the sweeping mountain vistas and fostering a vibrant, connected township that honours the region's heritage while embracing new opportunities.

The vision at the heart of this master plan has been refined through ongoing collaboration with the Kooralbyn Town Centre Master Plan Committee, a group of local residents, and business owners who are deeply invested in shaping their home's future. Their insights have guided priorities from protecting valued open spaces to enhancing pedestrian links, ensuring that each proposal reflects community's aspirations.

A series of workshops and design reviews have anchored the plan in locally-rooted knowledge, forging a sense of shared ownership and confidence in every recommendation.

To manage anticipated population growth across the short, medium and long term (2 to 20 years), the master plan adopts a clear, staged approach.





METHODOLOGY

This master plan development methodology was initiated with site analysis, where physical, environmental, and social characteristics have been assessed to understand constraints and opportunities.

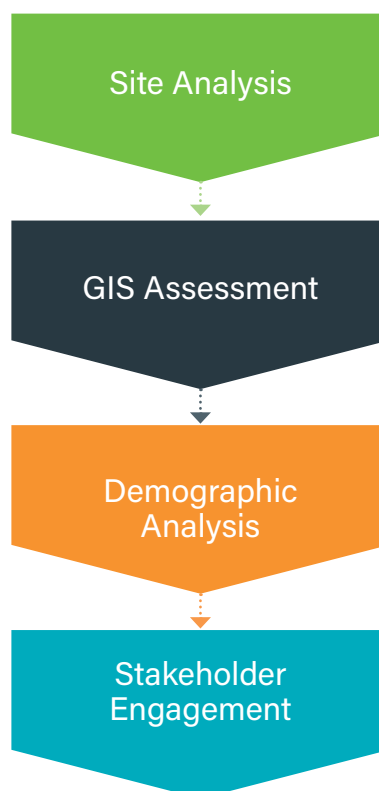
THIS SITE ANALYSIS WAS UNDERPINNED BY GIS ASSESSMENT THAT INTEGRATES SPATIAL DATA TO VISUALISE LAND USE PATTERNS, ACCESSIBILITY, AND ENVIRONMENTAL OVERLAYS, ENABLING EVIDENCE-BASED DECISION-MAKING AND SCENARIO TESTING.

Demographic analysis was also conducted to identify population trends, age profiles, household structures, and socio-economic indicators, informing future service and infrastructure needs.

This data analysis was reviewed and interrogated through our stakeholder engagement process, ensuring that community members and key interest

groups contributed insights and aspirations that shaped the vision and actions.

Together, these stages form a comprehensive foundation for a responsive, inclusive, and data-driven master plan.



PART A – CONTEXT + ANALYSIS

KOORALBYN AND IT'S PEOPLE

Kooralbyn is a rural locality nestled in the Scenic Rim Region of Queensland, Australia. Its name comes from the Yugambeh language, meaning “place of the copperhead snake,” reflecting the deep Indigenous heritage of the area. The Yugambeh people are the traditional custodians of the land, and their connection to the region spans thousands of years.

European settlement began in the 1830s, initially driven by timber milling in the lower valleys. By the 1840s, pastoralists arrived during Australia's first major land boom, transforming Kooralbyn into a significant cattle grazing estate. In 1979, Kooralbyn Resort was opened, with the golf course ranked among Australia's top courses. There were also mini golf courses, tennis courts and bowling greens. An airstrip, resort hotel, equestrian and polo facilities were added in the 1990s.

Access to Kooralbyn is primarily by road, with the locality situated about 22 km southwest of Beaudesert and roughly 95 km from Brisbane CBD. It's also around 56 km west of the Gold Coast, making it relatively secluded yet reachable for day trips or weekend getaways. The area is also served by the Kooralbyn Airstrip, which adds a unique touch of accessibility for private aviation.

Despite its rural character, Kooralbyn offers essential services and amenities, including a school, the resort, and a small commercial precinct referred to in this document as the town centre.

Kooralbyn is often referred to by locals as “the Valley,” a nod to its former name, Kooralbyn Valley. It's a peaceful and scenic place, known for its natural beauty, wildlife, and laid-back lifestyle.

The community values its quiet charm and connection to nature, making it an appealing destination for retirees, families, and those seeking a slower pace. With its blend of cultural heritage, demographic diversity, and tranquil setting, Kooralbyn stands as a distinctive pocket of Queensland's hinterland.

In 2021, there were an estimated 1,901 persons in the Kooralbyn study area, residing in 788 dwellings¹ Over the last three decades, Kooralbyn has been a popular choice for new residents attracted to the quiet and affordable rural residential lifestyle that it offers and there are also a number of medium density living opportunities in the existing townhouse developments surrounding the Kooralbyn Resort that currently cater for smaller households. Kooralbyn is part of the Balance of Beaudesert catchment, with the catchment expected to increase from 1,856 workers in 2016 to 2,427 in 2041.

¹ Scenic Rim Regional Council, Scenic Rim Growth Management Strategy 2041, November 2022. Available at: https://www.scenicrim.qld.gov.au/files/assets/public/v1/planning-and-permits/scenic-rim-growth-management-strategy-2041/documents/web___scenic_rim_growth_management_strategy_2041___november_2022.pdf





PART A – CONTEXT + ANALYSIS

ENGAGEMENT OUTCOMES

Process

The development of the master plan has been informed by the Kooralbyn Town Centre Master Plan Committee. The Committee is made up of passionate local residents and business operators.

There is a mixture of people who have been in Kooralbyn for a short or a long term – all are passionate about making Kooralbyn the best place it can be.

.....
THIS GROUP HAS MET MONTHLY FOR THE LAST THREE MONTHS TO CONSIDER THE CURRENT CONTEXT OF KOORALBYN AND WHAT THE FUTURE COULD AND SHOULD LOOK LIKE. THE ADDITION OF SENIOR COUNCIL REPRESENTATIVES AND THE LOCAL DIVISIONAL COUNCILOR HAS PROVIDED THE FOUNDATION FOR FEASIBILITY AND DELIVERABILITY OF ALL INITIATIVES IDENTIFIED.
.....

Key Outcomes

The following key outcomes have emerged as a result of the engagement process:

1. Protecting and enhancing the environment and biodiversity is a high priority
2. Access and connectivity should be improved – this includes footpaths and improved connections to key destinations
3. Centralising town activities should be prioritised. This includes town centre improvements, improving connection to waterways and considering relocation of community assets
4. Investment should occur in providing open space for recreation
5. Kooralbyn has some great parks but strategic improvements would make them even better
6. Gateway and lookout signage can be improved

TIMING

The master plan timing reflects the priority of each project, categorised as short, medium, or long term. As a general guide: short-term projects are expected to occur within 2–4 years, medium-term projects within 4–10 years, and long-term projects within 10–20 years. These timeframes are indicative only.

PART A – CONTEXT + ANALYSIS

SITE ANALYSIS

As you leave the Mount Lindesay Highway onto the gently winding Kooralbyn Road, you move through low lying grazing land flanked by ridges on both sides.

A series of gateway signs act as thresholds that not only signal arrival but establish the character-setting.

At the heart of the village, the Kooralbyn Resort emerges as a focal destination, its heritage-inspired lodges and conference pavilions nestled beside manicured gardens and leisure lakes. A short walk further reveals the International School, where students spill onto tree-lined courtyards that double as communal gathering spaces.

JUST BEYOND THE SCHOOL BOUNDARY, THE RUNWAY OF THE PRIVATE AIRSTRIP STRETCHES TOWARD THE HILLS, A SUBTLE REMINDER OF KOORALBYN'S DUAL ROLE AS A RETREAT AND REGIONAL HUB.

A compact retail cluster anchors the village core, its single-story shops and cafes oriented to foster pedestrian movement and neighbourly interaction.

IN FRAMING THE KOORALBYN MASTER PLAN, THE LAYOUT, CHARACTER AND HERITAGE UNDERSCORES THREE GUIDING PRIORITIES: PRESERVING THE VALLEY'S NATURAL AMENITY, REINFORCING HUMAN-SCALED CONNECTIONS, AND INTEGRATING NEW GROWTH WITH THE EXISTING FABRIC.

Future interventions must amplify the sense of sequential discovery, ensuring that each bend in the road, every framed vista and community node responds to a cohesive strategy of place-making.

By weaving together resort, education, recreation and local commerce into an intuitive framework, the masterplan will chart a resilient trajectory for Kooralbyn that celebrates its unique topography, heritage roots and aspirations for a thriving, walkable village.



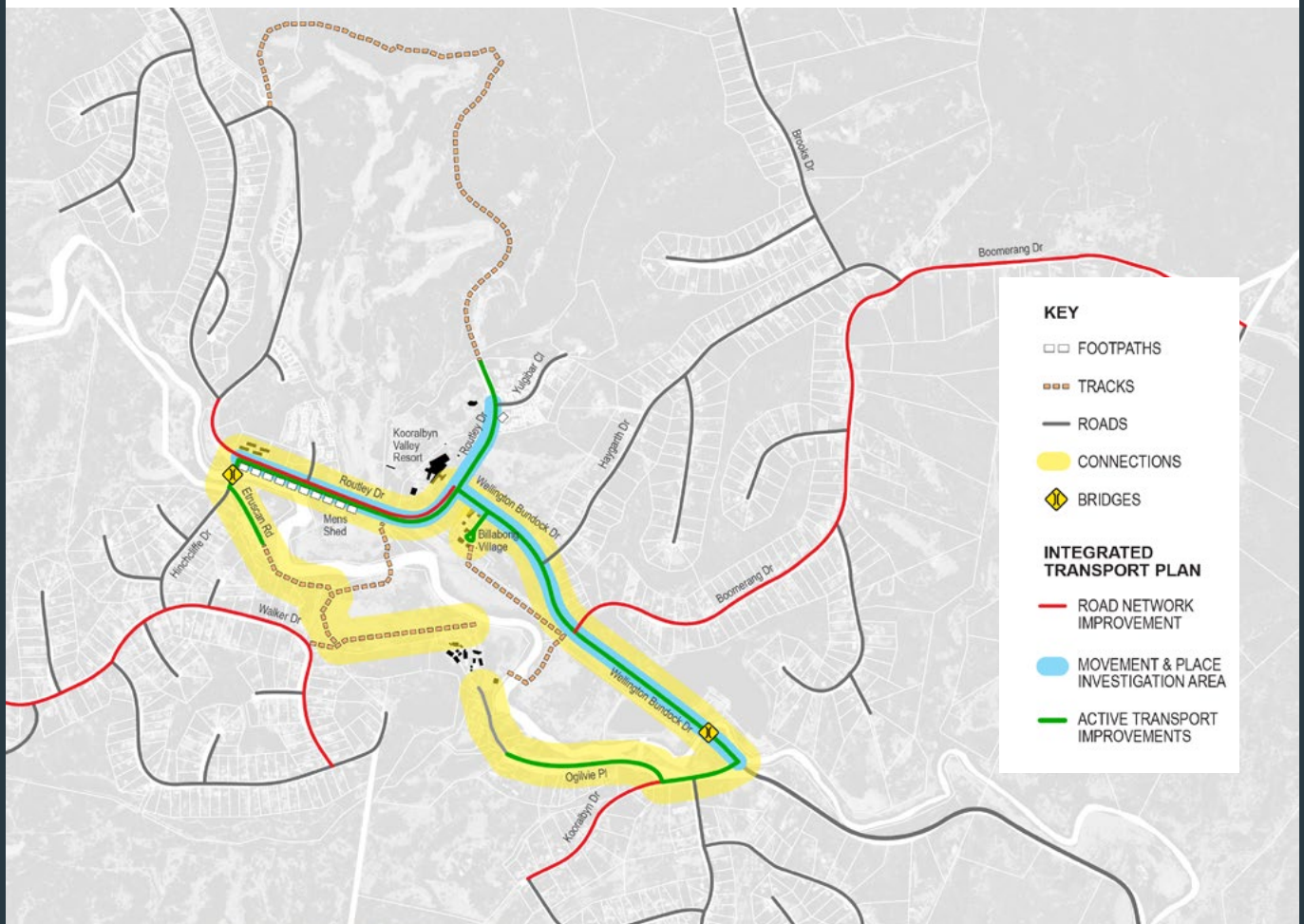
PART A – CONTEXT + ANALYSIS

ACCESS AND MOVEMENT

The movement network of Kooralbyn is dominated by the principal road of Wellington Bundock Drive and Routley Drive. Movement is heavily restricted by the centrally located airport running adjacent to Wellington Bundock Drive. This heavily constrains access between key destination sites like the Kooralbyn International School, Kooralbyn Community Centre, Kooralbyn Resort and the town centre.

The master plan Scenic Rim Integrated Transport Plan (June 2025) identifies a range of road and active transport improvements along Wellington Bundock Road and Routley Drive which this master plan supports.

It also supports the concept of “movement and place” around the town centre which seeks to balance the need to accommodate movement and amenity. In this instance, this would consider the priority of pedestrians, vehicles and the potential for vehicle speed reductions.



PART A – CONTEXT + ANALYSIS

STREETS AND PARKS

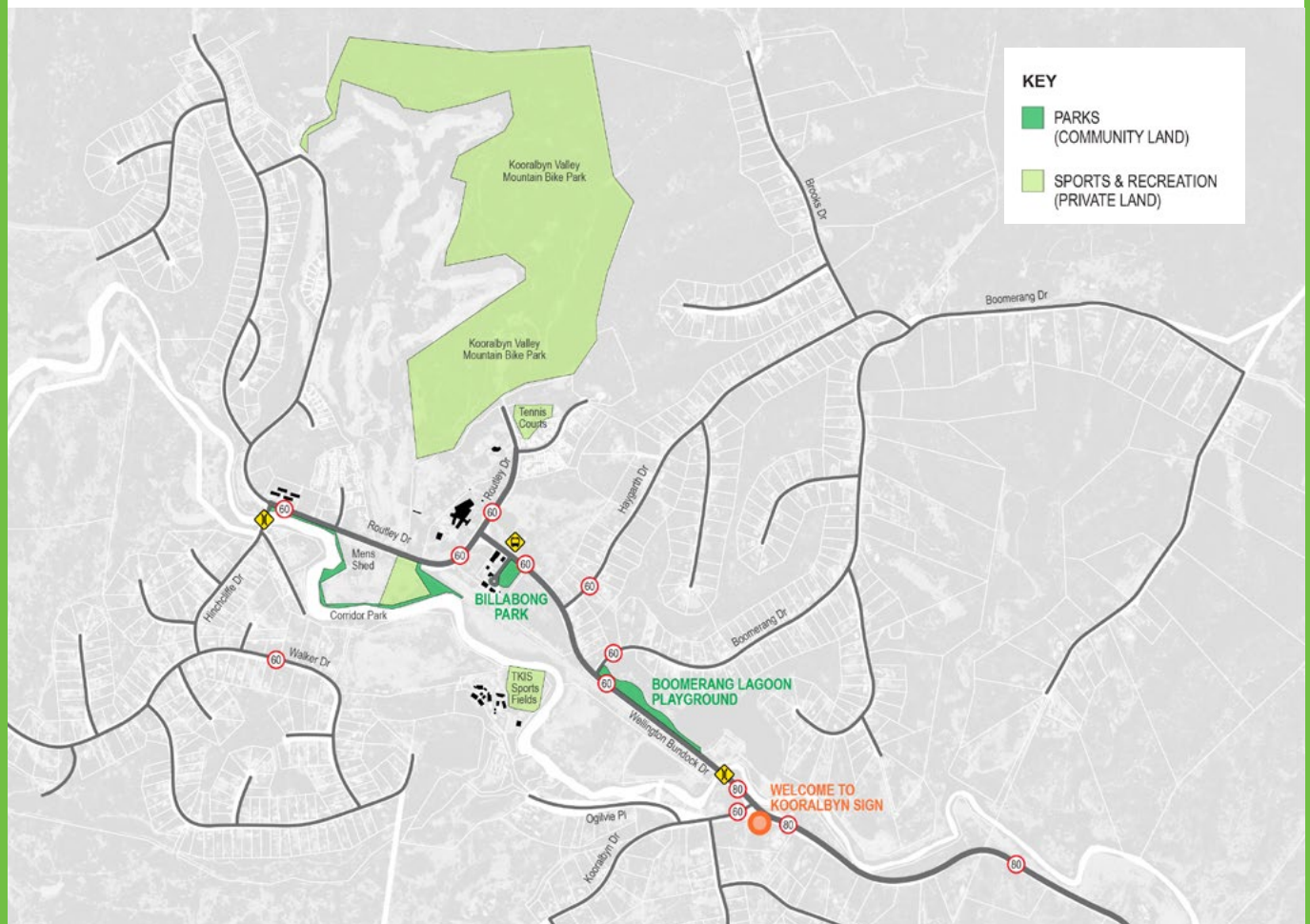
The streets of Kooralbyn are reflective of a rural village with wide verges and shady trees. The town centre, comprising Billabong Shopping Village, Billabong Park and the airfield precinct present an opportunity for streetscape upgrades. This is also identified in the Scenic Rim Growth Management Strategy and supported by this masterplan.

The natural environment and biodiversity are obvious strengths of Kooralbyn and a key attraction for people who live in and visit Kooralbyn.

It also has significant amounts of private recreational facilities largely managed by Kooralbyn Resort.

There are a number of high-quality parks, namely Boomerang Lagoon and Billabong Park that have picnic style facilities, play equipment and seasonal views to watercourses.

As identified in Council's Sport and Recreation Plan 2024-2034, Kooralbyn has a gap in sport and recreation infrastructure and resolving this should be included in this master plan.



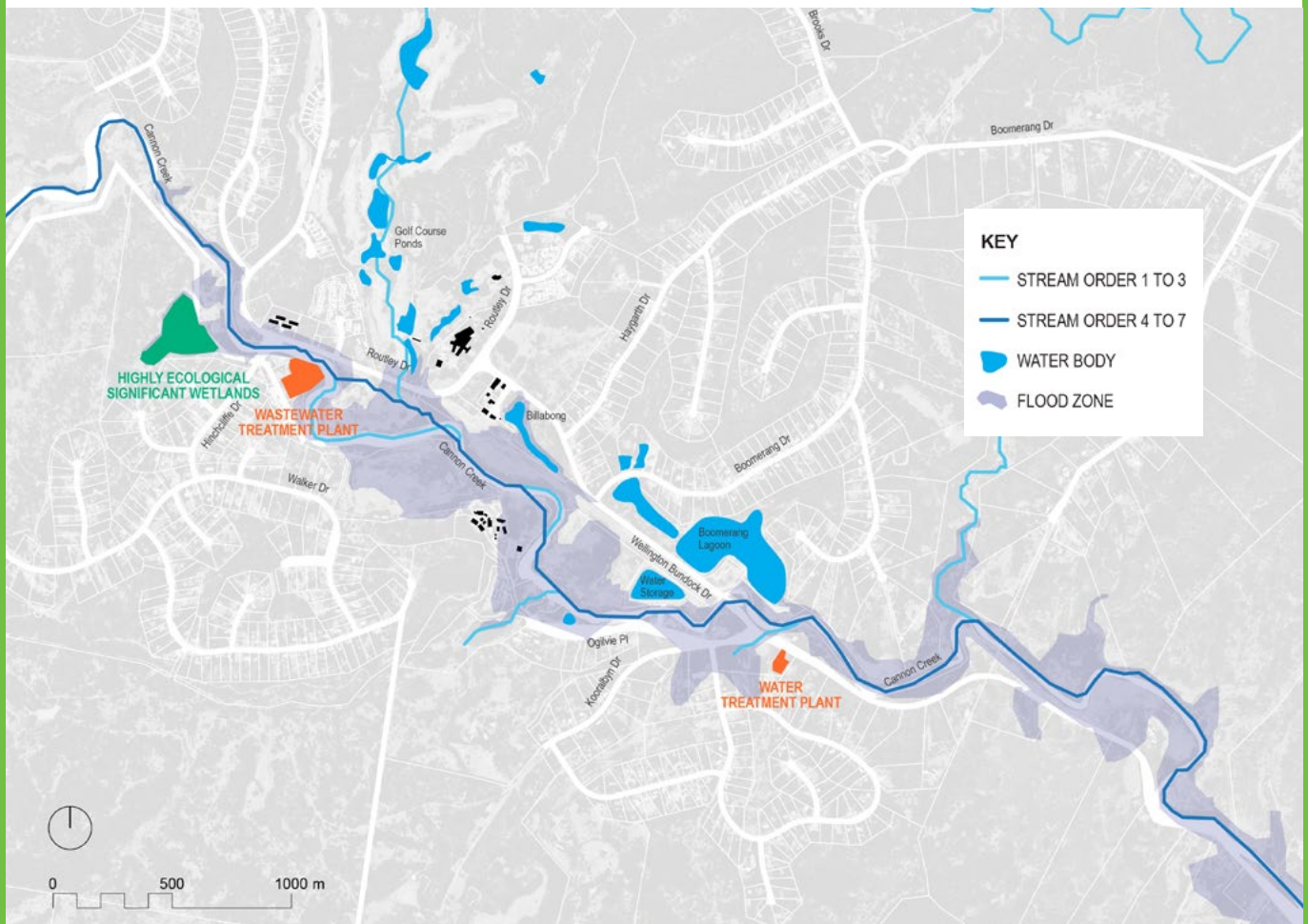
PART A – CONTEXT + ANALYSIS

WATER NETWORKS

Water channels and courses are a dominant feature of Kooralbyn's settlement pattern. Cannon Creek runs diagonally through the village – capable of causing localised adjacent flooding during heavy rain events. In the north, Cannon Creek connects to highly significant ecological wetlands.

Prominent water bodies include Boomerang Lagoon and the Billabong, both of which can run dry during drought conditions.

THE WATER AND THE VEGETATED CORRIDORS THAT RUN ADJACENT PRESENT OPPORTUNITY TO PROTECT AND IMPROVE WATER QUALITY FOR THE BENEFIT OF LOCAL WILDLIFE AND RESIDENT AMENITY.









PART B - VISION, THEMES + ACTIONS

VISION

.....
KOORALBYN PROTECTS
AND CELEBRATES ITS
ENVIRONMENTAL STRENGTHS
AND CONNECTED COMMUNITY.
OUR PARKS, PLACES AND
STREETS ARE ACCESSIBLE,
CONNECTED AND SUPPORT
COMMUNITY LIFE AND EVENTS.
.....

THEMES

Streets + parks

Connections

Community + spaces

Culture + heritage

Conservation + sustainability



1. STREETS + PARKS

CONTINUED INVESTMENT IN KOORALBYN'S STREETS AND PARKS FOR IMPROVED AMENITY AND SAFETY FOR RESIDENTS AND VISITORS

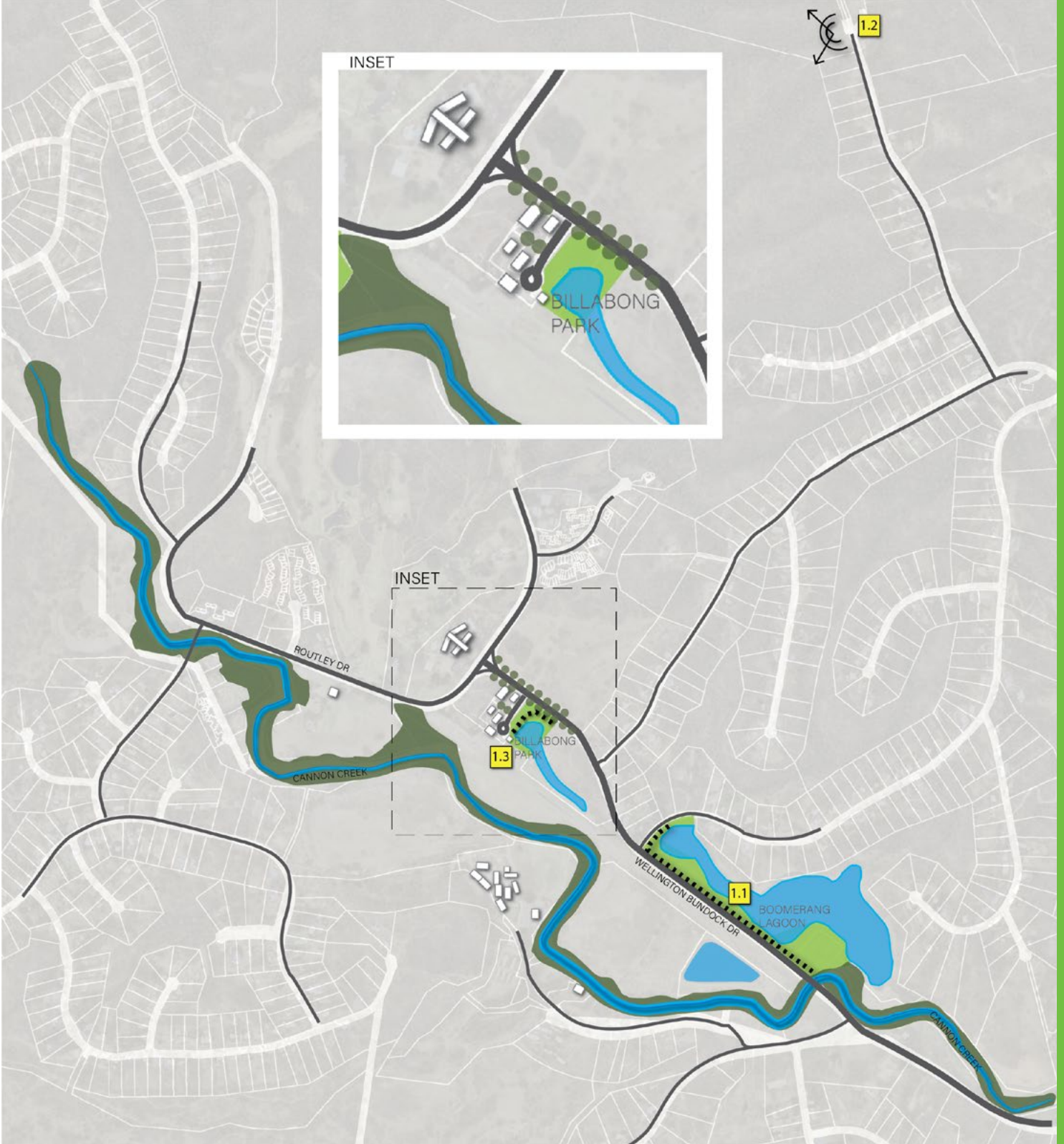
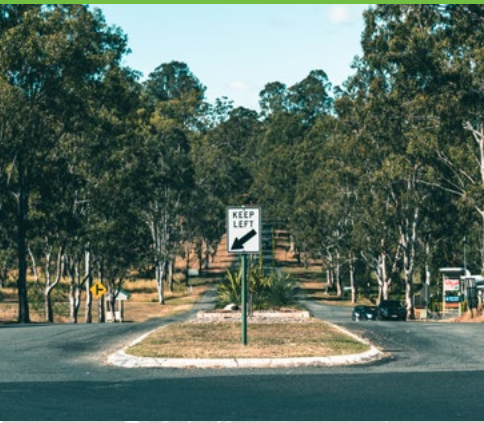
1.0 STREETS + PARKS

Action	Description	*Timing
1.1 Boomerang Park bollards	Consider timber bollard placement for increased safety	Short
1.2 Lookout signage + Upgrade	Consider signage provided at Kooralbyn Lookout to identify mountain peaks - concept shown below as well as supporting amenities such as parking and rubbish bins	Short
1.3 Billabong Park expansion + boardwalk	Investigate opportunity to build on recent improvements and open visual access to the Billabong with a boardwalk and native landscape	Medium

*TIMING

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2. CONNECTIONS

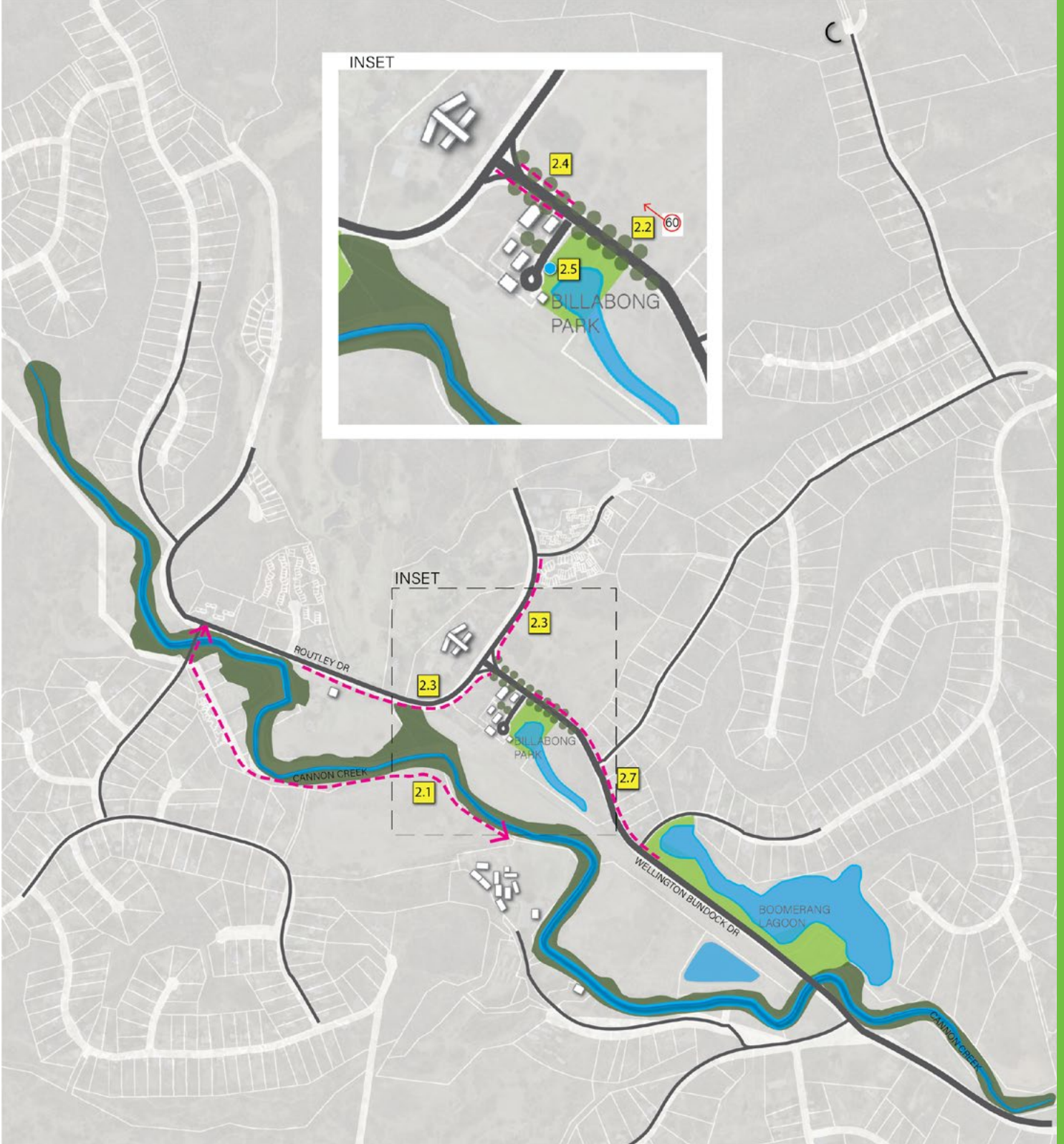
PROVIDE INFRASTRUCTURE WHICH ENABLES AND ENCOURAGES MORE WALKING AND CYCLING TRIPS FOR ALL

2.0 CONNECTIONS

Action	Description	*Timing
2.1 Pedestrian connection between school and town centre	Investigate opportunity to provide a direct footpath connection between the two sides of town	Short
2.2 Town centre speed reduction investigation	Consider safety improvements to the town centre through vehicle speed reductions along Wellington Bundock Drive	Short
2.3 Routley Drive pedestrian connections	Investigate opportunities to provide footpath connections along Routley Drive	Short
2.4 Wellington Bundock Drive pedestrian connections	Investigate opportunities to provide footpath connection between the town centre and Kooralbyn Resort	Short
2.5 Public transport infrastructure upgrade	Consider relocation of bus stop and improved facility	Long
2.6 Gateway signage upgrade	Consider opportunity to consolidate and upgrade current entrance signage	Medium
2.7 Town Centre to Boomerang Lagoon footpath connection	Investigate opportunities to provide footpath connections south along Wellington Bundock Drive	Long
2.8 Advocate to the State Government for the Kooralbyn to Boonah Road connection	Advocate for public transport services and key road upgrades, including Mount Lindesay Highway and the Boonah to Kooralbyn Road.*	*Queensland Government responsibility

*TIMING

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3. COMMUNITY + SPACES

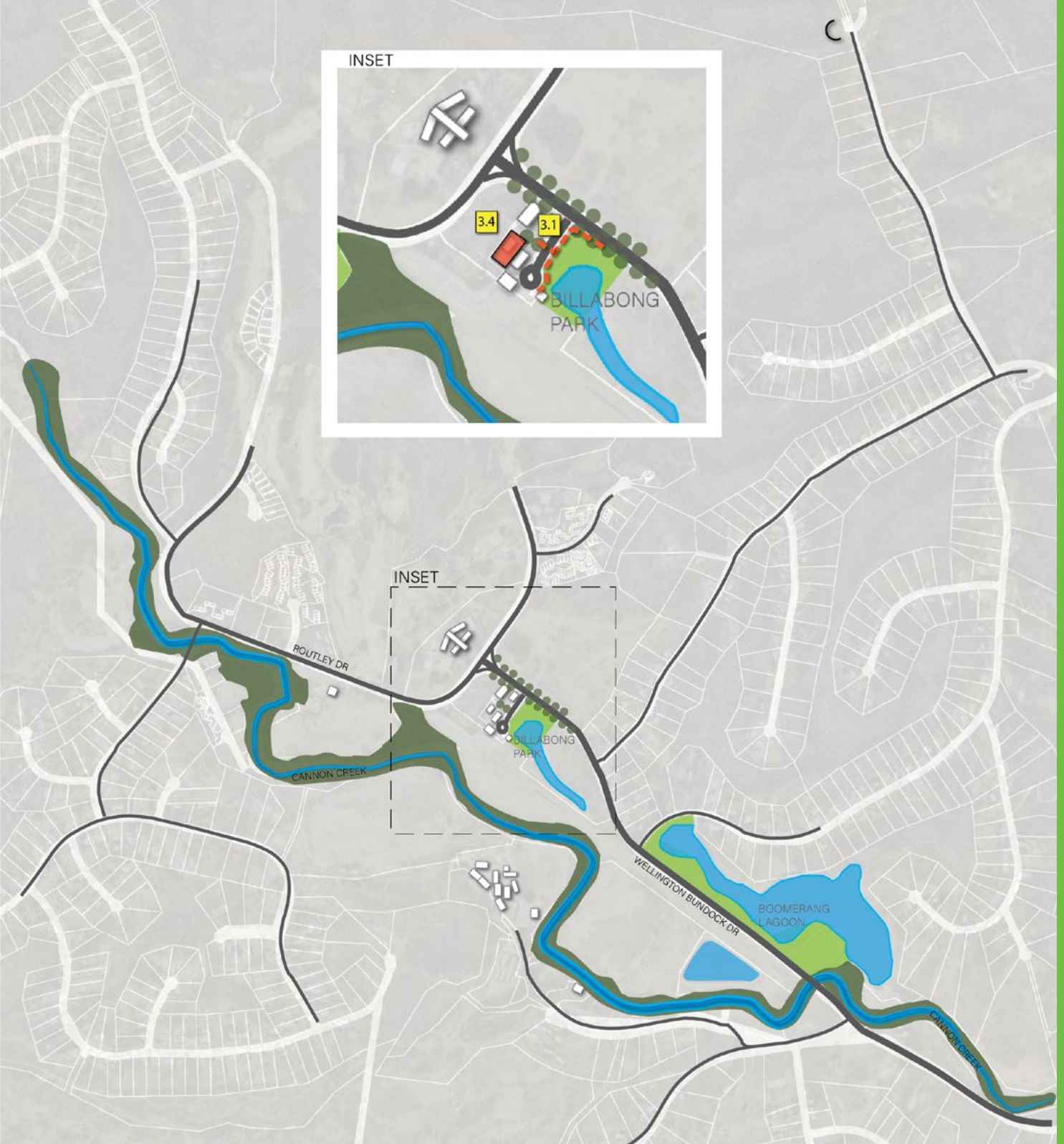
A STRATEGIC APPROACH TO PROVIDING HIGH QUALITY PUBLIC SPACES AND COMMUNITY INFRASTRUCTURE

3.0 COMMUNITY + SPACES

Action	Description	*Timing
3.1 Town centre footpath and car parking upgrades	Investigate opportunities for footpaths, car parking, signage and design consideration for event delivery and design consideration for event delivery	Medium
3.2 Improve sport and active recreation opportunities	Provide opportunities for the community to play sport	Medium
3.3 Leverage private town centre investment	Strategically deliver master plan outcomes that optimise private sector investment for community benefit	Medium
3.4 Investigate town centre site for community hall development	Investment of community activities in the centre of town	Long

*TIMING

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4. CULTURE + HERITAGE

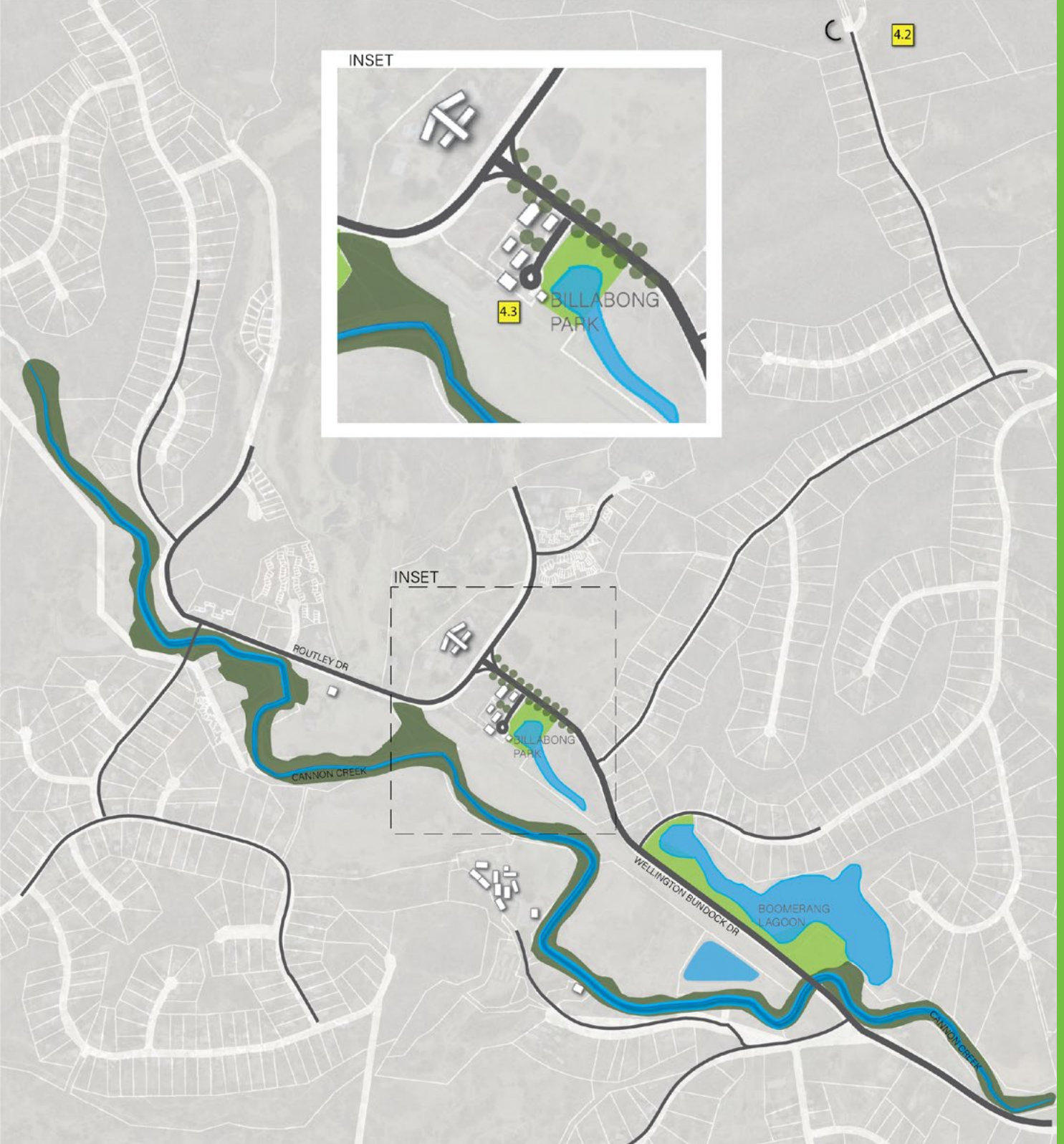
CELEBRATE THE REGIONS HERITAGE IN STRATEGIC LOCATIONS SUCH AS BILLABONG PARK AND THE KOORALBYN LOOKOUT

4.0 CULTURE + HERITAGE

Action	Description	*Timing
4.1 Develop a public art plan	Consider developing a site specific in collaboration with the Scenic Rim Arts Advisory Group	Short
4.2 Incorporate Traditional Owner input into Lookout Signage + upgrade project	Work closely with local indigenous representatives to ensure First Nations stories are included in signage development	Short
4.3 Provide opportunity for First Nations representation and story telling	Consider interpretive content which could be art, signage, cultural trails, interpretive and gathering spaces	Medium

*TIMING

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5. CONSERVATION + SUSTAINABILITY

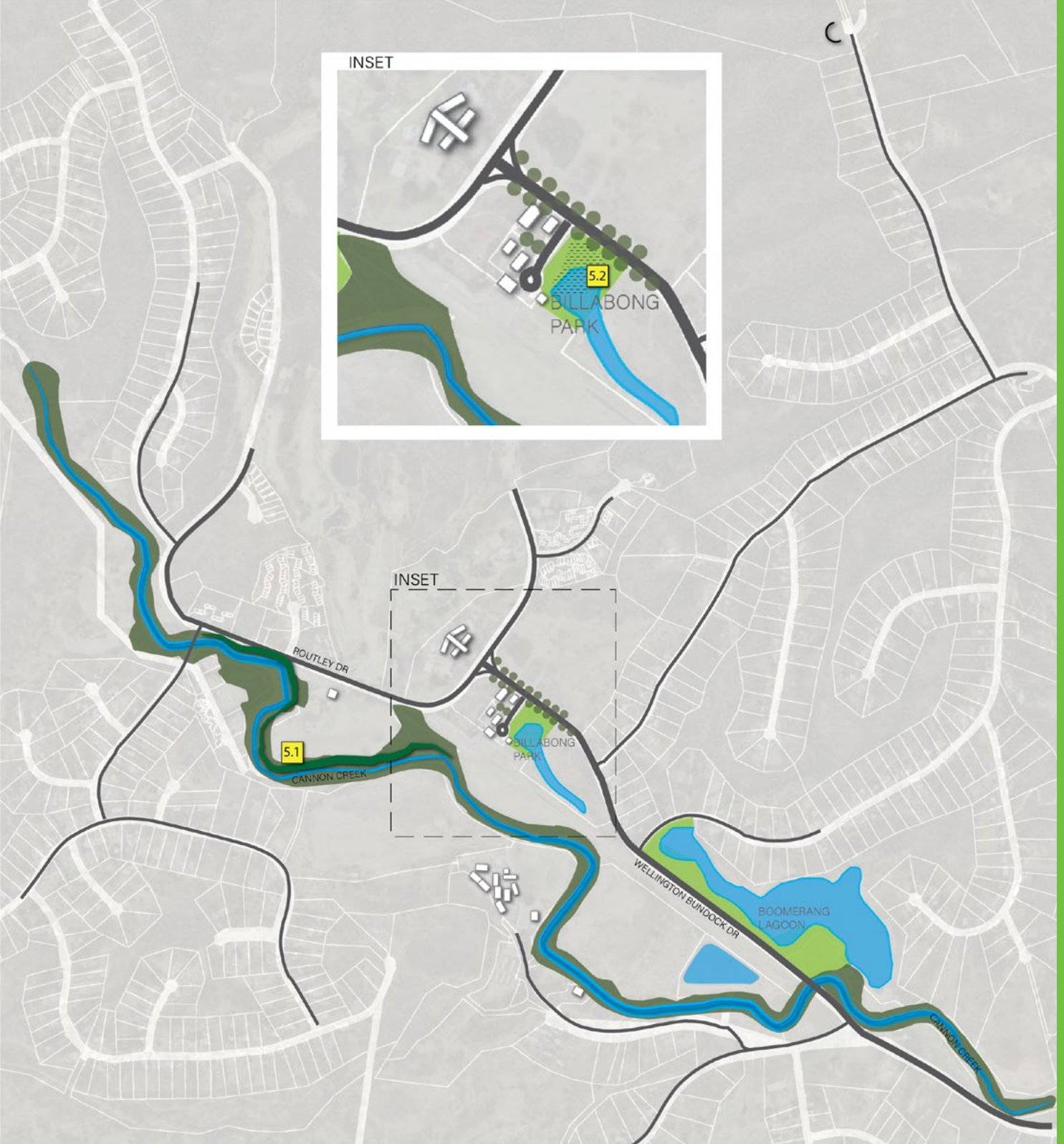
CONTINUE TO PROTECT AND EMBELLISH THE REGION'S NATURAL ENVIRONMENT AND BIODIVERSITY

5.0 CONSERVATION + SUSTAINABILITY

Action	Description	*Timing
5.1 Cannon Creek restoration	Investigate opportunities to restore the ecological value of Cannon Creek and improve visual and physical access	Medium
5.2 Billabong restoration planting	Investigate opportunities for planting program and improve water quality to ensure the site remains an important community	Medium
5.3 Wildlife corridor mapping and restoration	Investigate opportunities to protect and embellish wildlife easements and fire trails	Medium

*TIMING

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1.0 STREETS + PARKS

Action	*Timing
1.1 Boomerang Park bollards	Short
1.2 Lookout signage + Upgrade	Short
1.3 Billabong Park expansion + boardwalk	Medium

2.0 CONNECTIONS

Action	Timing
2.1 Pedestrian connection between school and town centre	Short
2.2 Town centre speed reduction investigation	Short
2.3 Routley Drive pedestrian connections	Short
2.4 Wellington Bundock Drive pedestrian connections	Short
2.5 Public transport infrastructure upgrade	Long
2.6 Gateway signage upgrade	Medium
2.7 Town Centre to Boomerang Lagoon footpath connection	Long
2.8 Advocate to the State Government for the Kooralbyn to Boonah Road connection	*Queensland Government responsibility

3.0 COMMUNITY + SPACES

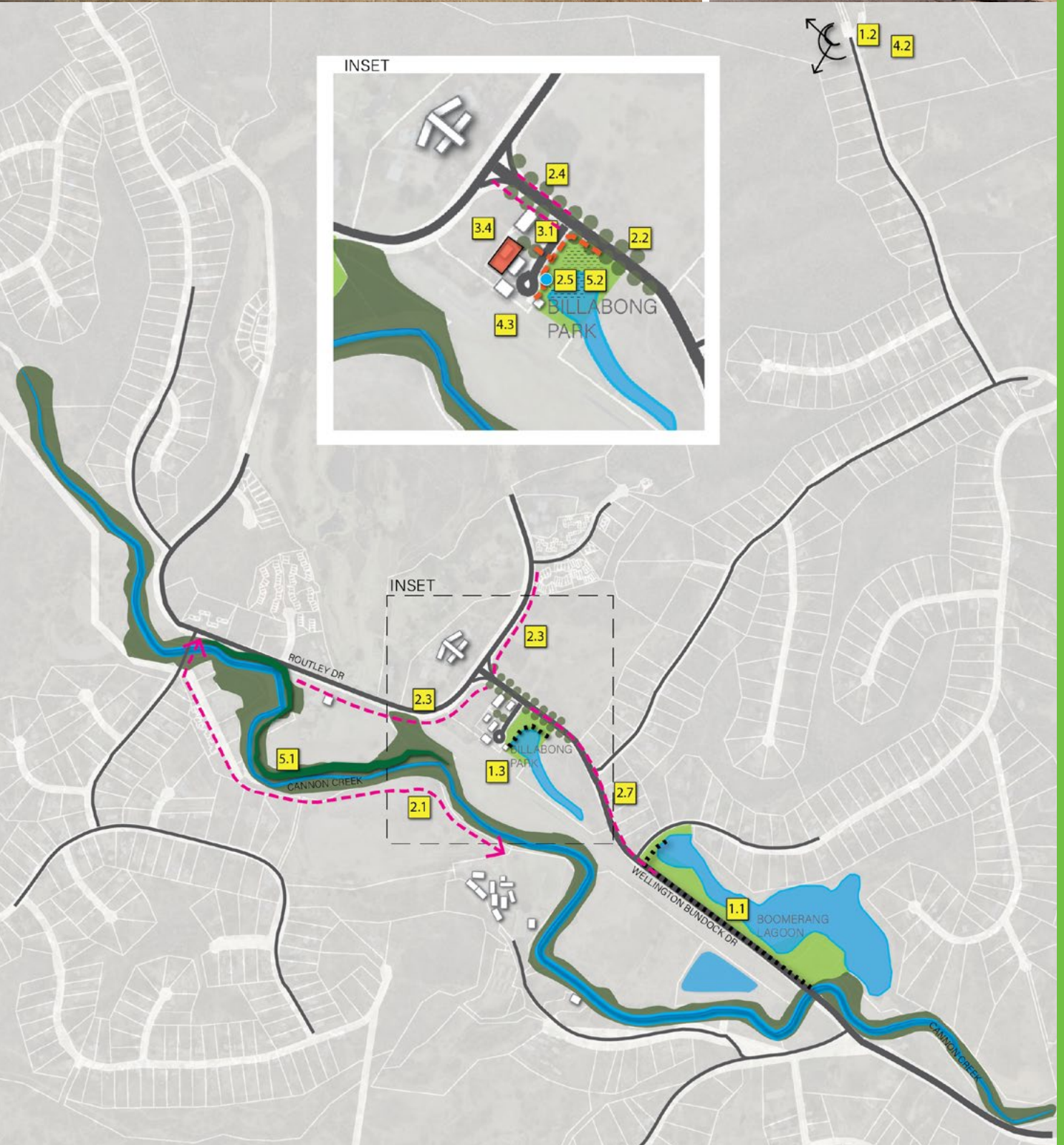
Action	Timing
3.1 Town centre footpath and car parking upgrades	Medium
3.2 Improve sport and active recreation opportunities	Medium
3.3 Leverage private town centre investment	Medium
3.4 Investigate town centre site for community hall development	Long

4.0 CULTURE + HERITAGE

Action	Timing
4.1 Develop a public art plan	Short
4.2 Incorporate Traditional Owner input into Lookout Signage + upgrade project	Short
4.3 Provide opportunity for First Nations representation and story telling	Medium

5.0 CONSERVATION + SUSTAINABILITY

Action	Timing
5.1 Cannon Creek restoration	Medium
5.2 Billabong restoration planting	Medium
5.3 Wildlife corridor mapping and restoration	Medium



SUPPORTING DOCUMENTS

- Scenic Rim Regional Council
Sport and Recreation Plan 2024-2034
- Scenic Rim Integrated Transport Plan 2025-2030

Version	Date	Description of Change	Author	Approved by	Review date
0.4	May 2026	Inclusion of community consultation feedback and Committee feedback.	Better Cities Group		
0.4	May 2026	Version endorsed.		Endorsed by Kooralbyn Town Centre Master Plan Committee	
1.0	24 June 2026	Final version adopted		By Council	June 2029



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