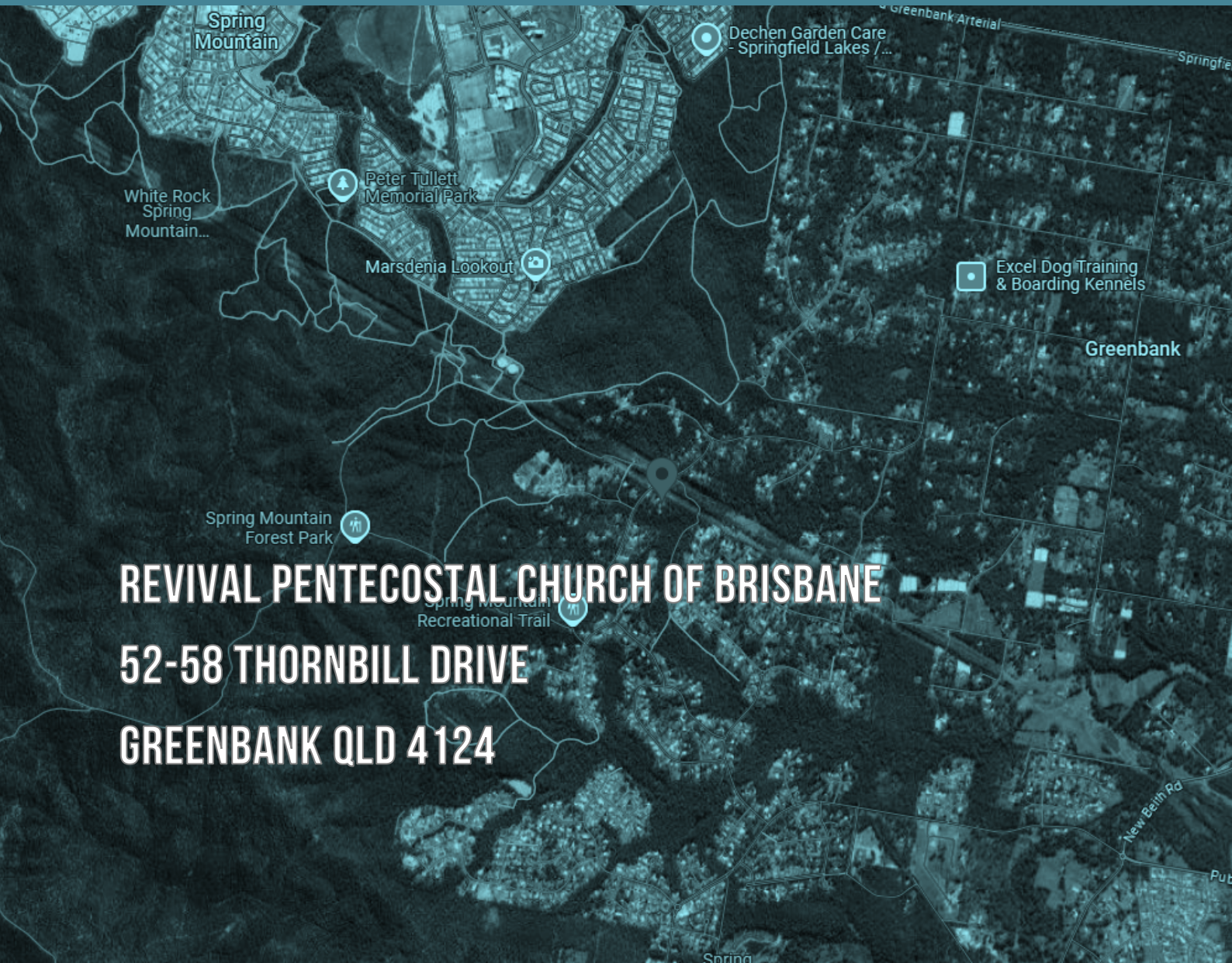


## **Appendix D: Community Needs Assessment Report (Place of Worship)**

Prepared by Business Geographic Pty Ltd

# COMMUNITY NEEDS ASSESSMENT



**REVIVAL PENTECOSTAL CHURCH OF BRISBANE**  
**52-58 THORNBILL DRIVE**  
**GREENBANK QLD 4124**



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REPORT PREPARED BY BUSINESS GEOGRAPHICS PTY LTD FOR:  
**Revival Pentecostal Church of Brisbane**

**MARCH 2025**

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## IMPORTANT INFORMATION

This report represents an assessment of the community need for a Place of Worship in Greenbank and should not be interpreted as an assessment of the commercial feasibility of any proposed future development. Information and assumptions used in this report are subject to change and should not be interpreted as precise predictions of the demographic future nor of future market conditions.

While all due care has been taken to ensure the accuracy and currency of information provided in this report, it should not be relied upon in isolation for the making of business decisions. Interested parties should undertake independent inquiries and investigations to satisfy themselves that relevant information remains current, comprehensive and correct.

Business Geographics Pty Ltd does not accept any responsibility for errors or omissions, nor is it liable for loss, damage or liability arising, directly or indirectly, from errors, omissions, inaccuracies or any misleading or out of date information contained in this report.

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## INTRODUCTION & CONTEXT

The Revival Pentecostal Church of Brisbane (RPC) has commissioned Business Geographics Pty Ltd to conduct an assessment of the need for a new Community Facility (Place of Worship) at 52-58 Thornbill Drive, Greenbank, QLD 4124 – also described as Lot 97 on RP 857852.

The address currently comprises a single dwelling 12790 sqm in the Rural Residential (Park Living precinct) of Logan City Council. RPC is applying for a Material Change of Use to re-purpose the existing dwelling into a Place of Worship. Under Table of Assessment 5.5.13 Rural residential zone, a Place of worship located within the Rural residential zone is Impact Assessable against the entirety of the Logan Planning Scheme 2019 v9.0 (LPS).

It's Business Geographic's understanding that the proposal does not envisage any new structures or significant changes to the built form of the existing structure and the site would not be used intensively. The site will be primarily used for weekly Church services and occasional church related activities (i.e. weddings, funerals, religious/community events) and provide a supportive and safe environment for migrant Christian communities to gather.

The location in Greenbank was selected due to its central location (and accessibility) for the church community – with many living in Greenbank and surrounding areas such as Springfield and Ripley in Ipswich City, Inala and Ellen Grove in Brisbane and Browns Plains and Hillcrest in Logan City.

The proposed development will offer a multitude of benefits to the community, enriching lives with regard to spiritual and religious wellbeing, social cohesion and community building. This includes -

- Providing a sacred space for worship, prayer, and reflection, fostering a sense of connection to God and a community of faith.
- Offering religious and spiritual growth and understanding for all ages.
- Providing a community centre for celebrations and observances, bringing people together and strengthening religious identity.
- Creating a welcoming and inclusive environment and fostering social interaction, connection and settlement support.
- Providing support and programs to address social issues like loneliness, isolation, and mental health, by promoting a sense of belonging and well-being.
- Organizing events, activities, and festivals that enrich community spirit.

The proposed development at the subject site will meet a specific need for RPC for a dedicated Place of Worship. However, it will also help foster social inclusion and build social capital in Greenbank - and the broader community more generally. The development will -

- Provide a central hub for religious worship
- Facilitate social inclusion, education and community participation.
- Build strong community connections and relationships.
- Improve the inclusion and connectedness of socially-isolated persons
- Support the delivery of a range of ancillary social and community outreach services

***It's Business Geographic's view that the proposed development at the subject site will play an important role in the community and will not compromise the character or amenity of the Rural Residential zone. As there are no other suitable sites in Greenbank to accommodate the proposed use (and a similar use has been approved elsewhere in the Rural Residential zone in Greenbank), it's Business Geographic's view that the proposal is reasonable and should be supported.***

## EXECUTIVE SUMMARY

It is Business Geographics view that the proposed use of the subject site as a Community Facility (i.e. Place of Worship) is an appropriate use that will contribute to the social, economic, cultural and physical well-being of the community in Greenbank. Specifically, the proposed development will meet a significant local community need, support community self-containment, and contribute to community building and social cohesion.

In particular, the proposed Place of Worship will address the notable lack of community facilities, particularly catering to the growing Pentecostal community. The proposed site is centrally located, making it highly accessible to the existing congregation and filling an existing gap in the provision of religious facilities (Places of Worship) in the area.

Key findings supporting the proposal include:

### Existing & Forecast Undersupply

- The current provision of Places of Worship in Greenbank is below regional benchmarks. With rapid population growth (particularly in the PDA), the demand for such facilities will only increase.

### A Precedent Exists

- The success of the Korean Buddhist Temple in Greenbank serves as a benchmark for the establishment of a similar Place of Worship in the Rural Residential (Park Living precinct).

### Central Location & Lack of Alternative Sites

- The proposed site is ideally located to serve the needs of the existing congregation and the wider Pentecostal community. There is a notable lack of other suitably zoned sites in the area, making this location a reasonable alternative.

### Growing Demand & Changing Demographics

- The local community is experiencing rapid growth and increasing diversity. Religious affiliation is shifting from traditional Christian religions to other faiths, with a significant rise in persons identifying as Pentecostal or 'Other Christian'. Moreover, there is a growing population of African Christian migrants in Greenbank, who have strong Pentecostal faith and social connections to their Places of Worship.

### Positive Social Impact

- A dedicated Place of Worship can address existing and emerging social issues in the community. Churches facilitate volunteering and community involvement, providing culturally and linguistically appropriate care. They are well-placed to address the specific needs of youth, offering regular contact, leadership opportunities, confidence-building, and support for at-risk young people. This contributes to the overall well-being of the community, enhancing trust between congregants and government services.

In summary, it's Business Geographics firmly believes that the proposed Place of Worship at the Greenbank site offers a valuable and impactful contribution to the social, economic, cultural, and physical well-being of the community. Its approval promises to strengthen community connection, address socio-economic challenges, and provide much-needed resources and support to residents of Greenbank and surrounding suburbs.

# SUBJECT SITE & PLANNING CONTEXT

The subject site is located at 52-58 Thornbill Drive GREENBANK QLD 4124 (Lot 97 on RP 857852). It is in the Rural Residential Zone (Park Living Precinct) of the Logan Planning Scheme.



The Rural residential zone is intended for very low-density residential uses on large lots, generally located outside of existing urban areas in semi-rural, landscaped or bushland settings. Rural activities may also be possible in some locations. In the Park Living Precinct, development has a landscaped or bushland setting and is intended to be composed of uses such as Dwelling houses and Caretaker's accommodation. Any activities (land uses) not listed are impact assessable and require a development application to be lodged with Council. Impact assessable development may be in conflict with the intended use of land in this zone.

Place of worship means the use of premises for organised worship and other religious activities; or social, education or charitable activities, as an ancillary use.

Generally speaking, the Logan City Planning Scheme encourages community facilities to set up in the community facilities zone, however, there is currently no available/vacant alternative sites that are appropriately-zoned that could accommodate the proposed use in the local area – i.e. Greenbank or New Beith.

The map on the following page shows the subject site in relation to surrounding Zoning as per the Logan Planning Scheme. The bulk of Greenbank is zoned Rural Residential. The eastern part of the suburb includes areas within the Greater Flagstone Priority Development Area (PDA). This area is being developed intensively with small-lot housing and associated community infrastructure.

## SUBJECT SITE & PLANNING CONTEXT (CONTINUED)



As shown in the map above there is a very low diversity of land uses in Greenbank and New Beith and only a small number of parcels that are zoned for Community Facilities – Community Purpose Use. None of these sites are available or appropriate for the proposed use.

Business Geographics has conducted an audit of land zoned Community Facilities and identified the following –

Address	Zone (Precinct)	Use/Availability
Lot 970 Thornbill Drive GREENBANK	Community Facilities (Community Purpose)	Water tank/Reservoir
143-145 Ison Road GREENBANK	Community Facilities (Community Purpose)	Greenbank Rural Fire Brigade
117-123 Pub Lane GREENBANK	Community Facilities (Community Purpose)	Water Pump Station
12-54 Goodna Road GREENBANK	Multiple Zones	Greenbank Primary School
328-448 New Beith Road GREENBANK	Community Facilities (Infrastructure)	Powerlink Substation
Lot 383 Pub Lane NEW BEITH	Community Facilities (Community Purpose)	New Beith Baptist Church

Note: Small Community Infrastructure parcels that are unavailable and unsuitable) have been excluded. This includes parcels at Lyon Drive NEW BEITH, Raglan Road GREENBANK, 136 Kingfisher Road GREENBANK, Lot 1 Unnamed Road GREENBANK.

**Note: The Greenbank Community Centre is located in the PDA zone at James Smith Recreation Area (145 Teviot Rd, Greenbank).**



# EXISTING PLACES OF WORSHIP – LOCAL CATCHMENT

*This section provides a review of existing religious organisations/services in the local catchment.*

At present (March 2025), there are only two (2) existing Places of Worship in the Local Catchment. This includes –

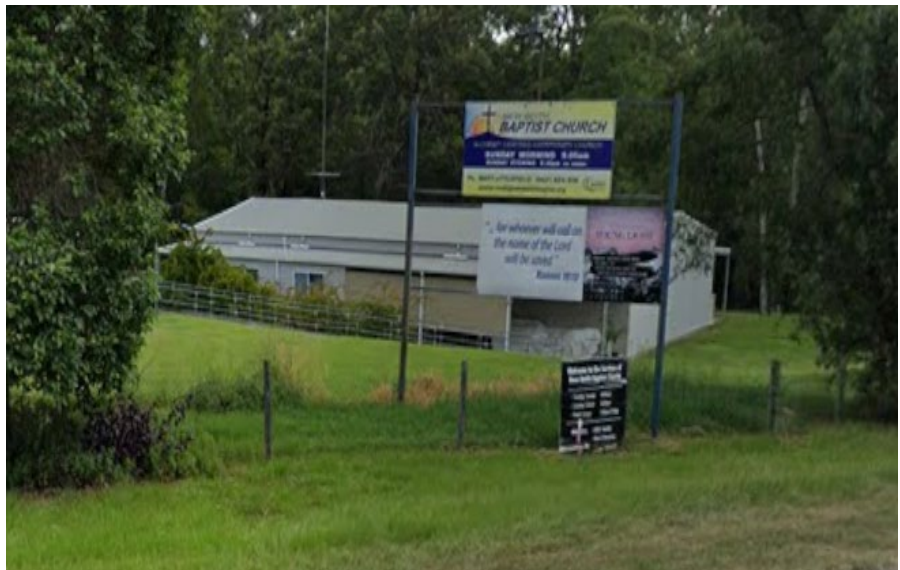
- **New Beith Baptist Church**
- **Lotus Meditation Centre (Korean Buddhist Temple)**

## New Beith Baptist Church

The New Beith Baptist Church is located at 112 Dungaree Dr, New Beith / Greenbank QLD 4124 on Community Facilities zoned land (aka Lot 383 Pub Lane NEW BEITH).

It is a patriarchal Christian church that has a regular Sunday morning service as well as a 'Young Light' youth group every Friday evening from 7-9pm.

New Beith Baptist Church also offers separate bible studies for men, women and young adults, and a Sunday School.



## Lotus Meditation Centre

The Lotus Meditation Centre (Korean Buddhist Temple) is located at 175 Backwater Rd, Greenbank QLD 4124. It is in a converted house on land zoned Rural Residential (Park Living Precinct).

It was originally established in 2007 to 1. encourage the teaching, practice and realisation of Buddhism to all Buddhists and others who want to practise and learn about Buddhism.

2.To establish, propagate and maintain the teachings of Buddha.



It is open 24 hours and offers a weekly meditation course to members and any participants who want to have a pure mind and healthy spirit. A regular Buddhist service is also conducted every Sunday.

## EXISTING COMMUNITY CENTRES

*This section provides a review of existing community centres/halls that are available for hire in the local catchment. At present, there is only one (1) community centre with a hall available for hire.*

### Greenbank Community Centre

Greenbank Community Centre is owned by Logan City Council and operated by a committee of volunteers. It has a large hall which is available for hire for functions and regular activities/classes.

The main hall has a 250-person capacity (seated). It provides a venue for dances, engagement parties, wedding receptions etc. and also provides weekly classes of Fitness and Dance, Yoga, Tae Kwon Do, Karate, Playgroup etc. The main hall features include:

- 12 metres x 17.5 metres main area
- Stage is 12m x 4.5m
- Veranda is 22m x 5.5m
- 45 tables and 250 chairs included in the hire
- Large stage area with full length curtains & black curtain backdrop and 2 dressing rooms
- Large roofed outdoor veranda area with bbq off the side of main indoor area
- Modern kitchen with all stainless steel benches, large refrigerators and two catering stoves
- Separate bar area which allows the kitchen to be utilised entirely for food preparation during any functions

The main hall has a 250-person capacity (seated) and costs \$75 per hour for casual/weekend hire (with a \$750 bond) - plus additional costs for sound equipment.

The Greenbank Community Centre also has a separate building (an old disused school classroom building) housing two (2) smaller rooms (Currong Rooms) which are available for smaller local groups and clubs who don't require the large main hall and all its amenities. There is a concertina door between the rooms, to enable the rooms to be used together, doubling the size if a larger area is required. Each room has a refrigerator, microwave and coffee/tea making facilities as well as 6 tables and 30 chairs. The building has its own toilet amenity.

The Currong Rooms have a capacity of 30 people per room (or 60 people combined) and the Management Committee permits local groups/clubs use of either room for their regular monthly meeting free of charge.



# POPULATION & DEMOGRAPHICS – LOCAL CATCHMENT

This section provides an overview of the key demographic characteristics of the local catchment area and includes historic and current population estimates and projections from 2021 to 2031. For the purpose of this report, the assessment will be based on the local catchment area.

The subject site is located in the suburb of Greenbank in the City of Logan, on the traditional lands of the Yuggera Ugarapul first nations people. Greenbank is a predominantly Rural Residential suburb characterised by single dwelling homes on large, leafy acreage blocks. The local catchment also includes the suburb of New Beith which is more densely-populated and includes the recently-developed Spring Mountain Estate.

The South East Queensland Regional Plan 2009-2031 identified part of Greenbank as a Priority Development Area (PDA) and it forms part of the broader Greater Flagstone growth area. With the attraction of affordably priced larger residential lots, there are several key master planned developments in the PDA. This includes Everleigh by Mirvac comprising a 3,300 home residential estate and supporting infrastructure; Covella Estate by Villa World (1,432 residential dwellings); and Harvest Rise (500 residential dwellings).

There are two (2) primary schools in the local catchment – Everleigh State School (425 students in 2023) and Greenbank State School (911 students in 2023).

The tables on the following pages provide details of the demographic characteristics of Greenbank and New Beith. Some key summary findings are –

**Religion** - The dominant religion in the local catchment is Western (Roman) Catholic. Pentecostal Christians are the 6<sup>th</sup> largest religious community in Greenbank and the 8<sup>th</sup> largest in New Beith. In total, as of the 2021 census there were 236 persons that identified as Pentecostal. Importantly, this represented an increase of 71 persons (or 43%) in the five years from 2016 – making it one of the fastest-growing religions in the area.

**Families** - The local catchment is very family-oriented with a significantly higher proportion of family couples with children (compared to Logan City as a whole). In New Beith, there is almost double the proportion of families with children compared to Logan City.

**Housing** - Dwelling stock is overwhelming comprised of separate houses and the majority of households are purchasing their home (with a mortgage). There are very few rental houses.

## Population Forecasts

Population growth is largely concentrated in the PDA in Greenbank (i.e. Clovella and Everleigh estates). The table below shows recent and forecast population growth from 2021 to 2031.

AGE GROUP	POPULATION FORECASTS 2021 – 2031							
	2021		2024*		2031*		Change (24-31)	
	No.	%	No.	%	No.	%	No. total	% per annum
Babies and pre-schoolers (0 to 4)	1015	6.7%	1325	8.7%	1729	6.7%	404	4.36%
Primary schoolers (5 to 11)	1676	11.0%	2046	13.4%	2727	10.5%	681	4.75%
Secondary schoolers (12 to 17)	1511	9.9%	1889	12.4%	2556	9.8%	667	5.04%
Tertiary education/independent (18 to 24)	1293	8.5%	1534	10.1%	2002	7.7%	468	4.36%
Young workforce (25 to 34)	1802	11.8%	2534	16.6%	3338	12.8%	804	4.53%
Parents and homebuilders (35 to 49)	3,458	22.7%	4854	31.8%	6504	25.0%	1650	4.86%
Older workers & pre-retirees (50 to 59)	2056	13.5%	2578	16.9%	3338	12.8%	760	4.21%
Empty nesters and retirees (60 to 69)	1383	9.1%	1577	10.3%	2040	7.9%	463	4.19%
Seniors (70 to 84)	947	6.2%	1111	7.3%	1553	6.0%	442	5.68%
Frail aged (85 and over)	100	0.7%	125	0.8%	180	0.7%	55	6.29%
<b>Total</b>	<b>15,241</b>	<b>100.0%</b>	<b>19,573</b>	<b>128.4%</b>	<b>25,967</b>	<b>99.9%</b>	<b>6394</b>	<b>4.67%</b>

\*Please note: The 2024 and 2031 population has been estimated by Business Geographics based on the latest ABS estimated resident population (ERP) from 2021 and 2022 and the projected population growth rate based on the Queensland Government population projections, 2023 edition; Australian Bureau of Statistics, Regional population, 2021 - Projected population (medium series), by statistical area level 2 (SA2), SA3 and SA4, Queensland, 2021 to 2046.

## KEY DEMOGRAPHIC INDICATORS – GREENBANK

The following table provides a summary demographic profile of Greenbank (compared to Logan City benchmarks) based on data from the 2021 ABS census of population and housing.

Place of usual residence	Number	%	Logan City %
<b>Population Summary</b>			
Total population	9,587	100.0	100.0
Total dwellings	3,148	100.0	100.0
Aboriginal or Torres Strait Islander	319	3.3	4.2
Australian citizens	8,328	86.9	79.9
Australian-born	6,944	72.4	65.7
Speaks language other than English	1,231	12.8	18.1
Overseas-born	2,243	23.4	27.9
<b>Age Structure</b>			
Babies and pre-schoolers (0 to 4)	601	6.3	7.2
Primary schoolers (5 to 11)	957	10.0	10.7
Secondary schoolers (12 to 17)	879	9.2	8.7
Tertiary education/independent (18 to 24)	856	8.9	9.2
Young workforce (25 to 34)	1,179	12.3	14.5
Parents and homebuilders (35 to 49)	2,001	20.9	20.0
Older workers & pre-retirees (50 to 59)	1,347	14.1	11.5
Empty nesters and retirees (60 to 69)	985	10.3	9.2
Seniors (70 to 84)	704	7.3	7.9
Frail aged (85 and over)	77	0.8	1.2
<b>Household Types</b>			
Couples with children	1,334	44.1	33.3
Couples without children	839	27.7	22.7
One parent families	297	9.8	14.9
Lone person households	352	11.6	19.0
Group households	61	2.0	3.1
<b>Education</b>			
Attending pre-school or primary school	1,046	10.9	11.3
Attending secondary school	766	8.0	7.5
Attending university or TAFE institution	537	5.6	5.4
<b>Labour Force</b>			
Unemployed (unemployment rate)	229	4.5	7.0
Total labour force (participation rate)	5,087	67.3	61.0
<b>Dwelling Summary</b>			
Separate houses	3,078	97.9	83.5
Medium and high density	58	1.8	15.9
Occupied private dwellings	3,014	95.7	95.0
Unoccupied dwellings	134	4.3	5.0
<b>Housing Tenure</b>			
Owned	807	26.8	21.4
Purchasing	1,595	52.9	37.8
Renting	439	14.6	32.8
<b>Household Income</b>			
Less than \$800 (low)	386	13.3	20.4
\$800 to \$1,749 (lower middle)	598	20.6	29.5
\$1,750 to \$2,999 (upper middle)	846	29.1	26.4
\$3,000 or more (high)	827	28.4	16.3
Incomes not stated	252	8.7	7.4

# RELIGIOUS AFFILIATION – GREENBANK

The following table provides details of residents Religious Affiliation in Greenbank (compared to Logan City benchmarks) based on data from the 2021 ABS census of population and housing – ranked by Size.

Total persons (Usual residence)  Religion (Ranked by Size)	2021		Logan City %	2016		Change	
	Number	%		Number	%	Logan City %	Change 2016 to 2021
Western (Roman) Catholic	1,568	16.4	14.7	1,541	20.1	18.5	+26
Anglican	1,096	11.4	9.3	1,367	17.8	14.1	-271
Christian,nfd	353	3.7	4.3	226	2.9	4.1	+127
Uniting Church	302	3.2	2.7	385	5.0	4.2	-83
Presbyterian and Reformed	177	1.8	1.9	203	2.6	2.8	-26
<b>Pentecostal</b>	<b>163</b>	<b>1.7</b>	<b>2.0</b>	<b>111</b>	<b>1.4</b>	<b>2.4</b>	<b>+52</b>
Baptist	162	1.7	2.3	170	2.2	2.3	-8
Buddhism	138	1.4	1.5	155	2.0	1.7	-17
Hinduism	138	1.4	1.2	37	0.5	0.9	+101
Sikhism	137	1.4	1.1	0		0.5	+137
Islam	131	1.4	3.9	38	0.5	2.8	+93
Lutheran	76	0.8	0.8	87	1.1	1.1	-11
Seventh Day Adventist	73	0.8	0.7	58	0.8	0.8	+15
Jehova's Witnesses	57	0.6	0.7	18	0.2	0.8	+39
Latter Day Saints (Mormons)	39	0.4	1.1	25	0.3	1.3	+14
Other Protestant	31	0.3	0.6	23	0.3	0.7	+8
Greek Orthodox	28	0.3	0.5	31	0.4	0.5	-3
Other Nature Religions	25	0.3	0.1	30	0.4	0.1	-5
Serbian Orthodox	17	0.2	0.2	3	0.0	0.1	+14
Chinese and Japanese Religions	14	0.1	0.1	0		0.1	+14
Christadelphian	14	0.1	0.0	15	0.2	0.0	-1
Other Christian	13	0.1	0.2	3	0.0	0.3	+10
Russian Orthodox	12	0.1	0.1	4	0.1	0.1	+8
Judaism	11	0.1	0.0	3	0.0	0.1	+8
Salvation Army	10	0.1	0.1	12	0.2	0.2	-2

## KEY DEMOGRAPHIC INDICATORS – NEW BEITH

The following table provides a summary demographic profile of New Beith (compared to Logan City benchmarks) based on data from the 2021 ABS census of population and housing.

Place of usual residence	Number	%	Logan City %
<b>Population Summary</b>			
Total population	5,642	100.0	100.0
Total dwellings	1,649	100.0	100.0
Aboriginal or Torres Strait Islander	147	2.6	4.2
Australian citizens	5,181	91.8	79.9
Australian-born	4,450	78.9	65.7
Speaks language other than English	588	10.4	18.1
Overseas-born	1,096	19.4	27.9
<b>Age Structure</b>			
Babies and pre-schoolers (0 to 4)	414	7.3	7.2
Primary schoolers (5 to 11)	719	12.7	10.7
Secondary schoolers (12 to 17)	632	11.2	8.7
Tertiary education/independent(18 to 24)	437	7.7	9.2
Young workforce (25 to 34)	623	11.0	14.5
Parents and homebuilders (35 to 49)	1,457	25.8	20.0
Older workers & pre-retirees (50 to 59)	709	12.6	11.5
Empty nesters and retirees (60 to 69)	398	7.1	9.2
Seniors (70 to 84)	243	4.3	7.9
Frail aged (85 and over)	23	0.4	1.2
<b>Household Types</b>			
Couples with children	1,004	62.2	33.3
Couples without children	409	25.3	22.7
One parent families	89	5.5	14.9
Lone person households	77	4.8	19.0
Group households	7	0.4	3.1
<b>Education</b>			
Attending pre-school or primary school	837	14.8	11.3
Attending secondary school	577	10.2	7.5
Attending university or TAFE institution	303	5.4	5.4
<b>Labour Force</b>			
Unemployed (unemployment rate)	95	3.0	7.0
Total labour force (participation rate)	3,163	75.9	61.0
<b>Dwelling Summary</b>			
Separate houses	1,631	99.2	83.5
Medium and high density	13	0.8	15.9
Occupied private dwellings	1,602	97.1	95.0
Unoccupied dwellings	47	2.9	5.0
<b>Housing Tenure</b>			
Owned	291	18.1	21.4
Purchasing	1,207	75.2	37.8
Renting	62	3.9	32.8
<b>Household Income</b>			
Less than \$800 (low)	87	5.5	20.4
\$800 to \$1,749 (lower middle)	225	14.2	29.5
\$1,750 to \$2,999 (upper middle)	521	33.0	26.4
\$3,000 or more (high)	629	39.8	16.3
Incomes not stated	119	7.5	7.4

## RELIGIOUS AFFILIATION – NEW BEITH

The following table provides details of residents Religious Affiliation in new Beith (compared to Logan City benchmarks) based on data from the 2021 ABS census of population and housing – ranked by Size.

Total persons (Usual residence)  Religion (Ranked by Size)	2021		Logan City %	2016		Change	
	Number	%		Number	%	Logan City %	2016 to 2021
Western (Roman) Catholic	1,062	18.1	14.7	909	22.0	18.5	+153
Anglican	697	11.9	9.3	760	18.4	14.1	-64
Christian,nfd	166	2.8	4.3	125	3.0	4.1	+40
Uniting Church	165	2.8	2.7	181	4.4	4.2	-17
Baptist	123	2.1	2.3	81	2.0	2.3	+41
Presbyterian and Reformed	117	2.0	1.9	145	3.5	2.8	-29
Buddhism	76	1.3	1.5	53	1.3	1.7	+23
<b>Pentecostal</b>	<b>73</b>	<b>1.2</b>	<b>2.0</b>	<b>53</b>	<b>1.3</b>	<b>2.4</b>	<b>+19</b>
Lutheran	70	1.2	0.8	59	1.4	1.1	+11
Hinduism	56	1.0	1.2	14	0.3	0.9	+42
Islam	51	0.9	3.9	18	0.4	2.8	+33
Seventh Day Adventist	41	0.7	0.7	17	0.4	0.8	+24
Latter Day Saints (Mormons)	29	0.5	1.1	16	0.4	1.3	+13
Other Protestant	24	0.4	0.6	26	0.6	0.7	-2
Jehova's Witnesses	23	0.4	0.7	22	0.5	0.8	+1
Sikhism	22	0.4	1.1	0		0.5	+22
Greek Orthodox	20	0.3	0.5	3	0.1	0.5	+17
Churches of Christ	14	0.2	0.1	8	0.2	0.1	+6
Salvation Army	12	0.2	0.1	5	0.1	0.2	+7
Russian Orthodox	10	0.2	0.1	3	0.1	0.1	+7

## SOCIAL ISSUES – LOCAL CATCHMENT

*The following section provides an overview of some of the social issues impacting the local catchment community.*

An analysis of Queensland Government - Suburb profiles, ABS data and other sources identifies Greenbank as exhibiting some social issues that are exacerbated by the lack of community facilities and places of worship. These social issues include -

### **Social Isolation**

A lack of community hubs and places of worship in Greenbank can lead to social isolation, particularly for vulnerable populations such as those from different language and cultural backgrounds. Without community meeting spaces, opportunities for social interaction and community building are limited. This can impact mental health and wellbeing – particularly in growing multicultural populations (such as Greenbank). Fostering genuine inclusivity and celebrating diversity remains a challenge and a lack of appropriate facilities can lead to prejudice, and difficulties accessing culturally appropriate services and support.

### **Reduced Community Cohesion**

Community facilities and places of worship serve as vital gathering points. Their absence can weaken the sense of community cohesion, making it harder for residents to connect and support each other. They often provide meeting spaces for support groups, recreational activities, and educational programs and the absence of these spaces can limit residents' access to crucial services. This restricts opportunities for social connection and upward mobility.

### **Youth Disengagement**

Places of Worship are particularly important for engaging young people in the community whilst reinforcing positive cultural values. When young people don't have access to community spaces, it can contribute to feelings of boredom, frustration, and potentially, increased anti-social behaviour. Places of Worship can help to break down barriers to perpetuate social inequalities.

### **Strain on Existing Resources**

As the Greenbank community grows (particularly in the PDA) it is placing great pressure on existing infrastructure and services. The lack of Places of Worship (and other community facilities) in Greenbank means residents are forced to travel to other areas to access these services. This places strain on roads and transport systems, and also on the people that have to travel.

### **Impact on Migrant Communities**

Greenbank's lack of worship places affects migrant communities, as churches serve as social hubs for new migrants. They fulfill many roles in their community, especially addressing the multifarious and complex concerns of settlement. Churches are sites of trust and key nodes in support and knowledge sharing networks and the lack of facilities limits the ability of these communities to gather, provide support, and engage in community outreach.

**Addressing these challenges effectively requires collaborative efforts between local government, community organizations, residents, and relevant service providers. However, the proposed development at the subject site could be a piece of this puzzle by -**

- **Providing essential community infrastructure;**
- **Creating a hub for community engagement (inc. volunteering);**
- **Supporting children and families and delivering culturally inclusive services;**
- **Developing community support networks and settlement support services;**
- **Providing safe spaces and opportunities for young people to contribute to their community.**

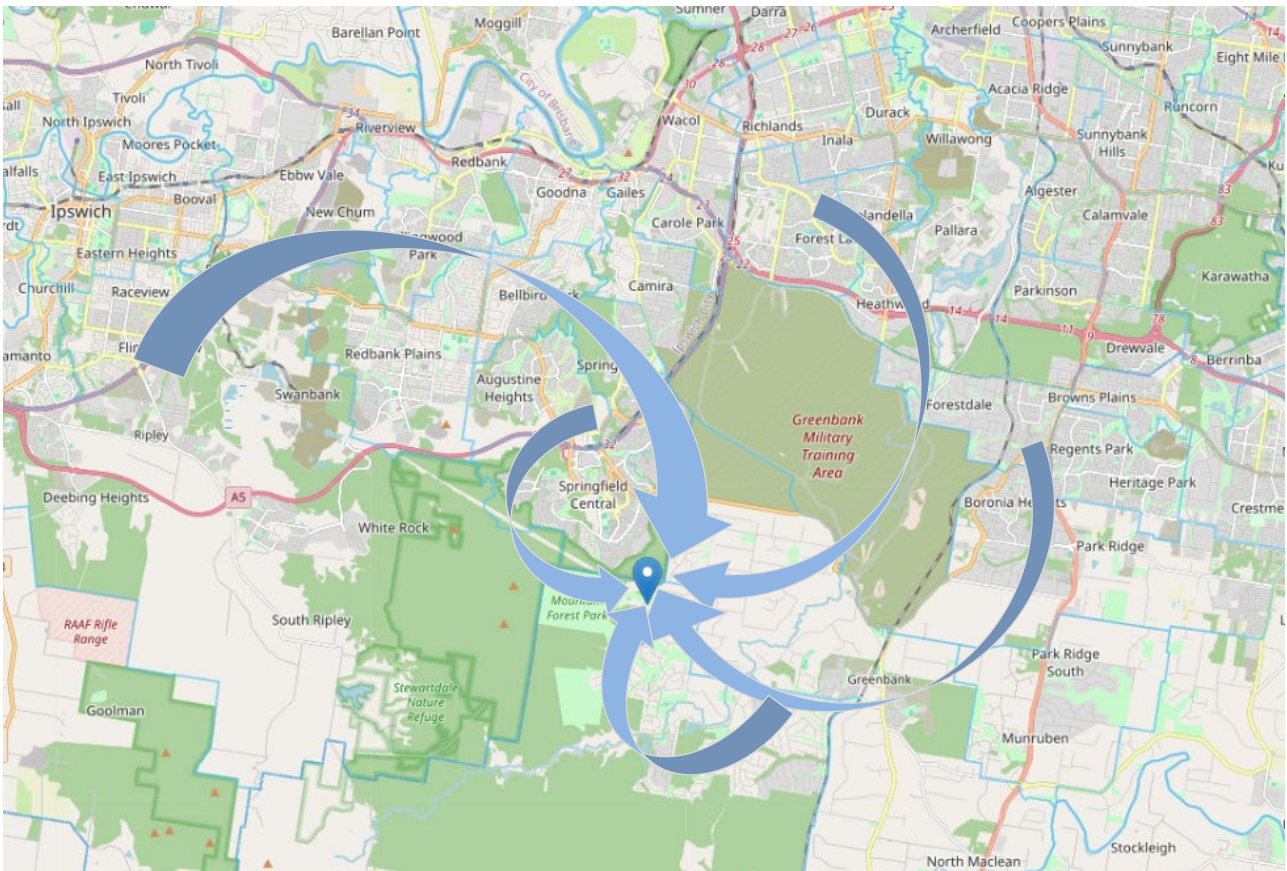
## KEY DEMAND DRIVERS

*The section provides an analysis of key demand drivers in the local area.*

Assessing the overall demand for a Place of Worship requires a multifaceted approach, considering both quantitative and qualitative factors. However, several factors suggest a strong demand for the proposed facility in this location –

### Central Location

The location in Greenbank was selected due to its central location (and accessibility) for the church community – with many living in Greenbank and surrounding areas such as Springfield and Ripley in Ipswich City, Inala and Ellen Grove in Brisbane and Browns Plains and Hillcrest in Logan City. The location makes it the most accessible location for the majority of existing members. See maps below and on following page for more details.



### Religious Affiliation

The local catchment has a multicultural Christian community and the Revival Pentecostal Church will cater to the emerging needs of this community. Indeed, Pentecostal (and other Christian Religions) as well as other faiths (such as Hinduism and Islam) are the fastest-growing religions in the area (At the expense of established, traditional Christian religions).

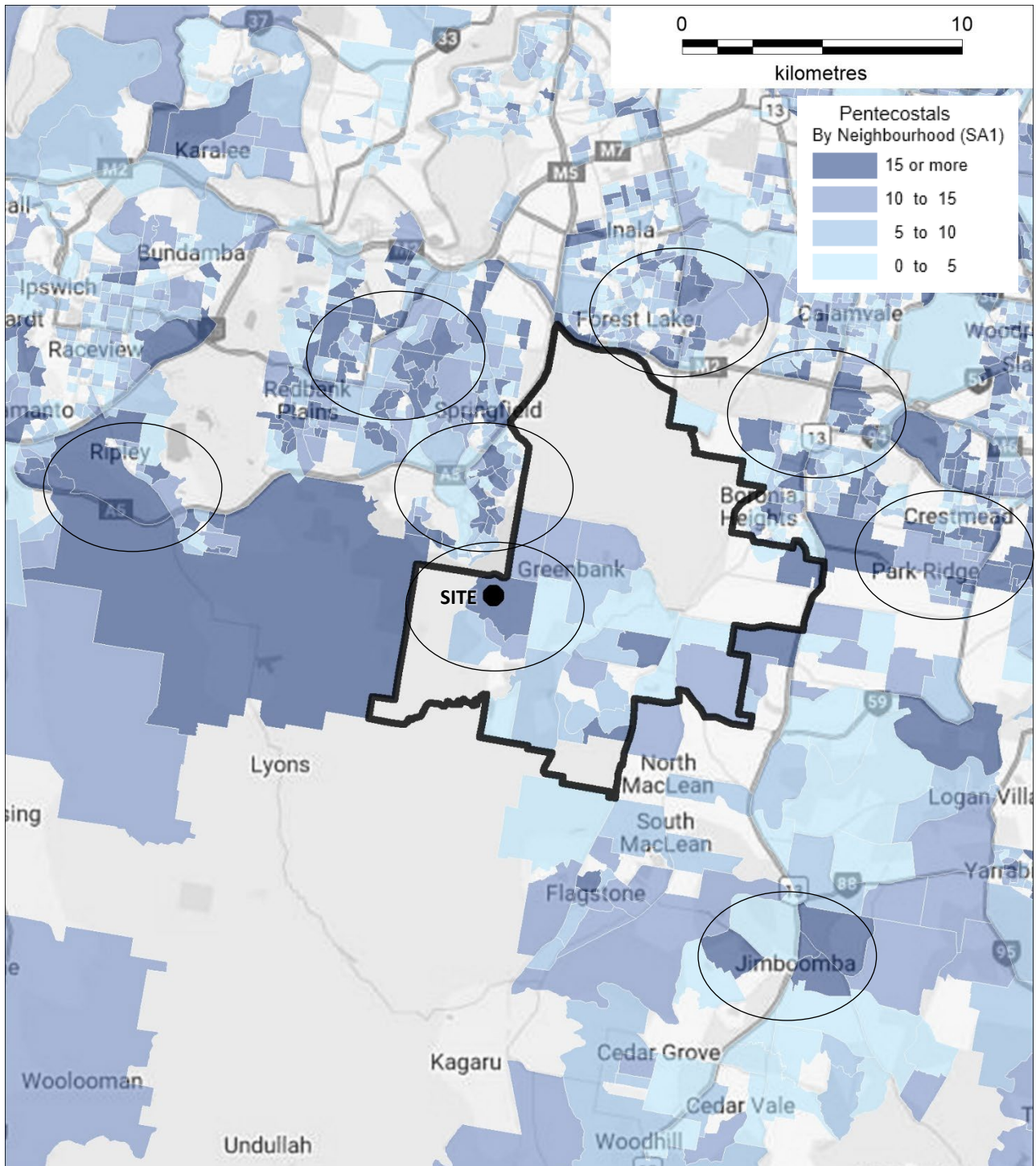
### Growing Population & Changing Demographics

Rapid population growth is also accelerating the need and demand for an appropriate number (and diversity) of community facilities. Increasing cultural diversity also creates potential for social isolation and socio-demographic disadvantage. This is an important demand signal for additional community services/facilities. Whilst faith (and a place of worship) remains central to the proposed development, it will also provide holistic community support for people with social issues or other practical challenges (including support for new migrants).

## MAP – PENTECOSTALS

The map below shows the distribution of persons identifying as Pentecostal as at the 2021 Census.

The map illustrates the central location of the subject site in Greenbank relative to significant concentrations of people with a Pentecostal Religious Affiliation in surrounding areas. If particular note, the map shows a strong cluster of Pentecostals in Greenbank itself as well as in surrounding suburbs.



## OVERALL ASSESSMENT OF COMMUNITY NEED & BENEFITS

The following section provides Business Geographic's assessment of the need for the proposed development at the subject site.

Places of Worship provide a multitude of benefits to the communities they serve, extending far beyond their religious functions. For example –

- They serve as hubs for social interaction, fostering a sense of belonging and community spirit. They provide spaces for people to connect, build relationships, and support one another.
- They can play a crucial role in combating social isolation, particularly among vulnerable populations or those facing social challenges.
- They can facilitate charitable work, providing assistance to those in need.
- They can host community programs, such as youth groups, educational workshops, and support groups.
- They encourage volunteerism, mobilizing individuals to contribute to the well-being of their communities.
- They provide moral and ethical guidance, promoting values such as compassion, empathy, and social responsibility.
- They contribute to character development, particularly among young people, by instilling positive values and promoting responsible behaviour.
- They play an important role in preserving cultural traditions and heritage.

In essence, places of worship act as vital social institutions, strengthening communities by fostering connections, providing essential services, and promoting positive values.

It's Business Geographic's view that Greenbank is undersupplied for Community Facilities in general and Places of Worship in particular. The proposed use at the subject site would go a small way to addressing this undersupply and deliver a net benefit to the community. Our conclusion is supported by the following key findings:

### Existing & Forecast Undersupply

- There are currently only two (2) Places of Worship and one (1) Community Facility in Greenbank & New Beith. This level of provision is lower than the benchmarks for social infrastructure in the South-East QLD Regional Plan. Moreover, rapid population growth in the Greenbank PDA will only create additional demand for community facilities.
- Importantly, a search for development applications for community facilities and Places of Worship using Logan Councils 'Development Enquiry Tool' and Economic Development Queensland's list of 'Current applications and approvals' in Greenbank revealed no active results\*.

*\*Note: An impact assessable application was previously made for a Place of Worship (Buddhist Temple) and Caretaker's Accommodation (The Wat Lao Brisbane Buddhist Society of Queensland) at 80-92 Thompson Road GREENBANK (DA REF: MCUI/53/2023). However, this application was subsequently Withdrawn.*

### A Precedent Exists

- The Korean Buddhist Temple (aka Lotus Meditation Centre) at 175 Backwater Rd, Greenbank has been operating successfully in the Rural Residential Zone (Park Living Precinct) for many years. This facility represents a good benchmark for assessment as it also serves a small (but growing) predominantly migrant religious community that is similar in size in the local catchment to the Pentecostal community (with 214 persons identifying as Buddhist in the 2021 census – compared to 236 as Pentecostal).
- This facility has not resulted in any negative amenity impacts and contributes greatly to the community through its social outreach programs, community events and positive community values.

### Central Location & Lack of Alternative Sites

- The subject site is centrally located in an area with a high proportion of persons that identify as Pentecostal and relatively equidistant to clusters of Pentecostals in surrounding suburbs in Logan, Ipswich and Brisbane. This accessibility addresses the current gap in religious facilities in Greenbank.
- As shown in this report, there is a distinct lack of community facilities elsewhere in Greenbank that could accommodate the proposed use.
- Volunteering and community involvement is currently difficult to manage by the church leaders and the congregation from private homes and rented community spaces. The lack of a dedicated Place of Worship limits the ability of the church congregation to function in the community. Temporary tenure over facilities used creates uncertainty for the church congregation.

### Growing Demand & Changing Demographics

- The local community is growing rapidly with an increasingly diverse population-base (which is not yet accurately reflected in 2021 census data). Importantly, Religious Affiliation is strong but is transferring from the traditional Christian religions (Catholic and Anglican) to other faiths. The number of persons that identify as Pentecostal or 'Other Christian' is growing at a very high rate.
- There is a growing population in Greenbank (and surrounding areas) of African Christian migrants that have a strong Pentecostal faith and social connections to Places of Worship. With churches providing culturally and linguistically appropriate care in their communities, they are important agents for building trust between their congregants and government services.

### Positive Social Impact

- There are existing and emerging social issues in the local community that a strong church congregation could help to address. A dedicated Place of Worship can facilitate volunteering and community involvement to assist with these social issues.
- In particular, churches are well placed to address the specific needs of youth given the embeddedness of the whole family unit in church communities and the regularity of contact. Many churches are not only religious but social and cultural communities. They organise specific youth meeting groups, services and events. They also place youth in positions of leadership thus contributing to building their confidence and wellbeing. They assist youth who are experiencing challenges and aid in capturing at-risk young people.

In conclusion, Business Geographics firmly believes that the proposed Place of Worship at the subject site offers a valuable and impactful contribution to the social, economic, cultural, and physical well-being of the community. Its approval promises to strengthen community connection, address socio-economic challenges, and provide much-needed resources and support to residents of Greenbank and its surrounding suburbs. In particular -

- The subject site is ideally located to serve the needs of the existing congregation and the wider Pentecostal community. It is centrally-located to existing church members - making it the most accessible location for the majority of existing members – and will meet the specific needs, expectations and preferences of this community and fill a gap in the provision of religious and community facilities in Greenbank.
- It will contribute significant social benefits (particularly for Christian migrant communities) that are consistent with Logan City Council's commitment to strengthening community connection at the neighbourhood level and building capacity and resilience within communities across Logan.
- It addresses a notable lack of Community Facilities and Places of Worship in Greenbank and is reasonable given the lack of availability of any appropriately-zoned sites in the area.