

17 March 2026

## **Needs Statement**

### **Proposed Rezoning and Subdivision of Canterbury College Land High Road, Waterford**

#### **1. Introduction**

Canterbury College seeks Logan City Council's support for the proposed rezoning and subdivision of a currently unused 2.5-hectare land parcel on High Road, Waterford. The purpose of this project is to transform a non-productive parcel that is surplus to the College's existing and future expansion plan requirements into a medium-lot residential neighbourhood. The funds generated from disposing of this land will enable growth and expansion of the college in complimentary locations to the existing campus infrastructure. Extensive analysis, studies and community engagement has satisfied the College's Board that the subject parcel of land exceeds the College's needs and can therefore be a response to the housing and community needs of Waterford and the wider Logan region. The parcel is physically separated from the main Canterbury campus, is unsuitable for educational use and is ideally positioned for residential development due to its location, access and topography.

This Needs Statement details the land requirements as defined by Queensland Department of Education based on the offering (ie Primary School, Secondary School or Combined being Prep – Grade 12) and the student numbers, Canterbury College's current offering and area comparisons to South East Queensland Schools of similar size and offering. It will also outline the rationale, community benefits and broader city-shaping advantages of supporting this proposed development.

#### **2. Background and Subject Parcel Context**

The High Road land parcel comprises approximately 2.5 hectares situated alongside established residential areas, including the Woodlands Estate. The site is high, flood-free and connected to existing services and transport corridors. Master planning work undertaken by the College has confirmed that the land does not meet any foreseeable educational, sporting or boarding needs. It is too far from the main campus for effective school use and the College does not require any additional playing fields or sporting facilities, at either current or any future level of enrolment.

##### **2.1 Typical Land Area Requirements for South East Queensland Schools**

In South-East Queensland (SEQ), including Brisbane, Gold Coast, Sunshine Coast, and surrounding growth corridors, school land requirements are largely guided by planning standards from the Queensland Department of Education. These standards give a good indication of how much land schools occupy when designed for up to ~2000 students.

## Typical land area required

According to Queensland’s school site selection guidelines:

- **Primary school:** ~7 hectares minimum
- **Secondary school:** ~12 hectares minimum
- **Combined P–12 school:** ~18.5 hectares minimum

These areas include:

- teaching buildings
- administration and library
- sports fields and courts
- assembly halls
- playgrounds and circulation space

## Capacity context

- Primary schools usually cater for 600–1000 students on ~7 ha.
- Secondary schools often scale to 1500–2000 students on ~12 ha.
- P–12 campuses serving ~2000+ students typically need ~18–20 ha.

## What this means in SEQ growth areas

In typical greenfield suburbs (eg., outer Brisbane or Sunshine Coast growth corridors):

School type	Typical enrolment	Land area
Primary school	600-1000 students	~7 ha
Secondary school	1500–2000 students	~12 ha
Combined P-12	up to ~2000+ students	~18–20 ha

## 2.2 Canterbury College’s Current Offering

**Location:** Waterford, Logan City (between Brisbane and the Gold Coast)

**School type:** Early Learning – Year 12 co-educational college

**Student population:** ~1,700 students

**Campus area:** ~33 hectares of spare land, lawns, sports fields and buildings.

### **Core academic precincts**

- Junior School classroom buildings
- Secondary School classroom buildings
- Science precinct with 8 science laboratories
- Libraries and digital learning hubs
- Technology and entrepreneurship centre
- Trade Training Centre (construction and hospitality training)
- Centre for Entrepreneurship and Leadership
- Early Learning Centre (Kindy and Pre-Kindy)

### **Student services & community facilities**

- Care Central (medical, counselling, support hub)
- Outside School Hours Care facility
- Canterbury Function Centre
- Chapel of the Good Shepherd and Bush Chapel
- Uniform shop
- Multiple cafés serving the school and local community

### **Performing arts and cultural facilities**

The school has a substantial performing arts precinct including:

- Performing Arts Theatre (~220 seats)
- Dance studio
- Music rehearsal rooms
- Recording studio
- Outdoor amphitheatre
- Visual arts classrooms
- Music laboratory and soundproof studios

### **Major events venue**

Canterbury Events Centre (CEC):

- Capacity ~2200 people, seated in theatre formation, ~3000 for major festivals and events
- stage and theatre systems
- 4 indoor multipurpose courts
- mezzanine gym
- used for assemblies, sports and performances

## **Sporting infrastructure**

The college has one of the largest school sport precincts in Queensland.

### **Outdoor sports**

- 6 playing fields / ovals
- 400 m athletics track (Commonwealth Games legacy track)
- Field event facilities

### **Aquatic centre**

- 10-lane Olympic-size 50 m pool
- heated learn-to-swim pool
- changerooms and spectator areas

### **Tennis centre**

- 8 tournament-standard hard tennis courts

### **Indoor sport**

- 2 large indoor sports halls
- 3 indoor courts (basketball/netball/volleyball)
- indoor and outdoor gym facilities
- squash courts
- cricket nets

### **Other outdoor facilities**

- Kitchen garden for sustainability education
- landscaped grounds and gardens
- outdoor play spaces
- community cafés and gathering spaces

The current campus area and student population of 1,700 in 2026 results in a land per student statistic of 195m<sup>2</sup> which is considerably higher than the Queensland Department of Education SEQ planning guideline of 60-100m<sup>2</sup> per student.

Assuming the college realises support from council to convert the subject parcel into a medium-lot residential neighbourhood (reducing the campus area to circa 30Ha) and achieves its growth forecasts over the next 10 years (increasing from 1,695 students to 2,054 students) the land per student statistic will reduce to 146m<sup>2</sup> per student which remains in surplus to the tune of 50% higher than the top end of the range stipulated by the Queensland Department of Education planning guideline.

### 2.3 Campus Size and Student Number Comparison

Please find below a tabulated comparison of several South-East Queensland private schools commonly compared with Canterbury College, focusing on:

- Campus land area
- Approximate student enrolment
- Student density (students per hectare) — useful for understanding how crowded or spacious a campus is.

#### SEQ School Campus Size vs Student Numbers

School	Location	Campus Area (ha)	Students	Students / ha	Relative Size vs Canterbury
Canterbury College	Waterford (Logan)	33 ha	~1,695	51 / ha	Baseline
John Paul College	Daisy Hill (Logan)	35 ha	~2,250	64 / ha	Much larger enrolment on similar land
Ormiston College	Redlands Coast	27 ha	~1,500	55 / ha	Similar to Canterbury
All Saints Anglican School	Gold Coast	40 ha	~2,000	50 / ha	Similar to Canterbury (although 10ha is mangrove wetland)

#### Visual comparison (space per student)

School	Approx Space per Student
Canterbury College	~195m <sup>2</sup> per student
All Saints Anglican School	~200m <sup>2</sup> per student
John Paul College	~155m <sup>2</sup> per student
Ormiston College	~180m <sup>2</sup> per student

### **3. Alignment with Logan Community Needs**

#### **3.1 Supporting Local Housing Supply and Choice**

Logan City continues to experience rapid population growth. Waterford, Bahrs Scrub are among the most active growth corridors, with continuing pressure on affordability and housing availability. There are now very few new real estate developments in Waterford.

Waterford has experienced an annual growth rate of 2.5% of the last decade. This has driven a high level of demand for enrolments at the College. Lack of supply means that growth is now anticipated to slow, but supply will be assisted by the proposed subdivision over this land. Enrolment demand will however now be further generated by surrounding growth suburbs such as Park Ridge, Logan Reserve and Buccan.

The creation of 30 new medium-to-large lots responds directly to families seeking space, long-term settlement options and high-quality residential environments.

Canterbury also draws at least 50-80 students from along the Beenleigh Train Line, with Bethania station only a short bus shuttle journey down the road. Canterbury enjoys status as the only independent school on the Beenleigh train line and therefore further demand growth from these suburbs is a reality over the next decade.

These lots fill a clear gap in the local housing market. They offer a style of land that is increasingly rare in Logan's newer developments and meet demand from buyers looking for larger block sizes without the density of townhouse developments.

#### **3.2 Strengthening Neighbourhood Cohesion**

The location of the site makes it a natural extension of the surrounding residential pattern. Development on this land would reinforce the structure of the existing neighbourhood, improve connectivity and maintain a consistent residential character. Medium-lot housing avoids the congestion and intensity associated with higher-density alternatives while supporting walkability and positive community interactions.

#### **3.3 Economic and Social Benefits to Logan**

The redevelopment of this land contributes meaningfully to local economic activity through design, civil works and construction. It also strengthens the College's ability to deliver major educational infrastructure projects that directly benefit families across Logan.

Revenue realised from the High Road development supports a large portion of Canterbury's Senior School redevelopment, including new STEM, Creative Industries and flexible learning environments. These facilities will support future generations of Logan students and improve access to high-quality educational opportunities within the region.

### 3.4 Alignment with Logan’s Strategic Growth Priorities

Logan City Council’s planning principles emphasise increasing the diversity of housing, ensuring efficient land use and creating liveable neighbourhoods with appropriate infrastructure. The High Road proposal strongly aligns with these priorities. It uses a well-located parcel with minimal environmental constraints, does not extend the urban footprint unnecessarily and represents a logical form of infill development.

It is a different style of housing development to the other site the College has recently sought to develop on Old Logan Village Road (townhouse development site), which creates diverse options to improve residential stock in Waterford.

### 4. Site Suitability

Key characteristics that make the site appropriate for residential development include:

- High, stable and flood-free land
- Logical connection to existing residential estates
- Sufficient size to accommodate 30 medium-to-large lots without overdevelopment
- Fully surplus to Canterbury’s educational and operational needs
- Minimal ecological impact and strong alignment with surrounding land uses

### 5. Educational Benefit for the Canterbury Community

The proposed High Road development enables the delivery of a significant and tangible upgrade to Canterbury College. It allows the College to fund a major capital project that would otherwise remain beyond its immediate financial capacity.

By releasing the value of a dormant and non-productive asset, Canterbury is able to reinvest directly into facilities that support student learning, wellbeing and future growth.

Canterbury’s current land footprint is sufficient not only for its foreseeable student numbers, but also for any much more long-term trajectory of enrolments. The current footprint contains masses of open space, 6 playing fields, an aquatic and tennis centre, athletics track and a nature reserve adjoining the dam on site. The College will not require more land at any time in its future.

The College’s enrolment trajectory demonstrates steady and sustained expansion across the next decade. Projections indicate an increase from 1,695 students in 2026 to more than 2,000 students by 2034.

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Enrolment	1695	1756	1814	1890	1918	1948	1974	2005	2032	2063	2094

Canterbury is one of Greater Brisbane’s premier academic schools, with ATAR performance ranking it as the number one coeducational private school in Greater Brisbane in 2025.

This pattern of growth requires an uplift in teaching and learning spaces, particularly in areas where demand is increasing such as Science, Mathematics, Technology and senior secondary pathways. The development of a new STEAM precinct in the Senior School is therefore both a strategic and a necessary response to Canterbury’s student population needs.

The High Road development unlocks the financial capacity to deliver this new STEAM precinct. The project will replace ageing infrastructure and dispersed specialist spaces with modern, purpose-built learning environments that support contemporary pedagogy. It will also consolidate several subjects that are currently spread across multiple buildings, bringing improved efficiency, collaboration and visibility for high demand learning areas.

This educational benefit extends beyond infrastructure. It safeguards academic quality at a time when enrolment growth and curriculum expansion are placing increasing pressure on existing facilities. It enhances opportunities for students pursuing health, medical science, engineering and technology pathways. It strengthens Canterbury’s position within a competitive regional schooling landscape. Most importantly, it ensures that families across Logan continue to access high quality, future focused education without significant increases in school fees. Canterbury’s status as a mid-fee school is a unique proposition in Logan and this development allows the College to continue on this fee trajectory to remain relevant and accessible to a broad range of Logan families.

Recycling this unused land into an asset that directly funds student learning represents responsible stewardship. It aligns with the College’s long-term planning, responds to clear enrolment growth forecasts and provides a sustainable way to meet the educational aspirations of current and future Canterbury students.

## 6. Conclusion

The proposed rezoning and subdivision of the High Road land represents a responsible, community-focused initiative while supporting Canterbury College’s growth needs.

It addresses capital shortfalls required to grow the school on the land that is most appropriate for realising the growth in an organic and complimentary manner to the existing campus infrastructure.

Moreover, it relieves housing supply pressures, reinforces neighbourhood structure and stimulates economic activity while enabling significant reinvestment in education infrastructure.

Canterbury College respectfully seeks Logan City Council's support to progress this proposal, unlocking the potential of the High Road parcel for the benefit of Waterford residents, the College community and the wider Logan community.