

3 July 2026

Assessment Manager
Logan City Council

RE: COMMUNITY NEED SUPPORT - PROPOSED CHILDCARE CENTRE – 31 BAHRS SCRUB ROAD, BAHRS SCRUB

We write in support of the proposed childcare centre at 31 Bahrs Scrub Road from the perspective of both local childcare operators and parents, with direct experience of the needs of families living in the growing Bahrs Scrub community.

PFSN Group is a family-owned, long-term owner-operator of early learning centres. We do not develop, brand or operate generic or standardised childcare facilities. Each centre is individually designed, owned and operated by our group over the long term, with a strong focus on quality, community outcomes and accountability. When we invest in a location, we do so with the intention of remaining part of that community for decades.

We currently operate Bahrs Scrub Early Learning at 32 Bahrs Scrub Road, directly opposite the subject site. Since opening in 2021, the centre has consistently operated at or near capacity. As surrounding residential estates have developed and more young families have moved into the area, demand has continued to increase. Increasingly, families seeking places—particularly for siblings or future enrolments—are unable to be accommodated due to regulatory and operational limits of the existing centre.

From our perspective, this demand is not abstract or theoretical. It reflects families attempting to return to work, manage school transitions, and organise daily life with childcare close to home. These lived experiences demonstrate a genuine and current community need, not simply a forecast or market-based one.

The proposed centre at 31 Bahrs Scrub Road is a direct response to this unmet community need. The existing centre cannot expand further without compromising safety, compliance or the quality of the learning environment. Establishing a second centre on adjacent land allows additional places to be delivered now, when the community requires them, while keeping early learning services local and accessible.

Importantly, this proposal is not comparable to standard childcare centres, and community need cannot be assessed solely by reference to numerical supply. PFSN Group centres are guided by our **Wonders of Wildhood (WOW) philosophy**, which prioritises outdoor play, nature-based learning, creativity and real-world exploration over highly programmed or screen-focused environments. The proposed centre is intentionally designed to deliver this philosophy through an oversized outdoor learning environment, a purpose-built multipurpose space, opportunities for animal interaction, and an inclusive, ground-floor accessible layout.

The ability to deliver this model is directly dependent on land size, configuration and quality. Large, flat land is essential to safely accommodate expansive outdoor spaces, separation of age groups, active and quiet learning zones, and inclusive design outcomes without excessive built form, retaining or vertical construction. Attempting to deliver this model on a smaller or constrained site would inevitably result in compromised

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outdoor space, removal of core learning elements, or a reversion to a conventional childcare format that does not reflect our values or meet the expectations of local families.

The land requirement is therefore functional and outcome-driven, not excessive. It enables a form of childcare that goes beyond minimum compliance and materially contributes to children's wellbeing, family support and overall community liveability.

From a community perspective, the proposed centre provides children with access to genuine outdoor learning, nature-based experiences and inclusive facilities that support a broad range of abilities. For families, it offers increased choice, local access and confidence that social infrastructure is being delivered in step with residential growth.

We respectfully ask Council to consider this proposal as essential community infrastructure, delivered at a scale and quality that responds meaningfully to the needs of Bahrs Scrub families. Approval of this application supports children, supports workforce participation, and reflects Logan City Council's objective of delivering complete, liveable communities as they grow.

Yours sincerely

PFSN Group

(parent company of Childcare Centre Operator for 31 Bahrs Scrub Road, Bahrs Scrub)

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