

Client

Logan City Council

Project

Beenleigh and Bahrs Scrub Social Needs  
Assessment

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# Executive Summary

This report has been prepared by Elton Consulting for Logan City Council to provide a social needs assessment for the areas of Beenleigh and Bahrs Scrub.

The needs assessment represents the first stage of a broader social planning study to inform the planning processes associated with the preparation of the Beenleigh Local Area Plan and the Bahrs Scrub Local Development Area Plan. It provides an overview of the demographic characteristics of the Beenleigh and Bahrs Scrub areas, examines the community and open space facilities available in the area and identifies current social issues and needs. It also considers broad population forecasts for the areas and their implications for demand for social infrastructure, and highlights issues for consideration in the next stages of community planning.

**Chapter 1** outlines the background to the study and the methodology adopted to undertake this needs assessment.

**Chapter 2** presents a demographic profile of the statistical local areas of Beenleigh and Bahrs Scrub, along with a profile of the wider district which is served by the Beenleigh Town Centre, referred to as the Southern Planning Sector. These areas are compared with the profile of Logan City and Queensland as a whole, in order to provide benchmarks for comparison.

The Southern Planning Sector differs in some significant ways from the Queensland profile, in terms of having relatively large proportions of children and young people, a high proportion of one parent families, relatively low average household incomes and relatively low levels of educational attainment and occupational status. The Southern Planning Sector differs from the profile of Logan City as a whole in terms of having a higher proportion of older people and of lone person households, lower levels of cultural diversity, lower median household incomes and a high proportion of rental housing.

Compared with the profile of the Southern Planning Sector, Logan City and Queensland as a whole, the suburb of Beenleigh has some strong differentiating characteristics. These include relatively low weekly household incomes, a high proportion of children and young people, together with a relatively high proportion of older people, a very high proportion of one parent families, a relatively high proportion of indigenous residents, particularly low levels of educational achievement and occupational status, high unemployment and a high proportion of both public and private rental housing. Its profile of relatively high socio-economic disadvantage is reinforced by it having a SEIFA index of only 907, compared to that of 970 for Logan City and 1,047 for Brisbane.

Bahrs Scrub, on the other hand, is an area of relative affluence. Notable features of its demographic profile include relatively high median household incomes, along with high levels of educational attainment and occupational status, high rates of home ownership and home purchase, and a SEIFA index of relative disadvantage of 1,082. It also has a very high proportion of households comprising couple families with children, predominantly mature families with older children and adolescents, and low levels of cultural diversity.

**Chapter 3** presents population growth forecasts for the Southern Planning Sector and its constituent statistical local areas. These forecasts are based upon estimates prepared by the Planning Information and Forecasting Unit of the Department of Infrastructure, and will need to be refined to reflect the development opportunities to be identified in the local planning processes for Beenleigh and Bahrs Scrub. The forecasts suggest that the population of the Southern Planning Sector is expected to almost double in size over the period to 2031, with a projected increase of nearly 36,000 residents. This includes an increase of about 11,000 people for Bahrs Scrub and about 9,000 people for Beenleigh.

**Chapter 4** considers the social issues and needs that have been identified for Beenleigh and Bahrs Scrub in background reports and previous stakeholder consultations. Chief amongst these are the high levels of social disadvantage experienced by the populations of Beenleigh, Eagleby and Mt Warren Park, reflected in the high proportion of residents with very low incomes, living in public housing and unemployed. Population target groups with high needs for support services and social initiatives include low income families, one parent families, young people (particularly those who are unemployed or disengaged from the education system), older people and indigenous households. A key issue for many families is the lack of public transport in the district, which, together with low levels of car ownership, high levels of dependency on private cars for the journey to work and distance from major employment sources creates significant levels of locational disadvantage. High levels of crime and high levels of housing stress, despite the area having relatively affordable housing, are further issues of concern. On the positive side, Beenleigh is regarded as having a strong sense of identity and a strong and diverse network of community organisations, with high rates of participation and activism.

For Bahrs Scrub, key issues include the current lack of local facilities and services and lack of public transport services, the existence of some pockets of social disadvantage within an otherwise relatively affluent area, and the potential for social division within the community in relation to plans for the urban development of the area.

**Chapter 5** considers the human services, community facilities and organisational networks that currently exist in the Beenleigh area. A wide range of facilities and services are available within the Beenleigh Town Centre. However, built facilities are generally fairly old, do not reflect contemporary leading practice in design and quality, and are operating at capacity, with very limited ability to address demand arising from a growing, and changing, population. Reflecting high levels of social disadvantage in the area, a large number of support services and programs are available. These also are stretched to capacity and require additional recurrent funding and larger and more appropriate accommodation in order to meet future demand.

Within Bahrs Scrub there are no community facilities and services, and its population is reliant in those in nearby Windaroo and in Beenleigh Town Centre.

**Chapter 6** considers the open space and recreation facilities available in the Beenleigh and Bahrs Scrub areas. In terms of Council's Desired Standards of Service, the area has a shortfall in local and district open space, but this is compensated for through an overprovision of metropolitan open space. To meet the needs of the growing population, a need has been identified for upgrading of the Beenleigh swimming pool to create a regional aquatic centre, and for provision of a regional indoor sports centre. While the area contains some large areas of open space and valued sport and recreation facilities, there is a need for some open space within the Beenleigh town centre to enhance its civic function as a meeting and gathering place. There is also a need for local and district open space within Bahrs Scrub for passive recreation and sporting facilities.

**Chapter 7** draws on the findings of the previous chapters to provide an assessment of facilities and services that will be required to address demand arising from forecast population growth. This assessment will need to be revised as population forecasts are refined through the master planning processes, and as consultation is undertaken with local agencies and service providers. For Beenleigh, needs have been identified for a new district level multi-purpose community centre, a youth centre and a community arts centre. The ways in which these needs might be met, through separate or co-located facilities, will require further discussion with Council. There will also be a substantial need for more affordable office and program space for non-government service providers. A range of other facilities will need to be upgraded / augmented to expand their capacity and provide district or regional level facilities. These include the library, performing arts centre, senior citizens centre and potentially the community health centre.

For Bahrs Scrub, likely needs include a local multi-purpose community centre, some smaller community recreation club facilities, a primary school, some (private sector) childcare facilities, a local medical centre and areas of open space for parks and sporting fields.

A key need for both areas will be improvements to public transport services and local employment opportunities, to address issues of locational disadvantage.

**Chapter 8** provides a conclusion and set of recommendations for social infrastructure and social sustainability issues to be considered in the second stage of this study, the social impact assessments of the master plans for Beenleigh and Bahrs Scrub. These include impacts on the social composition of both areas and their housing affordability and diversity, with a particular concern for how the master plans might impact on the more disadvantaged and vulnerable sections of the population.

# 1 Introduction

## 1.1 Introduction

This report has been prepared by Elton Consulting for Logan City Council to provide a social needs assessment for the areas of Beenleigh and Bahrs Scrub.

The needs assessment represents the first stage of a broader social planning study to inform the planning processes associated with the preparation of the Beenleigh Local Area Plan and the Bahrs Scrub Local Development Area Plan. It provides an overview of the demographic characteristics of the Beenleigh and Bahrs Scrub areas, examines the community and open space facilities available in the area and identifies current social issues and needs. It also considers broad population forecasts for the areas and their implications for demand for social infrastructure, and highlights issues for consideration in the next stages of community planning.

## 1.2 Background

By 2031, approximately 70,000 additional dwellings will be required within the City of Logan to accommodate expected regional growth and population increase. Under the *South East Queensland Regional Plan 2009-2031* (SEQRP), this growth will be accommodated as infill development in existing centres and in new residential developments in areas that can be serviced by the centres.

The SEQRP has identified the existing regional activity centre of Beenleigh as a future Principal Activity Centre, with significant infill and redevelopment opportunities. Beenleigh, with a current population of about 8,000 people, is the major centre for a region of about 50,000 people. This population experiences significant levels of socio-economic disadvantage, with Beenleigh the subject of community renewal program initiatives over the past decade to address these issues. As a future Principal Activity Centre for the region, it is envisaged that Beenleigh will experience considerable residential growth through infill, renewal and mixed use development and will become a major employment and service hub for the surrounding region.

Under the SEQRP, Bahrs Scrub, a growing residential area to the south-west of Beenleigh, has been identified as a Local Development Area, being a greenfield area close to existing urban infrastructure that can accommodate future urban residential development. It is anticipated that Bahrs Scrub may accommodate about 10,000 new residents, along with recreation and open space opportunities for future residents. Development of Bahrs Scrub will help to support the growth of Beenleigh as a Principal Activity Centre.

Logan City Council is currently in the process of preparing a new planning scheme which will be informed by the preparation of Local Area Plans (LAP) and Local Development Area Plans (LDAP) for designated growth areas. These plans have potential to drive redevelopment and urban renewal in Beenleigh and guide the development of supporting residential areas such as Bahrs Scrub in order to manage growth pressures. The plans will promote housing choices for a more diverse population, and ensure the planning and delivery of infrastructure and services. They will also help ensure that urban regeneration is balanced with new residential development to create sustainable communities.

As part of the preparation of the Beenleigh Local Area Plan and Bahrs Scrub Local Development Area Plan, Logan City Council has determined to undertake a Social Planning Study to help incorporate social and community outcomes in the planning processes and ensure that development and change can be managed in ways that produce socially sustainable growth. The Social Planning Study will also inform the development of community plans that will drive the implementation of the Beenleigh LAP and help guide the development of Bahrs Scrub.

### 1.3 Study scope and purpose

A social planning framework and requirements for social planning in growth areas are outlined in the SEQR. These include to:

- Consider the characteristics and needs of the current and likely future community to support community well-being and quality of life for all
- Use community engagement and capacity building processes to identify needs and issues
- Address social and community issues and needs of development in land use and infrastructure planning processes
- Integrate land use planning and social infrastructure planning when preparing plans for activity centres and areas identified to accommodate future growth
- Identify, acknowledge and respond to the social effects of growth and change in regional communities.

The Social Planning Study for Beenleigh and Bahrs Scrub is being undertaken in three phases:

1. A social needs assessment of the Beenleigh region, particularly with regard to requirements for the Beenleigh town centre and the future Bahrs Scrub community. The Beenleigh town centre will contain the district and regional facilities and services for the wider region, which includes Bahrs Scrub.
2. An assessment of the potential social impacts of the Beenleigh Local Area Plan and the key planning initiatives for Beenleigh as a Principal Activity Centre, and of the Bahrs Scrub Local Development Area Plan and key planning initiatives on existing and future residents. This will include identification of strategies for ensuring positive aspects of the master plans for both areas are achieved or maximised and negative impacts are mitigated or managed, to be reflected in the plans.
3. Preparation of a community / social plan for Bahrs Scrub that will identify strategies, plans, programs and resources that address identified impacts.

This report presents the findings of Phase 1, the social needs assessment. The social needs assessment addresses three objectives:

1. Identification of social issues and needs to be considered in the preparation of the master plans for Beenleigh and Bahrs Scrub, and provision of the research base for the assessment of social impacts of the master plans (the primary objective)
2. Research to inform Council's Community Facilities Strategy, and
3. Research to assist Council in advocating for resources for Beenleigh and Bahrs Scrub through State and Commonwealth Government programs.

The study area for this needs assessment has been identified at four levels, being:

- Beenleigh master plan core area, being the centre within the suburb of Beenleigh (refer Map 1),
- Beenleigh suburb / small area (refer Map 2)
- Bahrs Scrub suburb / small area (refer Map 3)

- The Southern Planning Sector of Logan City local government area (LGA), being the larger district which includes and surrounds the suburbs of Beenleigh and Bahrs Scrub (refer Map 4). The Southern Planning Sector includes the statistical local areas (SLA's) of:
  - Beenleigh
  - Bethania-Waterford
  - Eagleby
  - Edens Landing – Holmview
  - Mt Warren Park
  - Wolffdene - Bahrs Scrub

## 1.4 Study Methodology

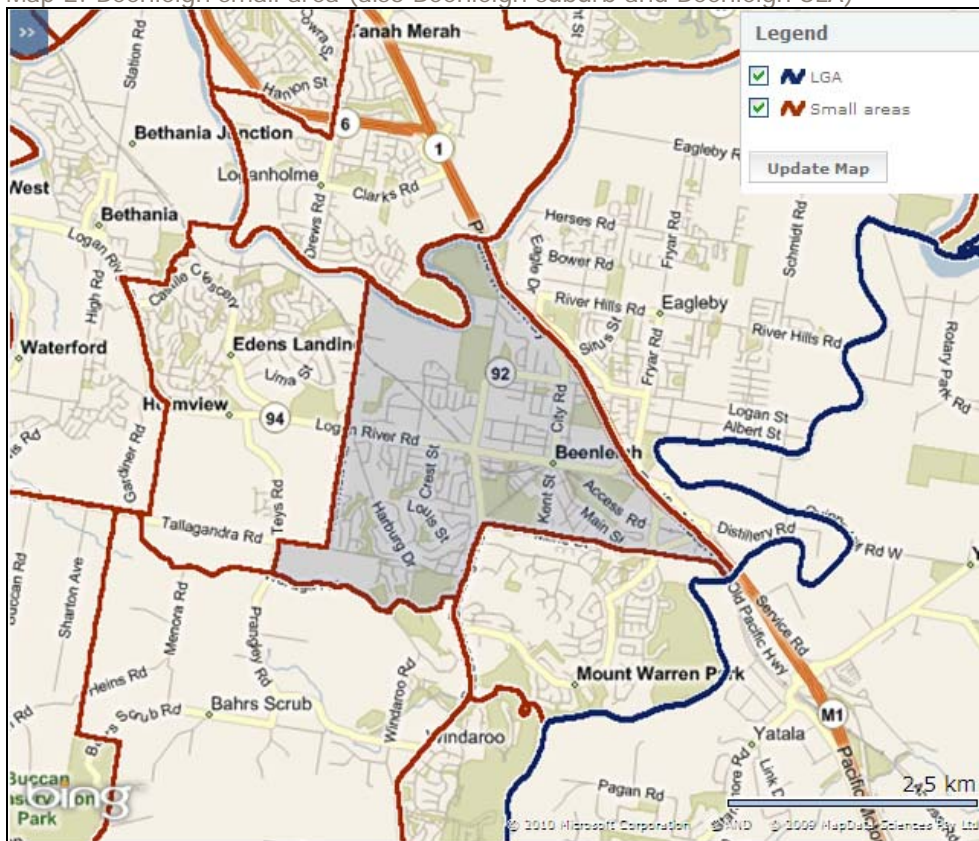
Preparation of this study has involved:

- A review of previous studies and background reports concerning planning and social issues and the outcomes of previous stakeholder and community engagement processes for Beenleigh and Bahrs Scrub. These are listed as references at the end of the report
- Analysis of 2006 ABS Census of Population and Housing data and review of the Logan Community Profile prepared for Council by Profile.ID
- Examination of population projections for Logan City prepared by the Queensland Planning Information and Forecasting Unit
- Identification of existing facilities, services and open space in and around the Beenleigh area from background reports, websites and local directories
- Discussions with Logan Council staff to identify issues for Beenleigh and Bahrs Scrub, conducted by Council's social planning team
- Consideration of social infrastructure and open space requirements in relation to Council's Desired Standard of Service (DSS) benchmarks
- Telephone consultations with representatives from a range of local services and facilities, to identify issues in current service provision and perceptions of future need. A list of services contacted is provided in Appendix 1.

Map 1: Beenleigh master plan core area

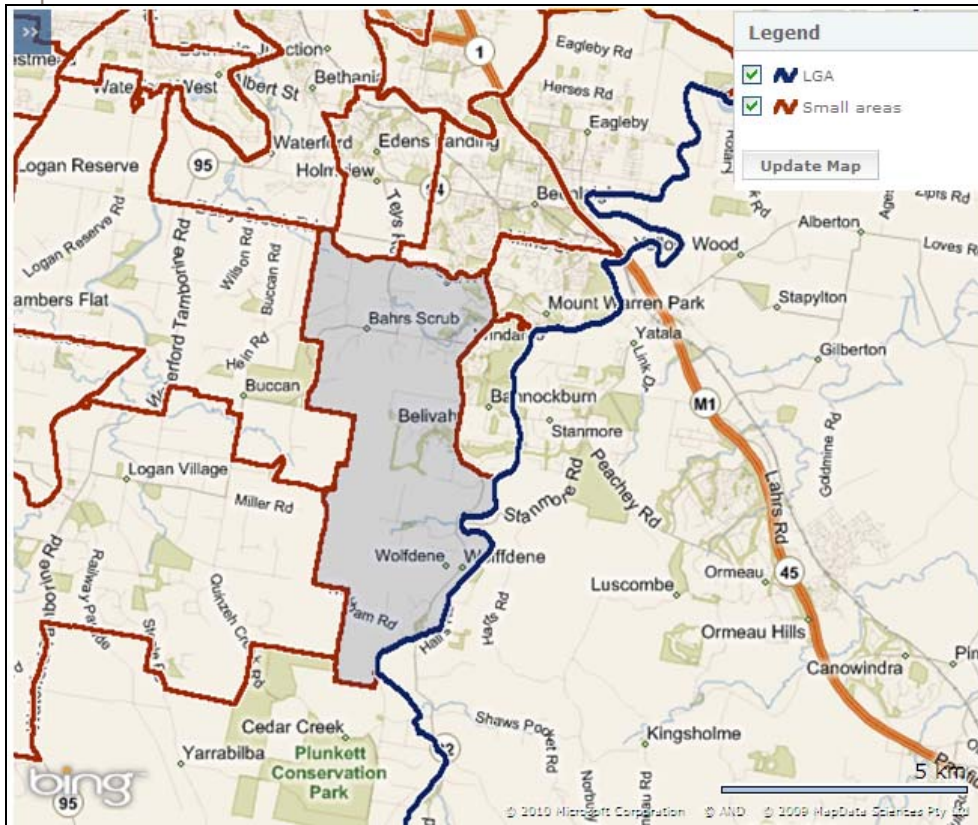


Map 2: Beenleigh small area (also Beenleigh suburb and Beenleigh SLA)



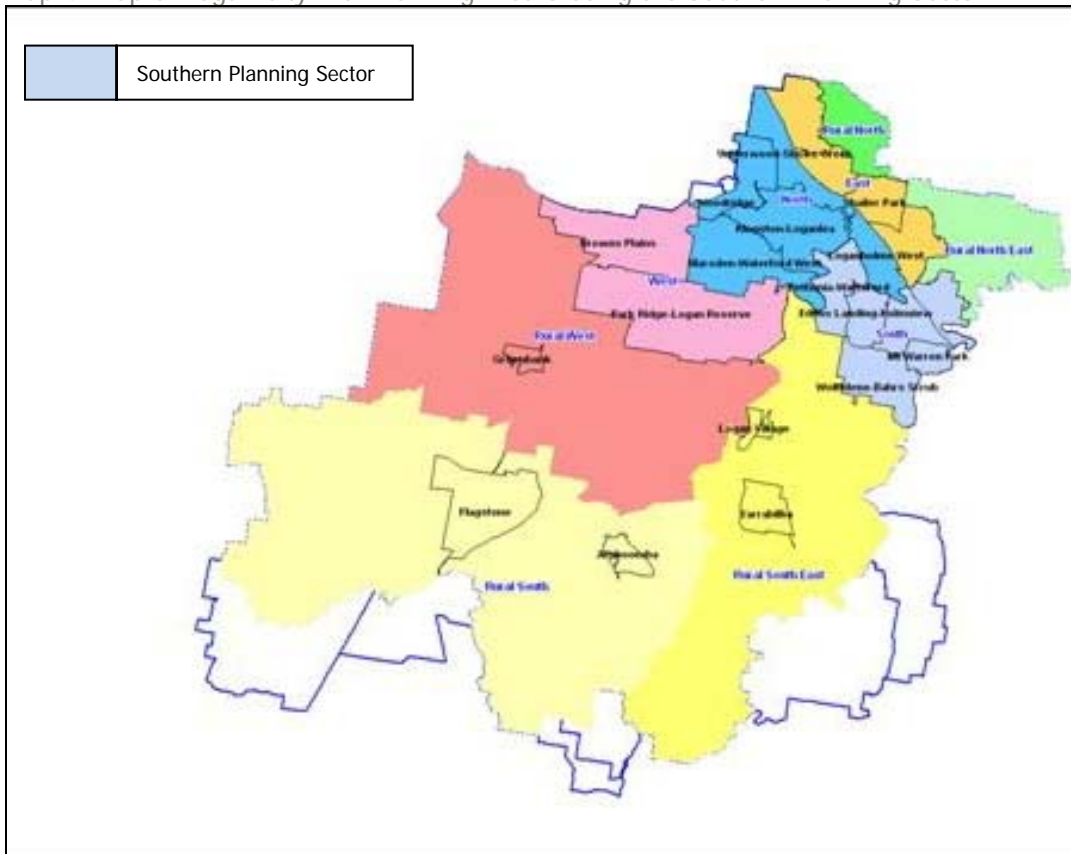
Source: Logan City Council Community Profile: Profile ID

Map 3: Bahrs Scrub – Wolffdene – Belivah small area



Source: Logan City Council Community Profile: Profile ID

Map 4: Map of Logan City with Planning Area 6 being the Southern Planning Sector



Source Logan City Council: Community Facility Planning Units

## 2 Demographic overview

### 2.1 Introduction

The demographic characteristics of the Beenleigh region have been identified using data from the 2006 Australian Bureau of Statistics (ABS) Census of Population and Housing and the Logan City Council Community Profile prepared by Profile.ID.

The demographic profile has been considered at several levels to meet the requirements of this study:

- The population of the suburb of Beenleigh, as the population likely to be most directly impacted upon by future changes to Beenleigh Town Centre (as profiled in the ABS Beenleigh Statistical Local Area and shown in Map 2)
- The population of Bahrs Scrub, as the population likely to be most directly impacted upon by future development of Bahrs Scrub (as profiled in the ABS Wolffdene – Bahrs Scrub Statistical Local Area and shown in Map 3)
- The population of the wider Beenleigh region, the area served by Beenleigh Town Centre as a future Principal Activity Centre. This area is defined as the Southern Planning Sector for Council planning purposes, as outlined in the previous chapter and shown in Map 4.

These areas have been compared with the profiles of Logan City and Queensland as a whole as benchmarks.

Population projections for the study area are considered in the following chapter.

### 2.2 Geographical context

Logan City Local Government Area, located to the south of Brisbane, had a population of just over 250,000 people in 2006<sup>1</sup>. The local government area is divided into a number of sectors for planning purposes. The Southern Planning Sector is located in the eastern part of the LGA, adjacent to the Gold Coast local government area.

The town centre and surrounding suburb of Beenleigh lies in the eastern part of the Southern Planning Sector. Prior to local government boundary changes in 2008, Beenleigh was part of Gold Coast City. Beenleigh is a residential and rural residential area, with a small industrial area. It is bounded by the Logan River in the north, the Pacific Motorway in the east, the suburb of Mt Warren Park to the south and Edens Landing / Holmview to the west. Beenleigh was settled as a rural area in the mid nineteenth century, with the township established as a service centre for surrounding sugar cane, dairy and timber production. Significant residential development began in the 1960's. Since about 2000, population growth has been relatively stable and there has been little change in dwelling stock. The area presents significant opportunities for infill and densification development, given its location adjacent to major transport corridors and past investment in town centre infrastructure.

It should be noted that the Beenleigh town centre serves an area that also encompasses part of the adjoining Gold Coast local government area, including the Yatala Enterprise Area and township of

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<sup>1</sup> This applies to the boundaries of Logan City as amended in March 2008, which saw parts of Gold Coast City and Beaudesert Shire added to the previous Logan City.

Ormeau. However areas outside of Logan City have not been included in the demographic analysis for Beenleigh or the assessment of local facilities and services.

Bahrs Scrub lies about 2 km to the south west of Beenleigh Town Centre. The area is bounded by the statistical local areas of Beenleigh and Edens Landing / Holmview in the north, the Albert River in the east, the locality of Cedar Creek in the south and the locality of Buchan in the west. It is a growing residential and rural residential area, with substantial rural areas used for grazing and sugar cane production. Residential development commenced in the 1980's and increased substantially during the 1990's. The area has been designated for future substantial residential development in the SEQRP.

### 2.3 Population size and growth

The size of the population of each component of the study area and its rate of growth between 1996 and 2006 is shown in Table 1 below.

At the 2006 Census, the Southern Planning Sector had a population of 35,126 people, representing 14% of the population of Logan City local government area. The population growth of 16.2% over the previous decade is a faster rate of growth than experienced by Logan City, but slightly less than that of Queensland as a whole.

Beenleigh and Eagleby are currently the most populous precincts in the South Planning Sector, with a population in 2006 of 7,748 and 8,793 people respectively. The Bahrs Scrub area, containing the semi-rural area of Wolffdene as well as Bahrs Scrub, is the smallest statistical local area within the study area, with a population of only 1,755 people in 2006.

From 1996 to 2006 the most significant growth occurred in Bahrs Scrub (+621 new residents - 54.8% population increase), Edens Landing-Holmview (+1,716 new residents - 43% population increase), and Bethania-Waterford (+1,009 new residents - 22% population increase). Eagleby and Beenleigh experienced a relatively low amount of growth with +327 and +356 new residents - a 3.9% and 4.8% population increase, respectively.

Population growth slowed from 2001 to 2006 relative to the growth experienced between 1996 and 2001 in all the planning precincts except for Eagleby. This slow down was particularly pronounced in Mt Warren Park, Bahrs Scrub-Wolffdene and Edens Landing-Holmview.

Table 1: Population numbers and growth rates

Planning Precinct	1996	2001	2006	% change 1996-2006
Beenleigh SLA	7,428	7,698	7,784	356 (4.8%)
Bethania- Waterford SLA	4,601	5,155	5,610	1009 (21.9%)
Eagleby SLA	8,466	8,381	8,793	327 (3.9%)
Edens Landing- Holmview SLA	4,001	5,084	5,717	1716 (42.9%)
Mt Warren Park SLA	4,601	5,634	5,467	866 (18.8%)
Wolffdene-Bahrs Scrub SLA	1,134	1,500	1,755	621 (54.8%)
Total Southern Planning Sector	30,231	33,452	35,126	4,895 (16.2%)
Logan City LGA	218,983	232,784	250,578	31,595 (13.9%)
Queensland	3,368,850	3,655,139	4,046,880	678,030 (17.5%)

Though Beenleigh is projected to increase in population density, population growth will shift over the next decade from established precincts such as Eagleby and Mt Warren Park to greenfield areas in the Bahrs Scrub, Edens Landing-Holmview, and (to a lesser extent) Bethania-Waterford planning precincts.

## 2.4 Snapshot

A brief snapshot of each small area as well as the Logan City Local Government Area (LGA) and Queensland is provided in the table below.

Table 2: Selected medians and averages in the study area

Area	Average household size	Median age (yrs)	Median weekly household income (\$)	Same address as 5 years ago (%)
Bahrs Scrub – Wolffdene - Belivah	3.1	36	1,345	46.9
Beenleigh	2.5	34	783	39.7
Southern Planning Sector	2.6	34	895	43.3
Logan City LGA	2.9	32	1,049	43.7
Queensland	2.6	36	1,033	42.1

Source: ABS 2006 Census data

In terms of average household size, of note is the large average household size in Bahrs Scrub (3.1 persons), relative to the average of 2.6 persons for the Southern Planning Sector and Queensland as a whole. This is associated with the predominance of households comprising families with children (refer Section 2.6 below).

The median ages within the study areas are similar to the Queensland median of 36 years, ranging from 34 years in Beenleigh to 36 years in Bahrs Scrub – Wolffdene. Logan City LGA itself differs significantly from the state median of 36 years, having a median of only 32 years.

The median weekly household income in the study area varies notably from the Queensland and Logan City averages. The Southern Planning Sector as a whole has a significantly lower median income; however, within this there is considerable variation. The suburb of Beenleigh has a relatively low median weekly household income of \$783 a week; this is about 75% of the Queensland median household income (\$1033). Residents of the more rural Bahrs Scrub – Wolffdene area have noticeably higher weekly incomes than the Queensland and Logan City averages, with a median of \$1,345 per week (130% of the Queensland median household income).

The population of Beenleigh has experienced higher rates of turnover than that of the Southern Planning Sector, Logan City or Queensland as a whole, with only 39.7% of the population living at the same address as 5 years ago, compared to the state average of 42.1%. By contrast, Bahrs Scrub has a more stable population than the averages for the large areas, with 46.9% of its population at the same address as five years previously.

## 2.5 Age profile

When compared with Queensland as a whole, the Southern Planning Sector is notable for its higher proportion of children and young people under 19 years. However, its population has a smaller proportion of children and young people than Logan City as a whole. The Southern Planning Sector also has a higher proportion of older people (aged 65+) than Logan City LGA, although this proportion is similar to the Queensland average.

Consistent with the profile of the Southern Planning Sector, the suburb of Beenleigh has a high proportion of children, young people and young adults, although this is not as high as for Logan City as a whole. Its proportion of people aged 35-64 years is less than that in Logan City and Queensland as a whole. Its proportion of people aged 65+ is significantly higher than for Logan City, although consistent with Queensland averages.

By contrast, the small area of Bahrs Scrub stands out as having some distinctly different age characteristics. It has a below average proportion of pre-school aged children (0-4 years), but a very high proportion of older children and young people 5-19 years in comparison with all other areas presented. Associated with this, it also has a “bulge” in the age cohorts for their parents, aged 35-54 years. This is linked with its predominance of family with children households, discussed in the following section. By contrast, its proportion of young adults (20-34 years) is significantly lower than all the other areas. It also has a proportion of older people (65+) well below that for Beenleigh, the Southern Planning Sector and Queensland as a whole, although it is consistent with Logan City.

Table 3: Percentage of people, by age bracket

Area	0-4	5-14	15-19	20-24	25-34	35-44	45-54	55-64	65-74	75+
Bahrs Scrub – Wolffdene - Belivah	5.5	17.3	9.2	5.9	10.3	15.7	16.6	11.3	5.3	2.9
Beenleigh	7.2	13.8	7.9	7.6	14.0	13.9	12.7	10.8	6.3	5.8
Southern Planning Sector	7.1	15.1	7.7	7.1	13.2	13.7	13.2	10.4	6.6	5.8
Logan City LGA	7.7	16.3	8.2	7.6	14.3	14.2	13.6	10.7	4.5	2.8
Queensland	6.6	14.1	6.9	6.9	13.4	14.7	13.8	11.2	6.6	5.7

Source: ABS 2006 Census data

## 2.6 Family types and household types

In terms of family composition, when compared with Queensland as a whole, the Southern Planning Area is characterised by a significantly higher proportion of one parent families (21.3% of all families, compared with 15.9% for the state average) and a smaller proportion of couples without children (35.1% compared with 39.1%). When compared with Logan City as a whole, it has a significantly higher proportion of couple households without children.

The suburb of Beenleigh is notable for its particularly high proportion of one parent families (25.3%) and conversely for its relatively low proportion of couple families with children (38.8%). It also has a lower than state average proportion of couple households without children, although this proportion is higher than for Logan City.

The Bahrs Scrub area again stands out for its contrast to the surrounding area, in terms of a much higher proportion of couples with children families, linked to its age profile noted above. It also has a much lower proportion of one parent families than any other area.

Table 4: Selected family types by proportion of families

Area	Couple with no children (%)	Couple with dependent children (%)	One parent family (%)	Other families (%)
Bahrs Scrub – Wolffdene - Belivah	2.7	55.4	10.8	1.1
Beenleigh	33.9	38.8	25.3	2.0
Southern Planning Sector	35.1	42.4	21.3	1.2
Logan City LGA	30.7	46.9	20.9	1.5
Queensland	39.1	43.3	15.9	1.7

Source: ABS 2006 Census data

The table below considers the types of households across the study areas. Of note are:

- The very high proportion of family households in the Bahrs Scrub area (88.5% of all households, compared with a Queensland average of 72.7% and Logan City average of 78.8%)
- The very high proportion of lone person households in the suburb of Beenleigh (31% of all households, compared with a state average of 23.2% and a Logan City average of 18.2%).
- The Southern Planning Sector has a household profile very similar to that of Queensland as a whole.

Table 5: Selected household types by proportion of households

Area	Family households (%)	Lone person households (%)	Group households (%)
Bahrs Scrub – Wolffdene - Belivah	88.5	9.4	2.0
Beenleigh	64.9	31.0	4.0
Southern Planning Sector	73.2	23.4	3.4
Logan City LGA	78.8	18.2	2.9
Queensland	72.7	23.2	4.0

Source: ABS 2006 Census data

## 2.7 Cultural and linguistic diversity

### 2.7.1 Indigenous Residents

Logan City as a whole, the Southern Planning Sector and Bahrs Scrub all have much lower proportions of their population from Aboriginal or Torres Strait Islander backgrounds than the Queensland average (3.3%). By contrast, the suburb of Beenleigh has a similar proportion of indigenous residents to the state average, at 3.4% of its population. This is significantly higher than the other areas within Logan City.

Table 6: Persons from indigenous backgrounds

Area	Indigenous population	
	No.	Percent
Bahrs Scrub – Wolffdene - Belivah	50	1.1
Beenleigh	267	3.4
Southern Planning Sector	1,120	2.9
Logan City LGA	6,136	2.5
Queensland	127,580	3.3

Source: ABS 2006 Census data

### 2.7.2 Persons born overseas

The table below shows that all parts of the study area have a higher proportion of their population born overseas than the Queensland average of 17.9%. However, the proportion of the population born in non-English speaking countries in the Southern Planning Sector and in Beenleigh is broadly consistent with that of Queensland as a whole, and lower than that of Logan City LGA.

The proportion of people born in non-English speaking countries in Bahrs Scrub is substantially lower than all other areas at only 6.5% of the population.

The most common countries of origin for people born in non-English speaking countries throughout the study area are the Philippines, Germany, Netherlands and Fiji.

Table 7: Percentage of persons born overseas and main non-English speaking countries of origin

Area	Persons born overseas	Persons from non-English speaking backgrounds	Most common non-English speaking countries of origin
Bahrs Scrub – Wolffdene - Belivah	21.6%	6.5	Germany (0.4%) The Philippines (0.3%) Fiji (0.3%) Malaysia (0.2%)
Beenleigh	20.3%	8.2	Philippines (0.9%) Germany (0.6%) Papua New Guinea (0.5%) Netherlands (0.4)
Southern Planning Sector	21.5%	7.5	The Philippines (0.8%) Germany (0.6%) Netherland (0.5) Fiji (0.3)
Logan City LGA	23.5%	9.9	Philippines (0.6%) Fiji (0.6%)
Queensland	17.9%	7.9	

Source: ABS 2006 Census data

### 2.7.3 Languages other than English

The proportion of the population who did not speak English at home in 2006 was significantly higher (10.2%) in Logan City than in Queensland as a whole (7.9%). Yet the proportion of people within the Southern Planning Sector, Beenleigh and Bahrs Scrub who did not speak English at home was well below the state average (6.4%, 6.5% and 4.8% respectively), and significantly below the Logan City average.

The most commonly spoken languages other than English in the study area are Filipino (Tagalog), German, Samoan, Dutch and Chinese languages. Between 2001 and 2006 there was also an influx of Portuguese speakers into the Beenleigh area (+54 persons).

Table 8: Proportion of the population speaking languages other than English in the home

Area	%speaking a language other than English in the home	Main languages spoken
Bahrs Scrub – Wolffdene – Belivah	4.8%	Chinese languages, Dutch, Tagalog, German
Beenleigh	6.5%	Portuguese Filipino and Tagalog Samoan Dutch, French, Spanish
Southern Planning Sector	6.4%	Spanish, Samoan, German, Tagalog, Chinese languages
Logan City LGA	10.2%	Samoan, Chinese languages, Hindi, Spanish, Arabic, Vietnamese
Queensland	7.9%	Mandarin, Cantonese, Italian, Vietnamese, German

Source: ABS 2006 Census data

## 2.8 Income

The table and figure below show the distribution of weekly household income for the small areas in the study area, Logan City LGA and Queensland. Key features include:

- The Southern Planning Sector has a significantly higher proportion of its population in the lower income brackets (less than \$500 per week) compared with both Logan City and Queensland as a whole, and conversely a lower proportion in the higher income brackets (\$1,400+).
- This trend is more pronounced in Beenleigh, which has 25.7% of households with a weekly income of less than \$500, compared with a Queensland average of 17.1% and a Logan City average of 14.7%. Conversely, Beenleigh has only 19.1% of households earning \$1400 or more per week, compared with 27% for Logan City and 28.6% for Queensland as a whole.
- Bahrs Scrub, on the other hand, has a much higher than average proportion of households with relatively high weekly incomes, with 41.5% of households earning more than \$1400 per week, and only 8.7% of households earning less than \$500 per week.

Table 9: Percentage of households, by weekly household income

Area	No income	<\$500	\$500-\$1,000	\$1,000-\$1400	\$1400-\$2000	\$2000+	Not fully stated
Bahrs Scrub – Wolffdene - Belivah	0.7	8.7	17.2	19.6	18.5	23.0	12.3
Beenleigh	0.7	25.7	27.5	17.0	11.9	7.2	10.0
Southern Planning Sector	0.5	20.6	27.6	18.7	12.7	9.1	10.9
Logan City LGA	0.8	14.7	25.5	20.3	14.9	12.1	11.6
Queensland	1.1	17.1	24.1	17.7	13.9	14.7	11.4

Source: ABS 2006 Census data

## 2.9 Education

### 2.9.1 School completion

The table below shows the highest year of school completed for residents aged 15+. Of note:

- Levels of completion to Year 12 are below the state average (41.3%) in Logan City (39.3%), the Southern Planning Sector (34.4%) and particularly in Beenleigh (31.5%). By contrast, levels are above the state average in Bahrs Scrub (43.1%).
- At the other end of the spectrum, a significantly higher proportion of residents of Beenleigh completed school to only Year 8 or below (10.1%), compared to the Queensland average of 6.3%.

Table 10: Year of school completion by proportion of persons aged 15+ years

Area	Year 12	Year 11	Year 10	Year 9	Year 8 or below	Did not go to school
Bahrs Scrub – Wolffdene - Belivah	43.1	10.2	30.1	6.2	4.0	0.2
Beenleigh	31.5	8.9	29.9	7.6	10.1	0.5
Southern Planning Sector	34.4	9.0	30.3	7.4	8.1	0.5
Logan City LGA	39.3	9.3	28.6	6.6	6.3	0.7
Queensland	41.3	8.2	26.9	5.8	7.4	0.5

Source: ABS 2006 Census data

### 2.9.2 Qualifications

The table below shows the level of qualifications achieved for all residents aged 15+ years.

Table 11: Level of qualifications by proportion of persons aged 15+ years

Area	Level of educational attainment			
	Bachelor or higher degree (%)	Advanced diploma or diploma (%)	Vocational (%)	No qualifications (%)
Bahrs Scrub – Wolffdene - Belivah	9.9	6.7	21.5	51.9
Beenleigh	5.3	4.9	18.3	57.1
Southern Planning Sector	6.0	5.1	19.1	56.1
Logan City LGA	7.9	5.5	18.9	55.5
Queensland	13.1	6.6	17.8	49.5

Source: ABS 2006 Census data

Of note are:

- The low proportion of university qualifications throughout the study area relative to the Queensland average, and correspondingly higher proportions of the population with no qualifications or vocational qualifications

- Residents in the study area are more likely to have completed vocational training than other forms of higher education. Approximately one fifth of residents have vocational training which is slightly higher than the Queensland average of 17.8%.
- Just over half the population has no formal qualifications, which is slightly higher than the Queensland average (49.5%).
- Beenleigh has a particularly low proportion of people with tertiary qualifications and particularly high proportion with no qualifications.
- Bahrs Scrub has a significantly higher proportion of its population with vocational or diploma qualifications than Logan City as a whole, the Southern Planning Sector or Beenleigh. While the proportion of residents in Bahrs Scrub with Bachelor and higher degree qualifications is also relatively high, it is substantially lower than the Queensland average. The proportion of people in Bahrs Scrub with no qualifications also exceeds the Queensland average.

## 2.10 Employment

### 2.10.1 Employment status

Table 11 below presents the employment status of the population aged 15+ years in each component of the study area in 2006. Key features are:

- Unemployment rates well above the Queensland average for Beenleigh, the Southern Planning Sector and Logan City as a whole. These are contrasted with an unemployment rate substantially below the state average for Bahrs Scrub.
- High rates of labour force participation in Bahrs Scrub, associated both with the high proportion of mature adults, relatively high average household income and high cost of housing
- Relatively lower than state average rates of labour force participation in Beenleigh and to a lesser extent the Southern Planning Sector, which may be related to high proportions of single parent families and high proportions of people dependent on Centrelink payments (refer to Chapter 4).

Table 12: Employment status, persons aged 15 years and over

Area	Labour force (%)			Total labour force	Unemployment rate*	Not in labour force (%)
	Employed full-time	Employed part-time	Unemployed			
Bahrs Scrub – Wolffdene - Belivah	47.9	21.7	1.9	71.6	2.6%	24.5
Beenleigh	38.2	14.5	4.3	56.9	7.5%	36.5
Southern Planning Sector	36.0	15.5	3.7	59.0	6.2%	34.6
Logan City LGA	44.6	16.3	3.6	64.7	5.8%	29.1
Queensland	41.8	17.1	2.9	61.8	4.8%	31.4

\*Employment rate - number of unemployed persons as % of total labour force

Source: ABS 2006 Census data

More recent labour force data supplied by Logan City Council for the September 2009 quarter indicates that both Beenleigh and Bahrs Scrub had unemployment rates of 6.9%, compared to 6.6% for Logan City and 4.9% for Queensland as a whole.

## 2.10.2 Occupation

The table below shows the broad occupational categories of residents from around the study area and compares these with Logan City LGA and Queensland averages for each group.

Notable features of the table include:

- When compared with Queensland as a whole, Beenleigh, the Southern Planning Sector and Logan City all have a higher proportion of residents in semi-skilled and unskilled occupational categories (eg labourers, machinery operators, clerical and sales) and significantly lower proportion in the managerial / professional and other skilled occupational categories. This trend is particularly marked for Beenleigh.
- On the other hand, Bahrs Scrub differs significantly from the remainder of the study area, with a much higher proportion of employees in skilled occupation categories and lower proportions in semi-skilled and unskilled occupational categories, more consistent with the state average.

Table 13: Occupation categories of residents

Occupation group	Area				
	Bahrs Scrub – Wolffdene - Belivah	Beenleigh	Southern Planning Sector	Logan City LGA	Queensland
Managers & professionals	27.3	15.6	17.9	19.9	29.6
Technical & trades	19.0	19.0	18.2	18.1	15.3
Clerical & administrative	9.0	13.2	15.1	16.1	9.1
Community & personal services	17.7	9.9	9.6	8.5	14.8
Machinery operators & drivers	5.6	11.2	10.2	10.9	7.2
Sales	10.8	11.5	11.2	10.5	10.3
Labourers	8.6	18.1	16.1	14.2	11.9
Inadequately described or not stated	2.0	1.5	1.7	1.8	1.8

Source: ABS 2006 Census data and Logan City Council ID Community Profiles

## 2.11 Housing

### 2.11.1 Dwelling type

The overwhelming majority of people in the small areas in the study live in separate houses, which reflects the area's traditional housing style and rural residential uses. In Bahrs Scrub – Wolffdene for example, more than 99% of dwellings were separate houses in 2006.

Beenleigh is notable for its lower proportion of separate houses, relative to all surrounding areas and to Queensland as a whole. Conversely it has a higher proportion of medium density housing and much higher proportion of flats/apartments than all other areas.

Table 14: Dwelling types as a proportion of all dwelling stock

Area	Occupied private dwellings (%)		
	Separate house	Semi-detached, row, terrace	Flat, unit, apartment
Bahrs Scrub – Wolffdene - Belivah	99.2	0.4	0.5
Beenleigh	71.7	10.0	17.3
Southern Planning Sector	82.9	7.9	8.5
Logan City LGA	86.1	9.6	3.5
Queensland	79.5	7.6	11.23

Source: Logan City Council ID Community Profiles

### 2.11.2 Household tenure

The tenure profile of the study areas is shown in Table 15 below. Notable features include:

- The Southern Planning Sector has lower rates of home ownership than Queensland as a whole. It also has higher rates of home purchase, and significantly higher rates of public housing.
- These trends are more extreme within Beenleigh, which has only 19.7% of its housing stock fully owned in contrast with the state average of 31.6%. Beenleigh has a correspondingly much higher proportion of its housing stock as rental stock (46%) than all surrounding areas and Queensland as a whole (31%). This includes 9.8% of its housing stock being public housing, compared with a state average of 3.4% and a Logan City average of 5.8%.
- In contrast, the small area of Bahrs Scrub has a significantly higher proportion than (Queensland and Logan City) average of housing which is fully owned or being purchased. Conversely, proportions of households renting are substantially lower than the other study areas, with no public housing and only 13.6% of dwellings being privately rented.

Table 15: Housing tenure by dwelling structure

Area	Fully owned (%)	Being purchased (%)	Renting (private and other) (%)	Renting (public housing) %	Other/ Not stated <sup>2</sup> (%)
Bahrs Scrub – Wolffdene - Belivah	33.4	51.0	13.6	0	2.0
Beenleigh	19.7	31.3	36.1	9.8	3.1
Southern Planning Sector	25.8	36.3	28.3	6.0	3.6
Logan City LGA	23.7	41.2	26.4	5.8	2.9
Queensland	31.6	33.8	27.6	3.4	3.6

Source: ABS 2006 Census data

### 2.11.3 Median rents and housing repayments

Median weekly rents and median monthly housing loan repayments are shown in the table below.

<sup>2</sup> 'Other / Not stated' includes other types of tenure and people who did not identify their tenure type in the 2006 Census.

Housing costs in 2006 in the Southern Planning Sector were generally consistent with those for Logan City as a whole, and close to the average for Queensland.

Housing costs in Beenleigh were significantly less than for the surrounding planning sector and local government area as a whole, suggesting relatively affordable housing.

By contrast, housing costs in Bahrs Scrub were considerably higher than in the surrounding area, the City of Logan and Queensland as a whole, indicating that Bahrs Scrub is a relatively expensive area in which to live.

Table 16: Median rentals and housing loan repayments

Area	Median monthly housing loan repayment (\$)	Median weekly rental repayment (\$)
Bahrs Scrub – Wolffdene - Belivah	1,408	260
Beenleigh	1,083	175
Southern Planning Sector	1,199	197
Logan City LGA	1,200	200
Queensland	1,300	200

Source: ABS 2006 Census data

#### 2.11.4 Internet connection

The table below shows the proportion of dwellings which have connection to the internet. The profile for Logan City as a whole is consistent with the state average (62.8%). However within the Southern Planning Sector, internet access is slightly below the state average, and is substantially below the state average in Beenleigh, with only 48.4% of households having internet access. By contrast, 78.3% of households in Bahrs Scrub have internet access.

Table 17: Proportion of dwellings with internet connection

Area	Connected to internet	Not connected to internet
Bahrs Scrub – Wolffdene - Belivah	78.3%	20.2%
Beenleigh	48.4%	47.1%
Southern Planning Sector	56.6%	39.6%
Logan City LGA	63.9%	33.0%
Queensland	62.8%	34.2%

Source: ABS 2006 Census data

## 2.12 Transport

### 2.12.1 Motor vehicle ownership

The table below shows the proportion of dwellings in each of the study areas by the number of motor vehicles they own. Of particular note:

- Rates of motor vehicle ownership are relatively low in the Southern Planning Sector and Beenleigh. A higher proportion of households than average (for both Queensland and Logan City) own no motor vehicle in the Southern Planning Sector. This is especially marked in Beenleigh, where 16% of dwellings have no car, compared with the state average of 7.9%. A higher proportion also own only one car, while a lower than average proportion own 2+ cars.

- In contrast, rates of motor vehicle ownership in Bahrs Scrub are very high, with only 1.3% of households having no car. Over 75% of households in Bahrs Scrub have 2+ cars, compared with the state average of 52% and Logan City proportion of 56%. This reflects the areas' relative isolation and lack of public transport services, discussed further in Chapter 3.

Table 18: Number of motor vehicles by proportion of dwellings

Area	none	1 car	2 cars	3+ cars
Bahrs Scrub – Wolffdene - Belivah	1.3	21.7	46.6	29.2
Beenleigh	16.0	39.6	28.1	12.4
Southern Planning Sector	10.0	37.9	33.1	15.1
Logan City LGA	6.7	33.8	37.4	18.7
Queensland	7.9	36.6	36.5	15.6

Source: ABS 2006 Census data

### 2.12.2 Travel to work

Methods of travel to work by proportion of the population are shown below. Of note are:

- The high reliance on private motor vehicles to get to work for all parts of the study area, relative to the Queensland average
- The very low proportions of people who walk or cycle to work in all study areas, relative to the Queensland average. This may reflect the low proportion of jobs close to where people live.
- The relatively high use of public transport by Beenleigh residents, reflecting proximity to the train
- The particularly low use of public transport for residents of Bahrs Scrub
- The relatively low proportions of people working from home in Beenleigh and the Southern Planning Sector, and the much higher proportion working from home in Bahrs Scrub, slightly above the state average.

Table 19: Method of travel to work by proportion of persons 15+ years

Suburb	Public transport	Private car/truck	Motor bike	Walking or cycling	Mix of methods	Worked from home	Did not go to work
Bahrs Scrub – Wolffdene - Belivah	2.1	76.9	0.5	1.5	2.3	5.4	9.6
Beenleigh	5.7	72.3	0.9	4.5	2.6	2.2	9.5
Southern Planning Sector	4.5	74.3	0.8	2.4	2.6	2.9	10.3
Logan City	4.8	74.7	1.0	2.4	2.4	3.1	9.6
Queensland	5.0	68.1	1.1	5.8	2.2	5.1	10.8

Source: ABS 2006 Census data

## 2.13 SEIFA index - disadvantage

The Socio-Economic Index For Areas (SEIFA) Index of Relative Advantage/Disadvantage measures the performance of one area's socio-economic status relative to all other areas, and allows all to be ranked on a continuum from advantage to disadvantage. SEIFA uses a broad definition of relative socio-economic disadvantage in terms people's access to material and social resources, and their ability to participate in society. Every geographic area in Australia is given a SEIFA score which shows how disadvantaged that area is compared with other areas in Australia.

A low SEIFA score indicates that the area has a higher proportion of households with characteristics related to disadvantage, such as low income, low educational attainment, high unemployment, unskilled jobs, and lone person or single parent households. A low SEIFA score also indicates that the area has a low incidence of people with characteristics associated with advantage, such as higher incomes, skilled and professional jobs, tertiary education, larger houses, and internet access. The converse also holds true, in that areas with high SEIFA scores are considered to be relatively advantaged. The SEIFA Index of Relative Advantage/Disadvantage assumes that people living in areas of relative disadvantage are less likely to have access to material and social resources than people living in a relatively advantaged area. Generally areas with a SEIFA Index of less than 1000 are considered to be an area of disadvantage.

The SEIFA scores for the Statistical Local Areas within the Southern Planning Sector are shown in the table below. This table shows that Eagleby and Beenleigh are particularly disadvantaged areas relative to the rest of Logan City, with scores of only 866 and 907 respectively. Logan City in turn is disadvantaged relative to Brisbane, with a score of 970, compared with Brisbane's score of 1047. By contrast, the SLA of Bahrs Scrub- Wolffdene has a SEIFA score of 1059, well above the rest of Logan City and higher than that of Brisbane.

Table 20: Index of Relative Socio-economic Disadvantage (SEIFA)

Area	SEIFA index
Bahrs Scrub – Wolffdene	1059
Beenleigh	907
Bethania Waterford	925
Eagleby	866
Edens Landing / Holmview	977
Mt Warren Park	970
Logan LGA	970
Brisbane	1047

Source: ABS 2006 SEIFA Index by SLA

## 2.14 Summary

### 2.14.1 The Southern Planning Sector

Compared to Queensland as a whole, the Southern Planning Sector is characterised by:

- Large proportions children and young people which contribute to a relatively young population
- A high proportion of one parent families

- A relatively low proportion of indigenous residents and much lower proportions of the population who do not speak English at home
- A profile of lower educational achievement, with lower proportions of the population who did not complete school to Year 12 and lower proportions with tertiary qualifications
- A higher proportion of people working in semi-skilled and unskilled occupations, with higher rates of unemployment and lower workforce participation rates
- Median weekly household income well below the state average
- A lower proportion of residents who own their home outright, although rates of home purchase are high
- Housing loan repayments and rental costs marginally lower than the state average
- A heavy reliance on private motor vehicles to get to work, and low proportion of people working from home.

When the Southern Planning Sector is compared to Logan City as a whole, notable characteristics include:

- The Southern Planning Sector has a significantly lower median weekly household income
- It has a slightly older median age and higher proportion of older people (65+)
- Associated with this, it has a higher proportion of lone person households and couple only households
- It has lower levels of cultural diversity
- It has higher unemployment rates and lower rates of workforce participation
- It has higher proportions of rental housing, both public and private rental housing.

The profile of two small areas within the Southern Planning Sector, Beenleigh and Bahrs Scrub, shows there is considerable diversity within the Sector, given the substantial differences which exist between these two small areas. These differences are blurred when the Southern Planning Sector is considered as a whole.

#### **2.14.2 The suburb of Beenleigh**

Compared with the profile of the Southern Planning Sector, and also with that of Logan City and Queensland as a whole, the suburb of Beenleigh has some strong differentiating characteristics. Of particular note are:

- A median weekly household income (\$783) in 2006 well below the Logan City average (\$1,049), and a corresponding high proportion of households in the lower income brackets
- A high proportion of children and young people
- At the same time, it also has a relatively high proportion of older people and of lone person households
- A significantly higher proportion of one parent families, and corresponding lower proportion of households made up of couples with dependent children

- A higher proportion of indigenous residents relative to the rest of Logan City, although consistent with the state average
- Levels of cultural diversity close to the Logan and Queensland averages
- Particularly low levels of educational achievement (in terms of high school completion and tertiary qualifications)
- Relatively high unemployment rates and high proportion of its workforce in semi- and unskilled occupational categories
- A high proportion of housing stock as attached dwellings (townhouses, flats, apartments) relative to the rest of Logan City and Queensland as a whole
- Relatively low rates of home ownership, and a high proportion of both public and private rental housing. Associated with this are higher rates of population turnover
- A significantly lower proportion of dwellings attached to the internet than all other study areas
- Low rates of motor vehicle ownership and a higher proportion of residents who use public transport to get to work
- A SEIFA index (907) well below the Logan average (970), confirming the variables above that the area is one of reasonably high socio-economic disadvantage.

### **2.14.3 Bahrs Scrub**

In contrast, the profile of the small area Bahrs Scrub – Wolffdene is one of relative affluence. Notable characteristics of the population of this area include:

- The highest median weekly income in the study area, well above the Queensland and Logan medians, and associated higher proportion of households on moderate to high incomes
- A high proportion of households comprising couple with children, and associated higher average household size than the other study areas
- High proportions of older children and young people, and their parents aged 35-54 years, and a low proportion of both older people and young adults 20-34 years
- Low levels of cultural diversity
- Relatively high levels of educational attainment and a higher proportion of the workforce in skilled and professional occupational categories. Associated with this, Bahrs Scrub has relatively high labour force participation and relatively low unemployment rates
- High rates of home ownership and purchase, relatively high housing costs, and a particularly high proportion of separate dwellings. The proportion of dwellings for rental is well below state and Logan City averages
- A high proportion of households with internet connections and owning multiple motor vehicles, and very low utilisation of public transport
- A SEIFA index of 1082, confirming that the area is relatively affluent in both the Logan and overall Queensland contexts.

## 3 Population growth forecasts

### 3.1 The Southern Planning Sector

Population projections for the City of Logan and its individual Statistical Local Areas have been prepared by the Planning Information and Forecasting Unit (PIFU) of the Department of Infrastructure and Planning. The table below shows the projected population for SLA's within the Southern Planning Sector by five year intervals between 2006 and 2031.

Table 21: Population projections for the Southern Planning Sector

Precinct	2006	2009 (estimated)	2011	2016	2021	2026	2031	% change 2006- 2031
Bethania – Waterford	5995	7306	8616	9986	10460	10645	10640	77.5%
Wolffdene – Bahrs Scrub	5052	5764	6475	8438	11202	12895	16305	134.5%
Beenleigh	8366	8431	8496	9391	12020	15267	17397	108%
Edens Landing – Holmview	6149	6875	7601	10687	12652	13231	13526	120%
Mt Warren Park	6050	6093	6136	6152	6306	6601	6796	12.3%
Eagleby	9411	10,048	10684	10725	10975	11802	12262	30.3%
<b>Total</b>	<b>41023</b>	<b>44516</b>	<b>48008</b>	<b>55379</b>	<b>63615</b>	<b>70441</b>	<b>76926</b>	<b>87.5%</b>

Source: Planning Information and Forecasting Unit (PIFU) of the Department of Infrastructure and Planning

This table indicates that the population of the planning area is expected to almost double in population size over the 25 year period to 2031, with a projected increase of nearly 36,000 residents.

The largest population increase is forecast to occur in Bahrs Scrub-Wolffdene (+11,253 people) and Beenleigh (+9,031 people). This is associated with the identification of Bahrs Scrub as a Local Development Area and Beenleigh as a Principal Activity Centre in the South East Queensland Regional Plan, as outlined in Chapter 1. These two areas will contribute significantly to the achievement of new dwelling targets for Logan City.

Significant population increases are also anticipated in new greenfield developments within Edens Landing-Holmview (+7,377) and Bethania-Waterford (+4,645). Though the populations of Eagleby and Mt Warren Park will continue to increase, this is not projected to be substantial.

It should be noted that these figures are based on broad population forecasts and potential for development, rather than on specific planning proposals for the study areas. Population forecasts will need to be refined as local area plans are prepared and likely housing yields and densities in growth areas are determined.

### 3.2 Forecasting population characteristics and needs

At this early stage in the planning process, population estimates for Beenleigh and Bahrs Scrub are necessarily broad, and it is not possible to forecast what the characteristics and needs of the future population will be with any certainty. As planning for both areas proceeds and master plans are prepared, it will be possible to forecast more accurately not only the size of future populations, but also their key demographic characteristics, based upon the types of housing to be provided and the market segments they are targeted at.

At this stage in the planning process, it is understood that:

- New development within Beenleigh will contain more medium to high density housing, in line with objectives for urban intensification and its role as a Principal Activity Centre. It is intended to contain a full range of household types, and so promote demographic, cultural and socio-economic diversity. Medium density housing typically appeals to first home buyers and young households (due to its relative affordability), smaller households (eg lone person households, couples without children and single parent households), older people and low income households. Accordingly, it would be expected that the proportion of these groups within the Beenleigh population would increase. Family with children households are likely to be a minority and household sizes are likely to be less than two people per household<sup>3</sup>.
- Development in Bahrs Scrub is likely to be predominantly detached housing. It is likely to be pitched to appeal to a range of household types and market segments, including young families as first home owners, more established families with older children and older people wishing to downsize. This development has the potential to enhance the diversity of the composition of the Bahrs Scrub population, to include more younger families and older households.

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<sup>3</sup> Office of Urban Management, *Department of Infrastructure, South East Queensland Regional Plan Implementation Guidelines No 5 Social Infrastructure Planning* June 2007 p. 22

## 4 Social issues and needs

The demographic characteristics of the populations of Beenleigh and Bahrs Scrub were presented in Chapter 2, based upon data from the 2006 ABS Census of Population and Housing and Council's Community Profile. Following from this statistical analysis, this chapter considers the social issues and needs that have been identified for these areas. It draws upon the findings of previous studies and background reports, input from Council community service staff and limited telephone consultations with local service providers undertaken for this study primarily to identify local social infrastructure (considered in the following chapter). These consultations have highlighted a need for more extensive consultations with local agencies and organisations during the preparation of the masterplans for Beenleigh and Bahrs Scrub.

The social issues considered in this chapter relate to:

- Social well-being and social disadvantage
- The needs of particular target populations
- Locational disadvantage
- Community safety and sense of security
- Housing affordability and diversity
- Access to employment, education and training
- Community identity
- Community capacity, social capital and civic participation
- Cultural expression
- Amenity and lifestyle issues
- Issues for the Bahrs Scrub community.

Needs for particular types of facilities and services are considered in following chapters.

### 4.1 Social well-being and social disadvantage

In Chapter 2, the demographic profile of Beenleigh and nearby areas established that the area was one of high social disadvantage, as measured by the SEIFA Index and factors such as high proportions of single parents, public housing and unemployment, low levels of income and educational attainment, and concentrations of young people, those born in non English speaking countries and indigenous residents. Beenleigh, together with adjacent Mt Warren Park and Eagleby, have long been recognised as disadvantaged communities and have received funding through the Department of Housing's Community Renewal Program over the past ten years. This program provides funding for short term community renewal projects in areas of high socio-economic disadvantage.

In 2008 staff of Logan City Council prepared a new submission for Community Renewal Program funding for projects across Logan City, involving extensive consultation with local service providers, council staff and representatives of government agencies. This submission outlined many of the

statistical indicators of disadvantage of Beenleigh and the Southern Planning Sector examined in Chapter 2. Additional issues raised in the submission included<sup>4</sup>:

- High concentrations of public housing in the Beenleigh area mean the area is likely to continue to have a high concentration of high need residents who require a range of supports and programs to cater for their particular needs. As families obtain employment and higher incomes, they move to other less disadvantaged communities, only to be replaced by other high need families. This is one factor accounting for the high levels of population turnover within Beenleigh. There is a need to create a more balanced community composition if levels of social disadvantage are to be reduced.
- A large proportion of residents of Beenleigh, Mount Warren Park and Eagleby are reliant on Centrelink benefits for income support. In 2008 the postcode 4207, which encompasses these suburbs, included 7,324 people in receipt of a pensioner concession card and a further 3,474 residents in receipt of a health care card. Thus over 11,000 residents in postcode 4207 are in need of some form of financial assistance from the government. This represents the highest level of pensioner concession cards in Logan City.
- High levels of income stress experienced by residents have placed great demands on local services to provide assistance with food, emergency material relief and other financial support. There is a need for initiatives to increase the earning capacity of families, especially single parent families.
- The Beenleigh area has been one of high unemployment for a considerable period of time. In March 2008 Beenleigh had an unemployment rate of 6.8%, significantly in excess of the Queensland average of 3.6% at that time. The unemployment rate in adjacent Mt Warren Park was 6.3%, and 8.2% in Eagleby. The highest levels of unemployment are in the age group 15-24 years, with 40% of unemployed under 25 years. There is a need to target unemployment programs for young people, including social enterprise initiatives and education based programs that equip young people with life skills and the skills to obtain work in industries facing labour shortages. Programs that remove barriers to employment - poor education, lack of childcare, training, and public transport – are also required.
- The impact of social deprivation and poverty may be multi-generational and systemic. Unemployment and financial stresses can impact on the family in a number of ways, including domestic violence, drug and alcohol abuse, homelessness and mental health.
- The Beenleigh Community Health Centre has identified that, associated with high levels of socio-economic disadvantage, residents are more likely to experience ill health, chronic disease and higher rates of mortality, with consequent high demands on health services.

Key needs for community renewal funding in Beenleigh, Mount Warren Park and Eagleby in 2008 were identified in the submission to the Department of Housing as being:

- A range of early intervention responses targeting families with children, particularly single parents and at risk families, with a focus on supporting parents, providing opportunities for children and improving school participation
- Expansion and upgrading of Beenleigh Neighbourhood Centre as a community hub, to extend the range of programs provided, especially employment, family support and parenting initiatives
- Establishment of family support programs and youth initiatives in Mount Warren Park

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<sup>4</sup> Logan City Council: *Submission to the Department of Housing: Identified Needs and Recommendations for the for Community Renewal Program for the Logan Area 2008*

- Implementation of social enterprise initiatives, job placement programs and training programs that assist young unemployed people (especially single parents) to re-engage back into the workforce
- Implementation of employment programs specifically targeting public housing tenants, including social enterprise initiatives
- Implementation of low cost and innovative housing programs including social housing and initiatives that offer rental / purchase schemes
- Funding of specific crime prevention strategies that target property and other offences in key hot spots around Beenleigh and Mt Warren Park.

Additional needs were identified for Eagleby:

- Programs for older people, especially those that address social isolation
- Local transport responses including community based transport programs and employment initiatives that support increased home based businesses.

#### 4.2 The needs of particular target populations

The background reports and discussions with service providers have identified a number of high need target groups who are vulnerable to social isolation and social disadvantage. They include<sup>5</sup>:

- Families. The income profile of the Southern Planning Sector and predominance of households in the lower income brackets indicates a need for services and leisure and recreation activities that are affordable for families. Given transport costs and difficulties, these need to be available at the local or district levels. Reports have identified a particular need for more entertainment, leisure and recreation opportunities for families that are affordable.<sup>6</sup>
- Young people. There is a perceived lack of local social activities, recreation facilities and meeting places for young people in the Southern Planning Sector. This is exacerbated by poor public transport services which prevent young people in the suburban areas from attending activities in Beenleigh Town Centre after school or at night or weekends. The lack of activities, opportunities and meeting places for young people has been associated with high levels of anti-social behaviour, with Mt Warren Park reported to have a higher incidence of graffiti and vandalism of public spaces than any other area within Logan City<sup>7</sup>.

A further issue for young people identified in the Community Renewal Program submission to the Department of Housing is concerns about the high levels of truancy and low levels of school participation prevalent in the area. Persistent school absence behaviour has been linked to early school leaving, long periods of unemployment, limited employment and life choices, financial and accommodation stress and inter-generational poverty. To address this issue, the Logan Beenleigh Young Person's Project has been established to provide intensive case management support to assist marginalised and high need young people who are parents, at risk of pregnancy or experiencing mental health issues.

- One parent families. As noted previously, Beenleigh, Mt Warren Park and Eagleby contain significant proportions of one parent families. Centrelink data indicates that a high proportion do not work and are receiving single parenting payments. To address issues of social isolation and low incomes, this group requires opportunities for social interaction, access to activities and

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<sup>5</sup> Logan City Council 2008

<sup>6</sup> The Hornery Institute, *Beenleigh: Your Town, Your Future* 2008, GHD 2009(b) *Report for Beenleigh Local Plan Design Workshop Outcomes Report*

<sup>7</sup> Logan City Council 2008

support services at local community centres and support to re-enter the workforce (including affordable childcare). They also require projects to support economic development for single parent families, through entrepreneurial initiatives<sup>8</sup>.

- Older people. While the proportion of older people within the Southern Planning Sector is not high, there is a concentration of older people in and around the Beenleigh Town Centre and in Eagleby. They particularly require access to support services to enable them to continue to live independently, and access to social and recreational activities to address social isolation<sup>9</sup>.
- People from culturally diverse backgrounds. While the proportion of people from culturally diverse backgrounds is not especially high across the Southern Planning Sector, it is noted that in recent times Beenleigh has started to become a settlement location for newly arrived refugees, due to its availability of relatively affordable housing. The needs of this group for support services, information and inclusive practices are particularly high.
- Indigenous population. As noted previously, Beenleigh has a significant population of residents of Aboriginal and Torres Strait Islander backgrounds.

### 4.3 Locational disadvantage

Lack of transport is identified as a major indicator of disadvantage and has been identified by service providers as a critical issue in the Beenleigh area. Key considerations with regard to locational disadvantage include:

- Proximity to facilities, services and employment opportunities
- Road networks and connectivity
- Access to private motor vehicles
- Access to public transport services

The literature notes that Beenleigh Town Centre contains a number of strengths with regard to its location and connectivity<sup>10</sup>. These include:

- Close proximity and immediate access to the Pacific Motorway and strategic highway system connecting with Springfield, Ipswich, Brisbane, the Gold Coast and NSW
- The Brisbane suburban and Gold Coast rail systems are accessible from the rail station located in the town centre, offering frequent express rail services to the Brisbane CBD and Robina
- Direct train and coach connections to Brisbane International Airport
- Local trains link Bethania, Edens Landing and Holmview to Beenleigh
- Convergence of local bus services for connections to the rail line at Beenleigh.

While residents of Beenleigh enjoy reasonably good access to a range of facilities and services in the town centre and ready access via road and rail opportunities in the wider area, a number of elements of locational disadvantage within the wider Southern Planning Sector have been identified. They include:

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<sup>8</sup> Logan City Council 2008

<sup>9</sup> Logan City Council 2008

<sup>10</sup> GHD (a) Beenleigh Vision and Key Issues Summary 2009

- Lack of direct road connectivity with Yatala Enterprise Area, a major employment hub for the sector
- Poor access to public transport into the Beenleigh Town Centre from other parts of the district, with limited bus services operating in the Beenleigh catchment area. There are no local bus services to Bahrs Scrub and Waterford, and only infrequent local buses servicing Eagleby, Mount Warren Park and Windaroo. Bus services to Yatala Enterprise Area are also considered inadequate<sup>11</sup>. The inadequacy of public transport services in the area is a key factor behind the heavy reliance in private cars to get to work, noted earlier in Section 2.12.
- The public transport facilities around the train station are of poor quality and this area does not encourage use of public transport. Safety at night and on winter evenings is a particular issue, with a widely held perception that this area is not a secure one<sup>12</sup>.

The lack of adequate local bus services connecting Eagleby and Mount Warren Park to the town centre services creates particular issues of locational disadvantage, given that these areas contain high proportions of low income residents, particularly public housing tenants. As identified in Chapter 2, rates of motor vehicle ownership in the area are relatively low, and this, combined with the lack of public transport services, significantly impacts on the ability of residents to access employment, health and social services in other areas. Lack of access to transport also impacts on a person's ability to competitively seek housing within the current rental shortage market<sup>13</sup>. The poor transport to areas of cheaper housing further away from employment opportunities reduces housing options for low income families who are reliant on public transport.

For those households with a car, the increasing cost of petrol can place greater financial stresses on low income families already struggling. The impacts of higher fuel prices increase the further from the centre of a city a suburb is situated, so the Beenleigh area is one of the most highly vulnerable areas within the Greater Brisbane area.

#### 4.4 Community safety and sense of security

In some circumstances Beenleigh is perceived as an area affected by a high incidence of anti-social behaviour and crime, often attributed to the close proximity of the Southern Districts Courthouse and a number of licensed hotels in the town centre. Perceptions of Beenleigh as an unsafe area may be attributed to the lack of night-time economy, and under-developed weekend economy. In addition, poor design and lighting of the centrally located train station and that it is an end of line facility add to safety and security concerns within the town centre.

As a result of low socio-economic standing leading to increased offending, it is reported by relevant service providers that a significant number of households in the Beenleigh area accessing services have a family member in a state correctional facility. This puts further pressure on disadvantaged families already under stress, thus indicating a continued need for programs and services specifically targeted to reduce locational crime and build safe and secure communities.

#### 4.5 Housing affordability and diversity

Across the Southern Planning Area, housing diversity and choice is relatively limited. As noted in Chapter 2, the predominant housing form throughout the Southern Planning Sector is detached housing, although there is a greater choice of housing types available in Beenleigh outside the core central area. It is noted that new residential unit development is not generally within easy walking distance of the core area and transport services<sup>14</sup>. The predominance of detached family housing is

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<sup>11</sup> GHD 2009 (a)

<sup>12</sup> GHD 2009 (a)

<sup>13</sup> Logan City Council 2008

<sup>14</sup> GHD Beenleigh Vision and key Issues Summary

not well suited to meet the needs of a changing population, which is likely to include a high proportion of smaller households as the population in the area ages.

The 2006 Census data regarding housing repayments and rental costs outlined in Chapter 2 indicate that Beenleigh has relatively affordable housing. At the same time, Beenleigh is characterised by significantly lower levels of home ownership and considerably higher proportions of rental housing compared to the rest of Queensland. It also has very high levels of public housing. This suggests that although housing is relatively affordable, home ownership remains beyond reach of a large proportion of Beenleigh residents.

As noted in Chapter 2, nearly 46% of the Beenleigh population occupies rental housing. This is associated with relatively high levels of population turnover. Beenleigh clearly plays a role in the wider region as a source of affordable, and affordable rental, housing for lower income households. Any impacts of future redevelopment of Beenleigh on this regional supply of affordable rental housing will need to be carefully monitored.

The Community Renewal Program submission to the Department of Housing has identified that in 2008, there were 3,494 people living in the 4207 postcode (Beenleigh, Eagleby and Mt Warren Park) receiving rental assistance from Centrelink, paid to people on low incomes who are paying rent in the private rental market<sup>15</sup>. This suggests that although rents may be relatively affordable at a state level, they are still beyond the means of significant numbers of low income households living in the Southern Planning Sector.

The Community Renewal Program submission further notes that recent changes to the Department of Housing eligibility policy mean there will be a greater turnover of public housing tenants in future, as those whose employment and income circumstances improve will not be deemed eligible for ongoing housing assistance and will be replaced by other high need households. This will result in a continuation of a high proportion of high need residents in areas with high concentrations of public housing.

The submission identifies a need for strategies to assist people to move out of the rental market and into home ownership, through connecting people to relevant state and federal programs and through initiatives that offer rental / purchase schemes. It also identifies a need for more early intervention and long term strategies with public housing tenants, to address factors relating to their level of disadvantage by enhancing their employment prospects and social skills and preventing intergenerational levels of disadvantage.

#### 4.6 Access to employment, education and training

As outlined in Chapter 2, levels of workforce participation and educational attainment in the Southern Planning Sector, and particularly in Beenleigh, are well below Queensland averages. This points to a need for initiatives to improve access to and participation in education, training and employment.

The transport difficulties experienced by the large proportion of residents without a car in accessing employment, education and training have been identified above with regard to locational disadvantage. A large proportion of Beenleigh residents travel out of the area for work each day and a need has been identified to improve access to local employment opportunities<sup>16</sup>. The development of Beenleigh as a Principal Activity Centre may help to address this need. The shortage of local employment opportunities means that many people spend long hours commuting to jobs in Brisbane or the Gold Coast, leaving little time or energy for family or community involvement. Combined with limited public transport services and reliance on private motor vehicles noted above, long journeys to work impact financially on low income households. More frequent

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<sup>15</sup> Logan City Council 2008

<sup>16</sup> The Hornery Institute 2008

and reliable transport services linking Beenleigh with surrounding areas were seen by local service providers as a significant need to enable people to access employment.

As also noted previously, rates of unemployment in the Beenleigh area are very high, with particularly high levels of youth unemployment. This is seen to be linked to low levels of educational attainment, identified in the previous chapter. There is also widespread concern amongst service providers at the extent of multi-generational unemployment, pointing to a need for initiatives that will “break the cycle of poverty”. A number of programs have been implemented to improve educational outcomes and provide access to vocational training at the local level (eg Eagleby Learning Centre discussed in the next chapter). As discussed in the following chapter, the closest TAFE college and university are located in Meadowbank, some distance to the north of Beenleigh. A need to establish a TAFE college within Beenleigh has been suggested in order to promote educational outcomes and address high rates of youth unemployment.

The strategic location of Beenleigh, within 3 kilometres of the Yatala Enterprise Area (YEA), offers important opportunities for new and existing residents to access employment. The YEA is currently one of the largest employment zones in south-east Queensland, with around 800 businesses employing around 8,000 staff<sup>17</sup>. Its location, within Gold Coast City, south east of Beenleigh on the Pacific Motorway and the Brisbane-Gold Coast passenger rail line, provides access for employees and “connectivity for businesses to local and regional markets, the Port of Brisbane and interstate trade destinations”. The site is 3,305ha and contains “enough land to meet demand until 2046 that will accommodate up to 40,000 workers at capacity”. YEA industries include advanced manufacturing, transport and distribution, warehousing, food processing, building and construction and wholesale trade. The education and training needs of the current and future Yatala workforce and the role that Beenleigh might play in meeting those needs will be explored in the social impact phase of this study.

Eagleby also hosts a range of community, commercial and industrial activities, including a shopping area and distillery, which provide employment opportunities.

#### 4.7 Community identity

Beenleigh has been identified in a number of reports<sup>18</sup> as displaying a strong community identity and sense of pride. Beenleigh is recognised as having a long rural history, which continues to influence the character of the town, including events and activities (eg Cane Festival). Despite population growth and urbanisation in Beenleigh, the area is perceived as maintaining village characteristics and a country town feel and values. This is expressed through its “small town atmosphere”, the friendliness of people, a “true sense of community and community spirit”, strength of community events and high participation in community activities and organisations<sup>19</sup>.

The rural identity is also linked to the town’s heritage, its traditional township character, historic pattern of streets, small shop frontages, its number of heritage buildings and long history in the area of some families. It is also linked to its role as a regional administrative and service centre for the surrounding district. The sporting and social infrastructure in and around the town is also considered to be one of its strengths.

Densification practices have the potential to alter the social balance, whether it is through changing the social mix of a community, altering social linkages or simply not providing adequate social infrastructure. It is a mistake to assume that existing residents want, or are able to relocate to other neighbourhoods. The lack of desire to do so can be attributed to a fear of a loss of social capital they have acquired over time in their existing neighbourhoods. Social capital refers to connectedness between people, including social networks and the norms of reciprocity and trust

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<sup>17</sup> <http://businessgc.com.au/index.php?page=yea-yatala-enterprise-area>

<sup>18</sup> The Hornery Institute 2008, GHD 2009(b)

<sup>19</sup> The Hornery Institute 2008, Anthony Davidson Strategic Consulting, *Greater Beenleigh Community Identity Project* 2008

arising from them<sup>20</sup>. Community involvement and civic engagement derive from these. Spatial choices can also have profound impacts on the social networks of the communities of which that space is a part<sup>21</sup>.

Strong social networks can produce significant economic and social welfare gains for geographically defined communities. The building of social capital must genuinely encourage and develop existing social networks, community bonds and ties, social organization and the exercise of trust. For this reason social linkages are also considered a key component of a locality's liveability. Density practices should therefore consider not only the physical change to an urban environment but also the social change and potential for social inequity.

Residential and industrial growth replaces the rural character of the area, it seems that Beenleigh's identity is becoming more confused, and appears to be in a state of transition<sup>22</sup>. This has been exacerbated by changes to Council boundaries and construction of the Pacific Motorway, with Beenleigh no longer visible from the main route or being a stopping point between Brisbane and the Gold Coast. Moreover, the motorway now separates Eagleby and the cane fields from the Beenleigh Town Centre. Despite being designated in successive planning schemes as a major centre, there has been little change in the level of infrastructure provided to enable Beenleigh to achieve this status. Beenleigh suffers by its proximity to other centres, with many people travelling instead to Loganholme and Helensvale for shopping and entertainment<sup>23</sup>.

New residents are drawn to Beenleigh because of its easy access to Brisbane and the Gold Coast and its affordable housing, a place where property prices are still reasonably affordable for first home buyers<sup>24</sup>. However the image of Beenleigh is also strongly informed by the prevalence of issues relating to social disadvantage and welfare dependency, its high proportion of public housing and associated social services, and presence of the Southern Districts Courthouse. Negative stereotypes are also associated with high rates of crime in the area.

Community consultation to inform the vision for the master plan for Beenleigh Town Centre has identified<sup>25</sup> a perception that the centre currently lacks any visible landmarks or icons as a focus for its identity. To create a 'real' town centre, a need has been identified for specific facilities, services and events to make the centre more family oriented, so people do not have to leave the area for shopping and entertainment. A particular need has been identified for facilities to develop a night life, (restaurants and cinema complex), more family oriented recreation, and a large scale outdoor entertainment venue that brings people together for major events<sup>26</sup>. Associated with this is an identified need to resolve traffic and pedestrian issues, develop a "main street" atmosphere and upgrade the area around the train station.

#### 4.8 Community capacity, civic participation and cultural expression

Background reports<sup>27</sup> have identified that within Beenleigh and its surrounding catchment there is a strong and diverse network of community groups and organisations making a significant contribution to the local community. Beenleigh is identified as having a variety of active community groups, including sporting clubs, community organisations and associations, senior citizens groups, cultural groups (art, craft and drama), business groups and social service providers. Membership and participation rates in local organisations and clubs and in sporting groups are regarded as being very high. Also participation in volunteering activities is reported as very high, particularly amongst older residents.

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<sup>20</sup> Ohlin 2003

<sup>21</sup> Foster 2006

<sup>22</sup> Anthony Davidson Strategic Consulting, 2008

<sup>23</sup> Anthony Davidson Strategic Consulting, 2008

<sup>24</sup> The Hornery Institute 2008

<sup>25</sup> GHD 2009, Anthony Davidson Strategic Consulting, 2008

<sup>26</sup> The Hornery Institute 2008

<sup>27</sup> GHD 2009, The Hornery Institute 2008

Beenleigh also has a respectable events and activities calendar, with key events in the area including the Cane Festival, Beenleigh Show, Opera in the Canefields, Heritage Day at the Historical Village, Film Festival, and Truck Show at the Showgrounds<sup>28</sup>. There is a high level of community activism in local issues, as evidenced by the Save our Showground campaign.

#### 4.9 Amenity and lifestyle issues

Community consultation undertaken to inform the vision for the Beenleigh Town Centre has identified a perception that the centre is lacking in “things to do”, especially after five o'clock when businesses close<sup>29</sup>. The lack of entertainment (eg no cinema), restaurants and positive night time activity is associated with a prevalence of anti-social behaviour, particularly at night. There is also a lack of informal places to meet and socialise. Residents have expressed a desire for a greater variety of eating places, and more things to do for all age and interest groups within the town centre.

At the same time, there is a widespread perception<sup>30</sup> that the area has good recreation opportunities, sporting facilities and great schools. These include riverside parks, the Doug Larsen Park, the tennis centre, swimming pool and BMX track. The area is seen as still offering a relaxed country town lifestyle which is highly valued by its residents. However, a need to develop more activities and events to attract visitors, to make the area safer at nights and weekends and to respond to changing population dynamics is also recognised.

#### 4.10 Bahrs Scrub

Drawing from the outcomes of community consultation undertaken by Council with residents of Bahrs Scrub in October 2009<sup>31</sup> and telephone consultations with service providers within Beenleigh undertaken by this study team, the following social issues are identified for Bahrs Scrub.

- The area contains largely rural residential development. There are no facilities, services or public open spaces currently within Bahrs Scrub and it relies on those in the adjoining urban community of Windaroo and in Beenleigh Town Centre.
- As identified in Chapter 2, the profile of Bahrs Scrub is one of relative affluence, with higher than average (for both Logan City and Queensland as a whole) household incomes, levels of home ownership and home purchase, motor vehicle ownership, levels of educational attainment and skilled / professional employment. The Bahrs Scrub population has a very different overall social composition to that of Beenleigh.
- At the same time, service providers have identified that there are small but significant numbers of low income households renting properties in the Bahrs Scrub area and some pockets of social disadvantage. Low income households are further disadvantaged by the lack of public transport connecting them to services and facilities in Beenleigh Town Centre and the wider area.
- Opinions about the prospect of future urban development in the Bahrs Scrub area appeared to be divided at the community consultation session, with many residents supporting, or at least accepting, redevelopment, while others expressed some opposition to the changes foreshadowed. There is potential for community division between those who support and those who oppose the development of the area, and among residents who will be differentially impacted upon by development. This points to a need for measures to promote social inclusion and to actively address the potential for social division.

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<sup>28</sup> The Hornery Institute 2008

<sup>29</sup> GHD 2009, The Hornery Institute 2008

<sup>30</sup> The Hornery Institute 2008

<sup>31</sup> Parsons Brinkerhoff Australia, Bahrs Scrub Local Development Area Planning Study – Summary of Community Workshop 8 October 2009

- Key issues for those opposing development included a resistance to change in the character of the area from rural to urban, concerns about the quality and nature of future urban development, and concerns about potential environmental impacts. Concerns were also expressed about the potential impacts of redevelopment on existing landowners, including property resumptions, impacts on rates and property values, traffic impacts, and amenity impacts especially during the transitional stages as construction occurs. These issues will be examined during Stage 2 of this study, the assessment of social impacts.

## 5 Existing human services, community facilities and networks

This section of the report identifies council, state government, non-government and private sector facilities, associated services, programs and activities and organisational / agency networks.

The analysis considers the adequacy and accessibility of the existing social infrastructure to meet the needs of various population target groups and the community as a whole. Service gaps, levels of demand and facilities and services with spare capacity to address future needs are identified.

The assessment has considered the facilities and services provided to meet regional and district level needs for the Southern Planning Sector, and facilities and services to meet the local needs of people living within the suburb of Beenleigh and the Bahrs Scrub area. It has not considered all the local facilities provided in other suburbs within the Southern Planning Area which are provided to meet the local needs of each suburb. However, several key facilities which would be used by residents of Beenleigh, particularly in the adjacent suburb of Eagleby, have been included.

The analysis has drawn on a desk top research of Council inventories, web searches, previous studies and reports. It has also involved consultation with key Council officers, a site visit to the area to view facilities and some limited consultation with local service providers by telephone to enhance the desk-top information. It should be noted that the assessment has not involved a comprehensive survey of all service providers, nor a detailed inventory of existing facilities. Nor has it included an asset audit or building condition survey, and hence does not provide a detailed assessment of opportunities for upgrading or expanding existing facilities.

A map indicating the location of existing key facilities and open space is provided at the end of this chapter.

### 5.1 Council community facilities

Council community facilities within the Southern Planning Sector include community centres, cultural facilities, libraries, youth centres and community recreation clubs. Within the draft *Logan Community Facilities Strategy*, existing Council community facilities have been assessed to determine the level of service (LoS) each facility actually provides to the community. The analysis has been based upon how each facility meets four different criteria:

- Location / access
- Site area
- Building area
- Design (based on DSS)

Each facility has been given a rating between 0.0 and 1.0, indicating the extent to which it meets the needs of the community according to these criteria.

Existing Council facilities are outlined below.

#### 5.1.1 Community centres and halls

**Beenleigh Neighbourhood Centre** is a local level Council-owned facility which occupies an old timber building on Mansfield Walk. The centre is centrally located within the community precinct which includes the Library, Events Centre, Council childcare centre and Crete St Theatre in the

heart of Beenleigh. However, it is accessible only via a narrow (almost hidden) access road, completely locked in by other public buildings, with no visibility from the street.

Beenleigh District Community Development Association manages this centre and provides a range of services and activities including: free legal advice, financial counselling, Queensland Illicit Drug Diversion Initiative, Arafmi, family counselling, weight loss programmes, Narcotics Anonymous, Diabetes Support Group, tax help, CSS programme, skills for life and homeless programme. The centre's housing co-ordinator provides limited supported accommodation assistance.

The centre is used by a varied range of community groups and organisations, including: Beenleigh CWA, University of the Third Age, Ninjutsu, Soroptimists International, Craft Group, Creative Beading, international cooking class, Albert Valley Centre for the Arts – Community Arts Group, Bujinkan Beginners class, Beenleigh spiritual church, Transcendental Meditation, Scrapbooking Classes, Activities Group.

The current building is too small to adequately meet the needs of all the organisations and programs seeking space within it. The demand for space and services is much greater than the current facilities can offer, both in terms of office space and activity space in the centre's hall. This results in some high need groups having to share use of space with recreation and interest groups, which does not meet the needs of either group.

Apart from the Neighbourhood Centre, there are no reasonably sized and priced rooms available for public hire within the Beenleigh area. Therefore demand to accommodate groups at the centre is high and it is difficult to offer regular bookings to groups. As the centre is not for profit, a lot of groups using the centre do so by donation, which sometimes does not cover the actual costs of using the facility.

The centre needs a larger and more flexible space, hall, meeting and training rooms to rent out to groups and for the administration of the Community Development Association. This will enable the centre to continue to meet the needs of the existing groups and expand their services to provide help to other groups.

The *draft Logan Community Facilities Strategy* has identified that this facility is not adequately meeting needs, with a level of service of only 0.3 (out of a possible 1.0) due to its access and visibility being limited and the building not meeting space and design requirements. Council has recognised that the centre needs to be re-located and it has been proposed that it be moved to an adjoining site which previously accommodated a Council administration / service centre. This building will provide additional space in the short term, but will not meet the longer term needs of Beenleigh for a purpose-built, district level multi-use community centre.

In addition to a need for a bigger community centre to accommodate all the activities and services it provides, the Beenleigh District Community Development Association has identified a need for additional funding for programs and initiatives for families and parenting classes, legal aid, homelessness and drugs issues. Demand for services in these areas is currently outstripping availability.

**Beenleigh District Senior Citizens Centre** is a Council owned district level facility located within a large community precinct adjacent to the PCYC and large sport and recreation complex. The centre is a large brick building constructed in 1984. It provides an extensive range of programs and services for older people, including social and recreational activities and accommodation for services funded by the Home and Community Care (HACC) program to support frail older people to remain living at home. The centre also provides meeting space for community organisations focused on the needs of older people.

Activities in the centre include lunch-time meals, library, hairdresser, indoor bowls, dancing, cards, computers, arts and crafts, concerts and coach trips. HACC services delivered from the centre include centre based day care, in home respite care, social support service, meals on wheels

service, transport service, home maintenance / modifications service, community visitors scheme, physiotherapy and podiatry. The centre has over 100 volunteers assisting in the delivery of services and activities. There are waiting lists for some services.

The *draft Logan Community Facilities Strategy* has identified that this district level facility is meeting the needs of the community reasonably well, with a Level of Service of 0.9. It has limited opportunities for expansion due to the proximity of other facilities.

**Beenleigh Events Centre** (formerly known as **Beenleigh Community Centre**) is located on the corner of Crete and Kent Streets, Beenleigh. It contains three function rooms and two meeting rooms. The centre accommodates a range of events and conferences. The centre is in high demand for meetings, church groups and social clubs. A portion of the centre is made available to Beenleigh Theatre Company, under a lease agreement.

The draft *Logan Community Facilities Strategy* has identified that this district level facility has a Level of Service of 0.9 and is adequately meeting the needs of the community. It is described as a popular and well used facility, well presented and maintained. It is co-located with the Beenleigh Library and Crete St Theatre in the community precinct within the town centre. The facility has limited opportunities for expansion due to its location between the other facilities.

**Beenleigh Language and Research Centre** is located at 2 Plantation Road, Beenleigh and accommodates the **Yugambeh Museum Language and Heritage Research Centre**. The facility is well appointed, but, situated on the outskirts of town, has limited exposure to the wider community and has a Level of Service of only 0.6. The centre collects and maintains items that are evidence of the language, history and culture of the traditional Aboriginal people of the Yugambeh Region and uses it for education, research and cultural enrichment of the Yugambeh community and the community in general. The Centre hosts a number of speakers, events and activities throughout the year including Kombumerri Aboriginal Corporation for Culture, The Drumley Walk and The Black Diggers Remembrance Ceremony.

**Eagleby Community Centre**, 8-16 Cowper Road, Eagleby, provides a well maintained building with a variety of facilities and a well appointed hall. This local level facility is located adjacent to other community facilities (eg aquatic centre) and is leased to the Eagleby Community Association. It has a Level of Service of 0.9.

**Eagleby Community Association**, 7-13 Cowper Road, Eagleby, is centrally located near other local level community facilities and well-used by many community groups. The hall been extended many times and is available for hire. It has a Level of Service of 0.7.

**Eagleby Community Hall**, 94-112 Fryar Road, Eagleby, is an attractive and modern building in central Eagleby which is also leased by the Eagleby Community Association. The local level facility fills the role of a town hall and is available for hire. It has good exposure and room for expansion. It has a Level of Service of 0.9.

**Bishop Street Park, Eagleby** contains an unused local level community facility (formerly a child care centre) with the potential to accommodate groups using nearby facilities including the rugby league club, playground, tennis courts, the Eagleby pool and scouts. It has a Level of Service of 0.6.

It is understood that the community facilities and services within Eagleby are of a local nature only. While they are well used by Eagleby residents, they are not substantially used by Beenleigh residents due to their local focus.

**Bethania Community Centre** is a district level facility located adjacent to Bethania Pool. The centre has a number of rooms available to the public for hire for meetings, parties and activities. Activities and groups currently held at the centre include Lutheran Community Care, martial arts classes, asbestos support group, Bethania senior citizens club, dance classes, Alcoholics

Anonymous, children's playgroups and Livingstone Evangelism Ministry. The facility has a Level of Service of 0.7, reflecting its limited visibility on the fringe of town. It is not substantially used by Beenleigh residents due to its location.

### 5.1.2 Libraries and cultural facilities

**The Beenleigh Library** is a district level branch library located within the town centre at Crete Street, Beenleigh. It is open Monday to Saturdays and provides a range of facilities and services to the community. The library has 16 computers with internet access and email which are available to the public and are heavily in demand at all times, both from students after school and adults. The library provides training courses to all ages including adult training for introduction to the internet and word processing to assist with employment opportunities.

The library provides multicultural services and information to new residents. Welcome programs are held in association with Access Services (based in Logan Central) and the library promotes awareness of different cultures within the region. Foreign language books, magazines and special collections are stocked.

The library has a meeting room available for use free of charge to not for profit groups. The meeting room is in high demand for bookings by different groups and some additional meeting space would be beneficial. Groups using the meeting rooms include health services outreach programmes, teachers, speech therapy, camera club and art groups.

A number of community groups and activities are held at the library aimed at a wide mix of age ranges and cultural backgrounds, including Beenleigh Community Choir, Baby Rhyme Time, Storytime, English Conversation Coffee Time, free immunisation clinic, computer courses and meditation.

The draft *Logan Community Facilities Strategy* has identified that this district level facility is adequately meeting the needs of the community, with a Level of Service of 1.0.. It is described as a large, well appointed library set in a prominent position in the centre of town, adjacent to the community centre in the community precinct and the primary school. It is easily accessible by public transport and well utilised by the community. However, it has limited expansion opportunities due to its location.

**The Crete Street Theatre** is located on the corner of Kent and Crete Streets, Beenleigh. The theatre is part of Council's Beenleigh Community Centre Complex opened in December 1993, and has a seating capacity of 152. The Beenleigh Theatre Group puts on productions at the venue, together with a number of theatre based activities and programmes including Theatre School training in performance or behind scene production / technicians, music and vocal classes. The venue is not available for general hire.

The draft *Logan Community Facilities Strategy* has identified that this district level facility is meeting the needs of the community reasonably well, with a Level of Service of 0.9. It is suitable for small – medium sized productions and is popular and well used. It is located in a prominent position in the heart of Beenleigh, adjacent to the community centre and library. However, the existing theatre has little opportunity for expansion, and insufficient room to be upgraded to a regional facility.

### 5.1.3 Youth centres

**Beenleigh PCYC** is located to the north of the town centre, on a main street thoroughfare in a community precinct containing the AFL club, tennis centre, swimming pool and adjacent senior citizens centre. It provides a large number of activities and services to young people within Beenleigh. Over 2,000 people use the centre each week. Activities currently on offer include monthly blue light discos, sports and fitness clubs, creative and craft classes, community radio, school holiday activity programme, work skills, youth development programmes and outreach work.

The draft *Logan Community Facilities Strategy* has identified that this district level facility is adequately meeting the needs of the community, with a Level of Service of 1.0. It is a large, well maintained and very popular facility, which offers a diverse range of activities. However, the facility operates on a user pays system, and the relatively high cost to attend often restricts young people's access, particularly if there are multiple children in a family. The facility is noted as having limited room for future expansion.

**Eagleby Youth Space** is a Council owned local level youth centre located adjacent to the Community Hall and park. The space is leased to Beenleigh Area Youth Services. It has a Level of Service of 0.9.

#### 5.1.4 Recreational clubs

**Beenleigh Scouts and Guides halls** - Both of these halls are small, basic local level Council owned structures located in residential areas. The draft *Logan Community Facilities Strategy* has identified that these facilities are adequately meeting the needs of their members as local community recreation clubs. Level of Service for both facilities is 1.0.

**Beenleigh Band Shelter** is a small brick structure located within Centenary Park owned by Council and leased to Beenleigh Band to meet its need for storage and rehearsal space. Level of Service is 0.9.

**Twin Rivers Country Music Club (Kierkin Hall)**, 292 Logan Street, Eagleby, is a house located within the Oliver Sports Complex with large verandah suitable for performances and areas of open space. Level of Service is 1.0.

**Brigalow Country Music Club**, at 293 Logan Street, Eagleby, is a collection of buildings within the Oliver Sports Complex and adjacent to the Twin Rivers Country Music Club. Level of Service is 1.0.

**TS Walrus – Australian Naval Cadets**, at 1-13 Ramu Street, Eagleby, is a well maintained two storey house with parade ground and storage sheds. Level of Service is 1.0.

**Twin Rivers Sea Scouts**, cnr Stanbridge and Butler Streets, Eagleby, is a basic brick building and shed within a community facilities hub. The draft *Community Facilities Strategy* notes there is little evidence of current uses. Despite this, it has a Level of Service of 1.0.

## 5.2 State Government facilities and services

### 5.2.1 Schools

#### High Schools

Beenleigh State High School, located in the northern part of Beenleigh Town Centre, has an enrolment of 936 students catering for years 8 to 12. There are four main feeder primary schools, however students enrol from all schools within the district and beyond. The school has a significant number of indigenous students. The school caters for 85 students with Special Education needs and is classified for students with Intellectual Impairment, Speech Language Impairment and Autistic Spectrum Disorder.<sup>32</sup>

Windaroo Valley High School was established in 1984 and currently has 1,088 students enrolled in Years 8 to 12. Enrolment numbers have been steady over the past few years. The school currently has no plans for expansion but does have a number of demountable classrooms to use as demand fluctuates. The school has a special education unit for children in Years 8 -10 and specialises in technology. This school serves the Bahrs Scrub area.

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<sup>32</sup> <http://www.beenleigshs.eq.edu.au/>

## **Primary Schools**

Beenleigh State School first opened in 1871 and is located within Beenleigh Town Centre. The school has 415 students enrolled in Prep to Year 7, a slight decrease over the past few years from approximately 450. The school has recently had a meeting room / hall and library built and has a number of demountable classrooms. The school provides a specialist building to meet the needs of students with disabilities and those with English as a Second Language, to develop daily living skills, as well as offices for intensive treatment and counselling.

Windaroo State School is a co-educational primary school from Prep to Year 7 located in Mount Warren Park. The school opened in January 1992 and initially experienced rapid growth. In the past few years as the local community has aged, there has been a decline in enrolments from the previous peak of over 1,100 students to a current enrolment level of 807 students. The school has between 6-8 demountables currently used for a variety of teaching and school activities. There is a special education programmes for children up to Year 7 with low incident support needs. This school serves the Bahrs Scrub area.

Mount Warren Park State School has a current enrolment of 840 children, aged from pre-prep to year 7. The school has an early childhood education and special education program. The school received Building the Education Revolution funding and recently built a new auditorium.

Waterford State School is a co-educational school for children aged from prep to year 7. Enrolments are listed as being 586 which has been relatively stable over the past five years, with a peak of 665 students in 2007,

Eagleby State School has current enrolments of 364 children from prep to year 7. There is a chaplaincy program and support services for students and their families. Many of the children attending the school come from families experiencing generational poverty issues. Approximately 30% of children require additional learning support.

Eagleby South State School has an enrolment of 262 from prep to year 7. The school works closely with Twin Rivers Care to provide programs for students. The school has a partnership with Ruby Gardens Retirement Resort to link younger and older Eagleby generations through like-minded pursuits such as gardening, sport and reading.

Edens Landing State School opened in 1997 and has a enrolments of 746 from prep to year 7. The school offers a school Chaplain, a guidance officer and other support services for students.

Overall, it is reported that primary schools are seeing a decline in enrolment numbers as the general population ages. New developments in the area have been limited, and those that have occurred have been targeted at second home owners who have not had large numbers of primary aged school children to boost the numbers.

## **Special Schools**

Beenleigh Special School is located in Mount Warren Park and caters for the educational needs of students from six to eighteen years of age. The school currently has 88 students enrolled. All students have at least one disability and have been identified as requiring high levels of support. The establishment of special education programs and services that are available to students in primary and secondary schools initially contributed to a gradual decline in the enrolment of students since 2000. However in recent years the number of students has been increasing and the school will be building two new classrooms this year. The school currently has capacity for approximately 20 additional students. The school is investigating opportunities to provide before and after school care for children on the site in association with the PCYC.

Beenleigh Special School draws students from a wide geographic area that includes suburbs within the former Gold Coast City, Logan City and Beaudesert Shire precincts. As Beenleigh Special School

has the services of a nurse on campus, students with high medical needs are supported to enrol at the school even if it may not be the nearest special education program to their home address.<sup>33</sup>

### 5.2.2 TAFE

**The Metropolitan South Institute of TAFE Loganlea Campus** is located at Meadowbrook approximately 6 kilometres from Beenleigh. Metropolitan South Institute of TAFE has nine campuses in the south Brisbane area. Child care facilities are available at the campus. A wide range of courses are available in business, adult literacy and numeracy, education, IT, beauty therapy, hospitality, children's services, health and social / community services.

The Loganlea campus currently has enrolments of approximately 3,456 students in both full and part time courses. The campus specialises in nursing, business, child studies and community services, English as a Second Language. There is particular demand for programmes in the area of nursing, aged care and child studies. The campus occupies a large site, but currently has no plans for expansion.

Recently the construction trades courses component has been relocated to the Acacia Ridge campus, which may impact on students' abilities to access training, particularly younger students who may not have a car.

**The Eagleby Learning Centre** is located approximately 3 kilometres to the south east of Beenleigh. The Centre provides community education for Eagleby and the surrounding districts. Courses are largely vocational and adult secondary education. Several courses are aimed at learners who left the schooling system early or are getting skills to return to the workforce. Students attend from surrounding schools with special needs or to complete vocational training programmes.

The Centre has a number of vocational facilities including wood and metal machining workshops, welding and automotive workshop, construction courtyard, general classrooms, computer rooms, kitchen and sewing room.

### 5.2.3 Health care

The closest public hospital to the Beenleigh and Bahrs Scrub area is **Logan Hospital**, located in Meadowbrook to the north west of the study area. Logan Hospital currently has approximately 307 beds and employs more than 1400 full-time equivalent staff. Its services include obstetrics, gynaecology, orthopaedics, ear nose & throat, paediatrics, respiratory medicine, neurology, endocrinology, cardiology, renal dialysis, emergency medicine, specialist outpatient clinics, oral health, allied health services, mental health services and palliative care. It has an intensive care unit, a coronary care unit, renal dialysis unit, day surgery unit, endoscopy unit and supportive care unit.

The hospital was recently awarded \$44 million from the State Government for the expansion of the Emergency Department. The investment will see construction of 18 adult treatment bays, and a dedicated paediatric waiting area and treatment bays. Other expansion programmes are currently occurring in the areas of mental health and ambulatory care, resulting in an additional 25 beds.

Health service planning shows the need for the hospital to double in size by 2015 and triple by 2021, based on current population projections and the ageing community. The hospital is currently going through a master planning process to plan for expansion, however the results are not yet publically available.

**Beenleigh Community Health Centre** is located on Mount Warren Boulevard to the south of the Beenleigh town centre. This location is not accessible by public transport for much of its catchment population. The centre provides services in adult and child mental health, dental services,

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<sup>33</sup> <http://www.beenleighspecial.eq.edu.au/profile.htm>

community nursing, physiotherapy, occupational therapy, child health services, child development, nutrition and school health services.

The community health centre covers a wide catchment area stretching to Tambourine, Pimpama River and Logan. There are significant waiting lists in all service areas apart from child health services. It is felt that these could be addressed through additional staff resources rather than additional built space. The Community Health Centre has identified that it has adequate facilities to meet future demand and there are no plans to expand facilities in this area.

Free immunisation clinics for children are held at the Beenleigh Library.

The Logan-Beaudesert Health Service District runs a **Refugee Health Service** which provides initial health assessments within the first six to twelve months of arrival in Australia. It targets all refugees, humanitarian entrants, temporary protection visa holders, asylum seekers and refugee claimants. The service operates at the Logan Central Community Centre one day per week and also provides outreach work to migrants and refugees residing in the district.

**Princess Alexandra Hospital Sexual Health (PASH)** Clinic operates a weekly outreach clinic at Beenleigh for free services and infection management. This hospital is a major facility located in Woolloongabba.

#### 5.2.4 Emergency and justice services

The Southern Districts Courthouse is located in the heart of Beenleigh Town Centre. It is a regional facility for the whole Logan area.

A Police Station is located within the Beenleigh town centre on Kent Street. There is no local station serving the Bahrs Scrub area. A further station is located to the north east of Beenleigh in Eagleby.

Beenleigh Fire Station is located on Brigade Drive. The station falls under the South Eastern Region of Queensland Fire and Rescue Service.

Beenleigh falls within the South Eastern Region of the Queensland Ambulance Service. The regional office is located at Tansey Street, Beenleigh. Beenleigh Ambulance Station is located in Brigade Drive, Eagleby.

### 5.3 Non government services

#### 5.3.1 Family and support services

**Beenleigh Adult and Youth Service**, run by the Wesley Mission, provides a number of support services to families as well as to young people. Chief amongst these is the Families Around Beenleigh service, which provides a range of flexible support and early intervention programs to help families with children who are at risk of becoming homeless to manage their finances. It also runs Futures in Focus, offering support programs aimed at social housing tenants who are or at risk of being unemployed.

**Beenleigh Supported Accommodation Service (BSAS)** is managed by Beenleigh District Community Development Association. BSAS accepts families and dual diagnosis clients (mental health issues together with intellectual, alcohol and other drug issues) into its Supported Housing Service.

The service operates 10 houses located in the Southern Logan region around Beenleigh, with a targeted average tenancy of 12 months. There are significant waiting lists for housing and consequently the service provides referrals to other agencies and support.

**Community Care Beenleigh District Inc.** provides a number of free services to the local community, including emergency relief, lifestyle skills, counselling, housing referrals and retraining.

The organisation is funded by the Department of Communities. It reports that over the last year or so there has been an increase in the number of people seeking unemployment programmes, particularly males aged 40-50. There has been increased demand for unemployment related counselling and in unemployment related issues such as homelessness, financial management, emergency food relief and housing. Comments were made regarding the increase in rental costs and limited affordable accommodation in the area, which has resulted in higher levels of homelessness and people needing temporary accommodation. The no interest loan facility has also seen an increase in demand recently, as has demand for anger management counselling for young males. The organisation plans to expand its range of services to include financial counselling and to cover the need in other locations in the region, primarily in the south.

**Lifeline Community Care** runs a Referral for Active Intervention Program in Beenleigh, providing support to families with children aged 0-8 years. The Program is funded by the Department of Communities. Services include counselling, parenting strategies, practical support in daily activities, information, group programs and outreach activities.

**Beenleigh Salvation Army Corps** - Located at 6 Janine Drive, Bahrs Scrub, provides housing support in addition to Sunday services and a youth group.

**Eagleby Community Association** is located opposite the Eagleby Community Centre and aquatic centre. It was originally established as a "Women's Group" to address concern regarding isolation and transport, facilities for children, childcare, employment, education, counselling and family support; as well as the need for a community building & enhancing community spirit<sup>34</sup>. The Association hires out halls and training rooms, as well as catering for the needs of a number of community groups, including a food co-op.

**Other family support services** operating within Beenleigh include:

- St Vincent de Paul operates a Child and Family Program in Beenleigh. This provides counselling to families on emotional, behavioural and parenting issues and in home help
- Logan Consumer and Carer Advisory Group – provides support to consumers and carers regarding mental health issues
- KinKare – provides support for relative carers and those denied access to their grandchildren
- Care Arm Family Counselling Centre.

### 5.3.2 Mental health

**Arafmi** provides support and advocacy for families and friends of people living with a mental illness or disorder. This service operates from the Beenleigh Neighbourhood Centre.

**Canefields Clubhouse Beenleigh** provides a rehabilitation programme for people with mental health issues. The centre has experienced significant demand and growth in the past few years and will shortly be moving to larger premises at Meadowbrook. The service focuses on developing member's employment opportunities and vocational skills, with about 30-40 people using it each day. The Clubhouse has a catering and maintenance unit, clerical and administration unit and employment and education unit.

### 5.3.3 Child care centres

There are a number of childcare facilities within Beenleigh, providing long day care, pre-school / kindergarten and out of school hours care for primary school children. They are operated by Council, non-government and private sector organisations and include:

- Beenleigh Community Kindergarten and Preschool – A Council facility adjoining the current neighbourhood centre

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<sup>34</sup> <http://eagleby.webs.com/aboutus.htm>

- The Children's Centre of Beenleigh, which provides child care for toddlers, preschool and kindergarten, and before/after school and vacation care for children up to 12 years. The centre can accommodate a maximum of 10 toddlers, 16 kindergarten and 21 children in the early education group.
- ABC Beenleigh offers Long Day Care for children aged 15 months – 6 years.
- Beenleigh Yellow Brick Road Child Care Centre / Land of Oz – has 76 places for long day care, before and after school care and vacation care.
- St Patricks provides outside school hours childcare and school holiday care for children aged 4 to 13 for approximately 60 children. The centre is attached to St Josephs school and families attending the school have priority for places
- Beenleigh PCYC School Age Care provides before and after school care, school holiday care.
- Beenleigh Community Kindergarten Association has child care for children aged 3-5.
- Beenleigh Family Day Care – provides home based care for children primarily aged between 0-12 years in homes of registered care providers.

These centres have reported that:

- There is continuing high demand for childcare places for babies, toddlers and children under 3 years, with all centres reporting no vacancies for these groups, and insufficient facilities to care particularly for babies aged 0 – 15 months. This is in part due to the high ratio requirements of staff to children, rather than any apparent boom in the number of babies.
- However, a number of centres have spaces available for kindergarten and pre-school aged children. There is a large supply of facilities in the area, which results in spare capacity in many of the centres. Private providers will face further competition from the government building a pre-school in the area. None of the centres spoken to had any plans to expand at the moment. Childcare provision was seen to have an adequate supply within the area for the current levels of demand.
- Recent trends have reflected the increasing economic pressures on families, with a number of parents being unable to meet the costs of childcare and withdrawing from childcare. It was felt that a lot of parents were struggling at the moment to pay for childcare so have left the centres to find alternative arrangements, such as stay at home mums and family help.
- There are lots of working parents in the area, so demand for before and after school care is high. A particular need was noted for after school, weekend and holiday activities for children with a disability.
- There are no childcare facilities within Bahrs Scrubs, with parents using the childcare centres in Beenleigh.

#### 5.3.4 Youth services

**Beenleigh Youth and Community Combined Action (YACCA) Program** is a youth crime prevention program funded by the Queensland Government for young people aged 10 – 17 who are at risk of offending. Under this program, an interagency youth service operates with the Beenleigh Adult and Youth Services (BAYS) and Wesley Mission Brisbane to deliver six youth and family programs in the Beenleigh and Eagleby area, including the BAYS YACCA programme which runs out of **Eagleby Youth Space** drop-in centre.

**Beenleigh Area Youth Service** is run by the Wesley Mission Brisbane. BAYS is currently being phased out to become part of Wesley Mission Brisbane. It provides a number of programmes for young people in Beenleigh including:

- Supported Accommodation Assistance Program - external supported share accommodation for young people aged between 16 to 21 years and young single mothers who are homeless or at risk of homelessness

- Housing Options Project - assisting people aged 16 to 25 years from the Northern Gold Coast to secure private accommodation
- Youth and Community Combined Action - group activities and individual support for young people aged 10 to 17 years to encourage them to participate in creating positive change in their community
- SMART POEMS - A life-skills education program for young people aged 14 to 19, aimed at providing them with time and opportunities to become the people they want to be
- Eagleby Youth Space - a fully operational Youth Centre in Eagleby
- Gold Coast RESTART - primarily for young people disengaged from local high school, a free 20 week flexible educational program focusing on re-engaging with education or employment
- Logan Beenleigh Young Persons Project - for those eligible for intensive support (usually ages 12 to 25) - including young parents and their children and people with a mental illness, ensuring participants have access to the right mix of services to get them where they want to be through the provision of personalised, case management and support
- Pee Wees - for ages 0 to 8 and their parents, teaching parents creative play, teaching parents to make a positive connection with their children
- Social and Economic Development Strategy (SEDS) - encouraging young people to participate in the future of their community
- Supporting those at risk of homelessness (STARH) for any person over 16, helping to prevent homelessness through early intervention
- Sustainable Tenancy Project - helping individuals and families learn about tenancy rights and responsibilities helping community agency staff become trained facilitators
- Youth Housing - for ages 16 to 25 years, supported transitional housing assistance to enter the private rental market four Beenleigh houses, three Southport housing units and two Beenleigh units
- Young Parent Support System - antenatal and postnatal support for young people, pregnancy and parenting support for young people.<sup>35</sup>

Wesley Mission has three sites in Beenleigh and Eagleby. The Beenleigh centre has two housing programmes and a number of programmes targeted at young parents. Staff report a continuing high demand in all of the programme areas to meet the needs of the local community. It was felt that both additional program space and staff resources were needed to meet the ongoing demand for services and assistance.

**Anglicare Beenleigh Youth Accommodation and Support Service** provides young people who are at risk of homelessness and their families with support. The service provides fully supported short and medium term accommodation, family mediation and counselling. The services are available to all young people aged 16 to 18 and others aged 12 to 15 with parental consent. This service also provides programs and workshops for young people and families in the community.

**Phantast Cultural Music and Arts Association** works with all ages but mainly young people providing arts, music, theatre and mural creation. The organisation has approximately 700 members throughout the area. Youth programmes are run to develop skills such as DJ/MC workshops, Hip Hop sound recordings, art clubs and mural artworks design and installation. A number of murals have been commissioned within the area. Phantast does not operate from a centre, but is run directly with young people in the streets and parks. The organisation hires spaces when needed, although sometimes struggles to find appropriate venues suitable for large numbers of their members and their families.

The Making a Difference Programme runs in all primary and pre-schools with approximately 1,200 children per week engaged in MAD's programmes. It is an after school arts club aimed at younger children.

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<sup>35</sup> [http://www.wmb.org.au/page/Our\\_Services/Community\\_Services/Adult\\_and\\_Youth\\_Support/](http://www.wmb.org.au/page/Our_Services/Community_Services/Adult_and_Youth_Support/)

**Youth on the Edge** targets disadvantaged young people through an outreach worker and safe, drug free activities and mentoring to assist in breaking the cycle of destructive choices. The programme is funded under the Australian Government's Stronger Families and Communities Strategy to provide support to young people 'at risk'. The project aims to strengthen families and the community by developing confidence, self esteem and life skills for disadvantaged young people who are at high risk of entering the juvenile justice system.

Youth on the Edge will link disadvantaged young people and families with community resources and prepare them for the workforce. The project will target around 600 young people aged 10 -17 years in Beenleigh and Eagleby and provide them with opportunities for a positive future and outlook on life.<sup>36</sup>

### 5.3.5 Multi-cultural Services

Logan City Council provides services for Aboriginal and Torres Strait Islanders and people from diverse cultural backgrounds, however the majority of these services are based in Woodridge. Logan City Council and the State Government's Multicultural Affairs Queensland run the Local Area Multicultural Plan (LAMP) programme which provides planning services for the 161 different cultures in Logan. This service ensures that multicultural residents have the support needed to access services. Council's Cultural Diversity Project Officer works with residents on community relations, access and equity issues.

**ACCES Services Incorporated** provides settlement support services and employment initiatives for migrants and refugees in the Logan, Beenleigh and Northern Gold Coast area. The service shares an office space in Beenleigh and runs a large programme of services and outreach workers including:

- Employment Beenleigh - 2 employment coaches and customer service officer
- Logan and Beenleigh Young Persons Project targeted at young people who are teenage parents or at risk of becoming teenage parents and young people experiencing or showing early signs of mental illness with multiple support needs
- Participation in the Beenleigh Cane Festival to promote integration and cultural awareness with the Logan Community
- Assistance in development of Ethiopian Community group in Beenleigh
- Links and partnerships with existing service providers, schools and organisations
- Provided education to doctors, practice managers and nurses in Beenleigh on the mental health needs of culturally and linguistically diverse and mainstream clients
- Established a new hub at the Beenleigh PCYC.

The services offered are in high demand and programmes are expanding.

### 5.3.6 Cultural facilities and organisations

**The Pavilion Theatre** is located at the Beenleigh Showgrounds, James Street, Beenleigh. It is used by the Phoenix Ensemble for productions. There are also youth theatre classes for primary to Year 12 students and adult dance classes. The seating capacity is 90, and the theatre is not available for hire.

**The Beenleigh Showgrounds**, on the southern side of the town centre, is owned by the not-for-profit Show Society. It hosts a large number of organisations and services, including:

- Australian Red Cross
- Assemblies of God Church
- Donald James Waters Art Group

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<sup>36</sup> [http://www.fahcsia.gov.au/sa/communities/funding/localanswers/Pages/r5\\_qld\\_description.aspx](http://www.fahcsia.gov.au/sa/communities/funding/localanswers/Pages/r5_qld_description.aspx)

- Beenleigh Quilters Inc.
- Beenleigh Lapidary Club
- Australian Native Orchid Society
- Hatha Yoga
- Yin Yang Taekwon-do
- Beenleigh Craft and Farmers Markets
- Beenleigh Flea Market
- Beenleigh Gem Festival
- Beenleigh Rodeo
- Beenleigh Cane Festival
- Beenleigh Show.

The Showgrounds contains a very large area of centrally located land which will remain available for future community needs in the future. However, the site is considered to be underutilised and to offer potential for several alternative uses including other community infrastructure to co-locate in this precinct, develop as a regional outdoor event space, or redevelop for residential uses<sup>37</sup>. It is understood the Logan City Council is in discussions with the Show Society to explore future development options for this site.

**Old Beenleigh Town** (formerly known as **Beenleigh Historical Village**), located in Main Street Beenleigh, tells the history of Beenleigh's formation. The site includes over 20 buildings with historical significance, including the original church, school, boot-makers shop, railway station, post office, jail, council chambers, and several historical cottages from the Beenleigh area. It presents displays of old farming machinery, artefacts and photos, and houses the Beenleigh and District Historical Society. Tours and events, including church services, are held at the site. The village provides volunteering opportunities in a range of skills. The facility can be hired by the community for weddings and events. Although not owned by Logan City Council, the site has been identified in Council's *draft Community Facilities Strategy* as having potential to become a regional museum, with support from Council, to preserve historical knowledge and heritage items across the region.

### 5.3.7 Places of worship

There are nine churches in and around Beenleigh, predominantly those of the Christian faith. A number of other church groups hold services in the Beenleigh Events Centre or Beenleigh Neighbourhood Centre. They include Liberty Christian Church, Rivergate Impact Church, City Church Beenleigh, Freedom Presbyterian Church.

Several of the churches provide halls for public community use, community activities or welfare services including:

- Beenleigh and District Baptist Church - the church operates a number of group activities including Boys and Girls Brigades, Youth Group, Over 50's group and Young Adult group.
- Beenleigh Region Uniting Church - Youth Group, play groups, bowls club, craft club, family camps, ladies' and men's fellowship.
- St Patrick's Church - provides outside school hours childcare and school holiday care.

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<sup>37</sup> GHD 2009

## 5.4 Private sector services

### 5.4.1 Private schools

#### Catholic schools

Trinity College, located in Beenleigh, is a Catholic Secondary College in the Marist tradition. The College is co-educational and was founded in 1982. The school is currently at capacity with enrolments at 860 students, most of whom come from outside the immediate Beenleigh area and often travel a distance to get to school. Enrolments have been steady for the past few years, but the school has no plans to expand as there is no room on the current site to do so. However, the school has purchased land adjacent to the site and will build a training centre to provide VET studies courses for Year 11 and 12 students in the next 12 months.

St Joseph's Tobruk Memorial School in Beenleigh is a member of the Brisbane Catholic Education system. Classes are offered from Prep through to Year 7. The school opened in 1954 and has a current enrolment of approximately 425 students. Enrolments have been slightly increasing over the past few years to the point where the school is almost at capacity currently. The school has no plans to expand and has no demountables. Students mainly come from outside the immediate Beenleigh area, with several students coming from Bahrs Scrubs.

#### Other private schools

Other private schools understood to be used by residents of Beenleigh and Bahrs Scrub include:

- Rivermount College, a non-denominational Christian college for Prep to Year 12, located in Rivermount Drive Yatala
- Canterbury College, a co-educational Anglican school for Prep to Year 12, located on Old Logan Village Road at Waterford.

Both schools have some limited vacancies in some years.

### 5.4.2 University

Griffith University Logan Campus is also located to the north west of the site in Meadowbrook. The campus has approximately 2,200 students with a focus on courses in community health and education. There are a number of under- and post-graduate courses and student support and recreation facilities on campus. Privately owned student accommodation is available adjacent to the University.

There is particular demand for courses in the areas of nursing and midwifery. Future development plans have not been confirmed at the present time, however the campus has the capacity to grow and accommodate similar numbers to some of the larger Griffith campuses (eg 20,000 students over the long term).

### 5.4.3 Medical centres

There are a number of **medical centres and doctors' surgeries** in and around Beenleigh Town Centre, with the largest being Medeco Medical Centre in Beenleigh Marketplace shopping centre and Mount Warren Park Health Centre to the south of Beenleigh. Drug counselling is in high demand in the area and the latter centre offers a medication substitution programme.

### 5.4.4 Services for Older People

There are a number of **retirement and nursing homes** in the area including:

- Palm Lake Retirement Village at Bethania is a privately run retirement village for active retirees which offers full catered service, sports and activities for residents. A nurse is on site during the week.
- Beenleigh Nursing Home offers occupational therapy, full care in nursing home, physiotherapy and massage therapy.

With the increase of people retiring to the area and the growth of retirement villages, it is seen by service providers that there is a need for additional facilities for older people, including additional respite care.

### 5.5 Agency networks

The following agency networks have been identified as being active within Beenleigh

- Beenleigh and Logan Disability Coalition - an interagency group sharing information between stakeholders and developing strategies to respond to the issues and challenges that impact on people with disability, their families and their carers
- Youth Services Network - includes Spiritus, BAYS, PCYC, BYASS and Queensland Health, to co-ordinate services for young people and advocate for their needs
- Beenleigh Junior Chamber of Commerce – a very active and well supported network
- Beenleigh family support network – a network of services that provide support programs for families.

### 5.6 Adequacy of existing social infrastructure

The key overall findings of this assessment are:

- Beenleigh has a wide range of services and facilities targeted at supporting the community's needs. The existing platform of community and social infrastructure within Beenleigh is seen as one of its strengths. Facilities that are particularly valued include the library, senior citizens centre, PCYC, Events Centre, Crete St Theatre and Old Beenleigh Town. Beenleigh has two identified community precincts, one in the heart of the town centre (containing the library, neighbourhood centre, events centre, childcare centre and Crete St Theatre) and the other to the north of the town centre (senior citizens centre, PCYC and recreation facilities discussed in the next chapter). These precincts reinforce the identity of community facilities and promote their accessibility.
- However, some types of core facilities that would be expected in a town centre of the size of Beenleigh are either of poor quality or do not exist. There is a lack of quality, flexible multi-purpose space for community activities and programs and for meeting space for community organisations. The Beenleigh Neighbourhood Centre is located in an old and inadequate building which cannot meet existing demands, let alone cater for future population growth. There is also a lack of facilities for community arts and cultural expression, other than drama, and a lack of facilities to meet the social, leisure and cultural needs of young people, other than the PCYC (with its focus just on physical activity).
- In addition, many of the facilities that do exist are already heavily utilised and are becoming old and outmoded. While they may be able to meet existing needs, generally they do not have any spare capacity, and do not reflect contemporary requirements or leading practice. Neither do they appear to provide opportunities for expansion or substantial upgrading, and will be likely to struggle to meet the needs of a growing population in the future.
- A number of community centres and support services are located in Eagleby. While some of the services address the needs of some Beenleigh residents, the community facilities generally have only a local Eagleby focus, and have no spare capacity to address additional demand from Beenleigh.
- The only facilities identified in this assessment as offering any spare capacity are some of the child care centres (in terms of places for older children only) and some of the primary schools.

These facilities may benefit from population growth associated with urban renewal if it brings younger families to the area.

- Beenleigh is a town centre serving a community with high levels of social disadvantage and high needs for social support, and it has an extensive number of services and programs to address the needs of disadvantaged groups. Of those services contacted, most are experiencing continued high demand for assistance and several have waiting lists for their services. Service providers commented that there was a particularly high demand for financial assistance and counselling programs and for family support activities, together with more direct need for rental assistance, emergency housing, bill payment and food vouchers. Many of the services are stretched to accommodate the local demand, let alone meet the needs of the wider area. Additional staffing and ongoing funding for program and activities are common needs from service providers.
- In addition, many organisations reported that their present accommodation is inadequate, and they require additional and more flexible space to improve their ability to accommodate groups and activities and deliver their services. There is a high demand for suitable venues for services to utilise, but a limited supply. Service providers report that they are constrained in expanding their services or taking on additional staff because of inadequate space.
- Unemployment and social deprivation in the area causes many service users to have multiple issues and seek assistance from a range of providers to support their needs. However, services are located in different places across the town centre, creating inconvenience, fragmentation and often poor co-ordination amongst services. The co-location of some services would assist in integrating service delivery.
- Key health facilities (the community health centre and Logan Hospital) are located away from the town centre, making access difficult for people who do not have a car.
- Bahrs Scrubs does not appear to have any facilities or services within the suburb and relies on those in the surrounding area, particularly Beenleigh Town Centre and Windaroo.
- A number of service providers commented that the area was growing quickly and the expectation was that this would continue to do so. This growth was seen to put additional pressure on existing service providers and infrastructure, which had been established to support a much smaller population.



## 6 Social infrastructure needs

### 6.1 Approach to needs assessment

#### 6.1.1 Social Infrastructure Planning Guidelines for South East Queensland

To support the South East Queensland Regional Plan, the former Office of Urban Management prepared guidelines to assist planning for social infrastructure in accordance with SEQRP policies and growth projections<sup>38</sup>. The Social Infrastructure Implementation Guideline No 5 prepared for the South East Queensland Regional Plan focuses on facilities operated by the public and community sectors, but also recognises the role that private sector facilities can play in catering to community needs. It proposes that planning for social infrastructure adopt a hierarchy of provision, with different scales of infrastructure servicing varying sized catchments. Catchments refer to both geographical areas and the size of the population serviced, and will be influenced by topography, physical barriers, distance, population densities, transport and the capacity of existing social infrastructure. The proposed catchments include:

- Neighbourhood catchments – about 1000 homes or 3,000 people and requiring parks, neighbourhood shop, access to community space as focus for activity, such as park or hall
- Local catchments - generally 5-10,000 people within a 5-10 km radius. Local facilities typically include a primary school, hall or neighbourhood centre, sport or recreation reserve, an access point for family health, income support and home care services, a childcare centre and links to district and regional facilities
- District catchments - generally about 20-30,000 people with a radius of 10-15 km, encompassing several local centres, but may go up to 50,000 people in larger districts. District catchments have larger facilities to accommodate larger populations, and higher order services. Areas designated in the SEQRP as major activity centres will increasingly assume a district provision role. District social infrastructure will address a range of universal needs, support lifecycle requirements and address the needs of special needs and socially disadvantage groups
- Regional and sub-regional catchments - these may be LGA wide, or contain large populations ranging from 300,000 to one million people. They contain major specialist facilities – for instance health, education, training and employment, large facilities for community support and cultural expression, a full range of government services and major sporting facilities.

The Implementation Guideline No 5 contains benchmarks (or "comparative rates of provision") to help determine what social infrastructure is needed in growth areas. These benchmarks, expressed as a rate of provision for different types of facilities for a given population size, are intended as indicative only, and the Guideline stresses that further detailed planning is required to determine the best response to meet community needs. This recognises that while standards and benchmarks can be a useful starting point in the planning of social infrastructure, they are only one factor in determining need for facilities.

Other factors also need to be taken into account in determining the type, quantity and spatial requirements for social infrastructure. These include:

- the demographic make-up and needs of the future population (including age, household and socio-economic profile),

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<sup>38</sup> Office of Urban Management Department of Infrastructure *South East Queensland Regional Plan Implementation Guideline No 5 Social Infrastructure Planning* June 2007

- levels of social and economic disadvantage
- accessibility and capacity of existing services and facilities, including opportunities for their upgrading or expansion
- the layout and density of development, distribution of neighbourhoods and centres, travel distances and physical opportunities and barriers within the site
- opportunities for collaboration and partnerships among agencies and providers
- the potential for different and more innovative models of provision, including co-location and shared use of facilities and
- the likely availability of sources of funding.

For these reasons, the Guideline stresses that standards must be used flexibly, and be complemented by consultation with agencies and service providers to involve them in the planning process and to appreciate site specific opportunities and constraints.

The Social Infrastructure Implementation Guideline No 5 also contains a framework for understanding and assessing need, comprising five types of need, as outlined in the table below<sup>39</sup>.

Table 22: Elements of need framework

Type of need	Description	Information source
Felt need	What people say they need	Feedback from consultation with community and service providers
Expressed need	Actual demand	Measured through waiting lists, utilisation data
Normative need	Expert analysis of need	Demographic and social trends analysis
Comparative need	Comparable rates of provision	Compare existing rates of supply against benchmarks, targets or rates of provision in similar communities
Latent need	Needs users are not yet aware of	Population change and growth forecasts

Source: South East Queensland Regional Plan Implementation Guideline No 5 Social Infrastructure Planning

The SEQRP Social Infrastructure Implementation Guideline No 5 is considered to provide an appropriate approach to the assessment of need for social infrastructure within Beenleigh and Bahrs Scrub.

### 6.1.2 Logan Council Desired Standards of Service

Logan City Council has recently prepared a draft Community Facilities Strategy which sets out its planning processes for community facilities. The strategy includes benchmarks for community facility planning, called “Desired Standards of Service” (DSS), which have been adapted to local circumstances from the SEQRP Implementation Guideline No 5 comparative rates of provision. These set out the recommended rate of provision of a facility type per set number of residents, the site area and approximate catchment radius.

Council's draft Community Facilities Strategy has been guided by the DSS and population projections for each planning sector in determining future demand for community facilities. The DSS has adopted the hierarchical model proposed in Implementation Guideline No 5.

Proposed Desired Standards of Service are outlined in the table below.

<sup>39</sup> Office of Urban Management 2007 p. 39

Table 23: Logan Council Desired Standards of Service for core community facilities in urban planning units

Community facility type	Hierarchy	1 facility per population	Site area (sqm)	Catchment area
Aquatic centre	District	60,000	16,000	5 km
	Regional	100,000	25,000	LGA
Art gallery	Regional	150,000	5,000	LGA
City square	Local	10,000	3,000	1 km
	District	30,000	5,000	5 km
	Regional	120,000	10,000	LGA
Community centre	Local	10,000	3,500	1 km
	District	30,000	10,000	5 km
	Regional	120,000	15,000	LGA
Community recreation club	Local	6,000	1,000	1 km
Exhibition / convention centre	Regional	200,000	20,000	LGA
Indoor sports centre	District	60,000	6,000	5 km
	Regional	100,000	15,000	LGA
Library	District	40,000	5,000	5 km
	Regional	150,000	10,000	LGA
Museum	Regional	120,000	5,000	LGA
Outdoor event space	Regional	150,000	250,000	LGA
Performing arts space	District	50,000	5,000	5 km
	Regional	100,000	15,000	LGA
Youth centre	Local	20,000	1,000	1 km
	District	50,000	7,500	5 km

Source: Logan City Council Draft Community Facilities Strategy Vol 1 August 2009

As outlined previously, within the draft Community Facilities Strategy, existing Council community facilities have been assessed to determine the level of service (LoS) each facility actually provides to the community. The analysis has been based upon how each facility meets four different criteria:

- Location / access
- Site area
- Building area
- Design (based on DSS)

Each facility has been given a rating between 0.0 and 1.0 indicating the extent to which it meets the needs of the community according to these criteria. The outcomes of this assessment have been applied when calculating demand for future facilities across the City.

Based upon analysis of both existing Levels of Service and future Desired Standards of Service, the draft Community Facilities Strategy proposes that the following facilities will be required in Planning Unit 6 (the Southern Planning Sector) to meet expected population growth forecasts:

- Upgrading or replacing Beenleigh Aquatic Centre (currently a district facility) to provide a regional aquatic centre
- A town /city square within Beenleigh Town Centre
- Relocation of Beenleigh Neighbourhood Centre and site redevelopment for a new regional community centre
- Provision of regional indoor sports centre, through either upgrading of existing Beenleigh Arena or provision of a second facility
- A local youth facility at Windaroo
- A district youth facility for Beenleigh (to be provided as a local facility in the first instance).

## 6.2 Beenleigh town centre

The assessment of needs outlined below has drawn upon the five types of need outlined in the framework in Table 27 above. It should be noted, however, that in terms of stakeholder engagement, the assessment has relied primarily on reports of previous consultation with service providers undertaken by Council and others, and only limited direct consultation. This has identified a need for further engagement with agencies and local service providers in the detailed planning of facilities and services. This will be undertaken in the second stage of this social planning study.

### 6.2.1 Gaps in existing supply

From Chapters 5 and 6, the following gaps or shortfalls in existing community facilities, services and open space were identified:

- Flexible multi-purpose space for a variety of community activities and programs and for meeting space for community organisations. Such spaces are typically provided in multi-purpose community centres. As noted previously there is a proposal to relocate the existing Beenleigh Neighbourhood Centre to larger and more visually prominent premises nearby. It is understood a request has been made for funding for this through the Community Renewal Program and an outcome is currently awaited. While this may address immediate short-term needs for a better community centre, it is unlikely to satisfy longer term requirements for a district level, built-for-purpose facility (refer below).
- Meeting and activity spaces for young people, along with entertainment and leisure opportunities. Young people are a very large component of the population in Beenleigh and experience a range of issues including low educational achievement, high rates of unemployment, crime and anti-social behaviour. The PCYC model is based on sport and physical recreation and so is limited to young people with such interests. There is a need for another facility for young people in Beenleigh to service the gap, with a broader focus on social and cultural activity, lifelong learning and access to technology. This space could be contained within a multi-purpose community centre.
- Community arts facilities. While theatre groups are currently catered for in Beenleigh, there are no facilities supporting community visual arts or other performing arts. However, cultural activities can be important in enhancing the identity and image of an area and overcoming negative stereotypes based on disadvantage. They also provide critical community development opportunities to help build social capital. This space could also be contained in a multi-purpose community centre.

- Affordable, well located accommodation for support services provided by non-government organisations, to enable them to expand as further funding for staffing and programs is made available through state government programs.
- Entertainment and leisure facilities for families and for young people. These include a cinema, more restaurants and cafes to help create a night life and “places to go” in Beenleigh Town Centre.
- A town park to provide a central outdoor venue for community events, civic functions and informal meeting and gathering.
- Improvements to public transport services that link surrounding suburbs with Beenleigh, to improve access to employment, training and education, and the social support facilities available within the town centre.

### 6.2.2 Future needs

As outlined in Chapter 3, population forecasts suggest that by 2031, Beenleigh will be the Principal Activity Centre serving a district population of about 77,000 people, almost doubling the population from its estimated 2009 level of 44,000 people. The suburb of Beenleigh will grow from around 8,000 people to over 17,000 people during this period. Beenleigh will therefore be expected to provide the district and sub-regional level social infrastructure to meet the needs of around 77,000 people, and local facilities and services for around 17,000 people.

Clearly the existing supply of facilities, services and open space, already struggling in many cases to cope with current strong demand, will not be able to meet this very substantial growth in demand without considerable augmentation. As a future Principal Activity Centre, Beenleigh will need to provide a full range of district / sub-regional level social infrastructure to meet the needs of people of all ages, including residents, workers and visitors.

The preliminary assessment of need for future social infrastructure (subject to further consultation with Council, State agencies and community service providers) is outlined below, based upon the broad population forecasts currently available. Strategies for the detailed planning, staging and delivery of social infrastructure will be considered in subsequent stages of planning for Beenleigh, as population forecasts are refined through the master planning process.

#### Council social infrastructure

Facilities which are the responsibility of Council that will be required to meet future population needs may include:

- a regional / district level multi-purpose community centre that is commensurate with Beenleigh's status as a Principal Activity Centre. This might include, for example,
  - a large hall suitable for large gatherings and civic events
  - a variety of meeting and activity spaces for a range of activities
  - spaces available for hire for functions
  - some specialist facilities for particular types of activities
  - accommodation for a variety of community organisations and service providers to deliver services and programs
  - adjacent outdoor space (such as a town park) to allow for spillover social activities and outdoor community events, such as markets.

While the proposal to relocate the Beenleigh Neighbourhood Centre to the former Council administration premises may address the immediate need for an improved community centre, this will not be adequate to meet demands in the longer term. A purpose-built facility will be

required that provides a variety of large and flexible spaces, built to contemporary standards, and capable of hosting a number of simultaneous activities with large numbers of users.

A district level community centre within the town centre will need to be supplemented by additional local level community facilities in each of the local catchments that make up the planning area. These will satisfy requirements for local neighbourhood activities, while the district facility will provide more specialist facilities.

- A community arts facility, containing workshop, studio and display spaces for creative arts. Alternatively community arts spaces might be incorporated within the district multi-purpose community centre.
- A district level youth facility that has a cultural / arts /technology focus. This might contain, for instance, lounge and recreational areas, technology and training rooms, workshop / performance space, program space and some accommodation for youth services. The Junction Youth and Community Centre at Noosa provides a relevant example, as it contains a technology centre and campus of the University of the Sunshine Coast, as well as an entertainment venue, café and community drop in centre, in an area with a high population of disadvantaged young people. This space may also be co-located with the multi-purpose community centre.
- A range of other facilities will need to be upgraded / augmented to expand their capacity and provide district or regional level facilities for the larger catchment population. These include the library, swimming pool, performing arts centre, senior citizens centre, and indoor sports centre. The extent to which these existing facilities can be expanded, or new facilities constructed, will require detailed assessment in the context of Council's overall asset strategy.
- A town park or square is required to provide outdoor community activity and meeting space and help to create a focal point for community and civic facilities and enhance the sense of identity of the town centre. The town park should contain functional activity areas to encourage community activities such as meeting and gathering, public markets, events, displays and outdoor performances. This would help to enliven the town centre and provide a sense of "things to do there", if accompanied by a program of public art and performance.

## State agencies

Given that Beenleigh Town Centre already contains a primary school and a high school, it is unlikely that any additional government schools would be required in Beenleigh. Increases in future demand in the planning area are more likely to be managed by adjusting catchment boundaries and providing additional schools in the new areas of greenfield development, which would reduce pressure on the existing schools in the town centre. Any further development of new private schools in the district is also likely to occur away from the town centre, in areas where large sites are more readily available and affordable.

It has been suggested in a number of previous planning studies that Beenleigh would benefit from a TAFE college being developed within the town centre, particularly given high levels of youth unemployment in the area. The SEQ Infrastructure Guideline No 5 proposes a standard of 1 district TAFE campus for a population of over 50,000 people. This suggests that the Beenleigh catchment population would be large enough to support its own TAFE campus. At the same time, however, the existing Meadowbrook campus is only a few kilometres away, and TAFE representatives have not indicated any plans to develop an additional campus within Beenleigh. This issue will need to be explored further in the next stage of planning for the town centre. The establishment of a youth centre with a strong learning / technology focus might provide a venue for a satellite campus or outreach programs, even if a full TAFE college is not established in Beenleigh.

In terms of health services, Queensland Health does not have standard benchmarks for planning community health and hospital facilities. The capacity, role and model of care for each site is based on detailed local planning and needs analysis, and on the capacity of existing services, both local

and regional. However, it is noted that generally hospital facilities serve a catchment of over 100,000 people. The high costs of health care and new technologies and workforce issues mean that small local hospitals are generally not viable. Instead of building new local hospitals in areas of population growth, the usual practice is to expand and upgrade existing hospitals, where economies of scale and development of specialist facilities can be achieved. While background reports note a desire to establish a hospital within Beenleigh, this appears not to have translated into any health service planning proposal. Instead, it is proposed that the existing Logan Hospital will be expanded to cater for future population growth.

Forecast population growth is likely to generate a need to expand services at the existing community health centre located on the fringe of the town centre in Mt Warren Park. The community health centre has advised that while it may need to expand services with additional staffing, it does not foresee a need to expand or relocate its current buildings.

The SEQ social infrastructure guidelines support the establishment of child and family hubs to provide families with better access to child and family support services through integrated service provision that might include childcare, family support, parenting support, child health services and community activities and education. Given the role of Beenleigh as a Principal Activity Centre and the high needs of its population for family support services, a child and family hub may provide an appropriate model to meet the needs of the growing population. This might draw together and accommodate a number of existing family services in a new co-located facility. Capital funding sources for child and family hubs will need to be explored with state agencies in the next phase of planning.

To meet the needs of the growing population within the Beenleigh catchment, a major requirement will be for additional recurrent funding to expand services, activities and programs in line with population growth. As noted previously, most services are already struggling to cope with high demand, given the levels of social disadvantage experienced in the area, and there is no spare capacity at all in existing family, youth, aged, disability and multi-cultural support services. Additional recurrent funding will need to be provided through a variety of government funding programs, primarily delivered by non-government and community organisations.

As these organisations expand their services, their accommodation needs will also grow. It will be important that affordable, accessible and well located accommodation remains available to local services as the town centre is redeveloped and land and property values rise.

A key need throughout the district will be for improved public transport services to enable people in the surrounding suburbs to access the variety of facilities and services to be developed within Beenleigh Town Centre.

### **Private / community sectors**

The development of private sector facilities will be subject to market demand and commercial feasibility studies. Population growth of the scale envisaged for Beenleigh is likely to generate requirements of for additional childcare centres, residential aged care facilities (nursing homes and hostels), medical centres and allied health services, and a variety of entertainment and leisure facilities. The master plan will need to make provision for, and encourage, the development of such facilities in appropriate locations.

### **6.3 Bahrs Scrub**

The PIFU population forecasts for Bahrs Scrub outlined in Chapter 3 suggest that the population will grow by about 11,000 people to 2031. However, master planning for Bahrs Scrub currently being undertaken will enable more precise population forecasts to be developed, including a clearer appreciation of the social composition as well as size of the future population. The following analysis is therefore very preliminary, and will be refined as the master planning process proceeds.

### 6.3.1 Gaps in existing supply

Currently the dispersed rural residential population of Bahrs Scrub is not large enough to warrant much in the way of local community facilities and services, and it relies instead on those in adjacent areas, particularly Windaroo for local services and Beenleigh Town Centre for local and district facilities and services.

The key need identified for this area is improved public transport services, to enable people to access the facilities, services and jobs in surrounding areas. The existing population also requires some dedicated public open space to provide a local park.

### 6.3.2 Future needs

A range of local social infrastructure and services will be needed to support urban residential development in Bahrs Scrub. There will also be a need for public transport services, together with good road connectivity, to enable residents to easily access district and sub-regional facilities located in Beenleigh Town Centre.

SEQ Implementation Guideline No 5 contains the following comparative rates of provision for local catchments of around 10,000 people.

Table 24: SEQ Implementation Guideline No 5 comparative rates of provision: Bahrs Scrub

Type of facility	Comparative rate of provision
Community meeting room / neighbourhood house	1: 2,500 – 3,000 people
Multi-purpose local community centre	1: 6,000-10,000
Child care (long day care) centre	1: 500-700 children 0-4 years or 1:9,500 people
Kindergarten	1:16,000 people
Primary school	1:7,500 people

Relevant Desired Standards of Service from Logan Council are outlined in the following table.

Table 25: Logan Council Desired Standards of Service for core community facilities in Bahrs Scub

Type of facility	Comparative rate of provision
Local community hub	1: 10,000 people
Local city square	1: 10,000 people
Local community recreation club	1: 6,000 people
Open space for recreation and sporting parks	4.5 ha per 1,000 people

Based on these standards and private sector requirements, it is likely that Bahrs Scrub will require:

- One local multi-purpose community centre located centrally. This would include spaces suitable for a variety of activities and programs to meet the social and leisure needs of the community across all age and interest groups
- 1-2 smaller community meeting rooms / community recreation clubs to complement the multi-purpose community centre, located in neighbourhoods furthest away from the local centre (depending on geography, densities and distance to travel)
- 1 childcare centre and 1 kindergarten (to be operated by private / community sector organisations rather than by Council)
- 1 primary school

- Commercial suites suitable for local medical centre, allied health services
- A local town square / outdoor civic space
- Approximately 49.5 ha of open space for parks, sporting fields, conservation corridors and pedestrian and cycle networks (this is discussed further in the following chapter).

The Department of Education and Training has confirmed that at this early stage in the planning for Bahrs Scrub, one primary school would be required to service the proposed development. This would be located as per departmental guidelines for school distribution and site selection. These require a site area of 6.5–7 ha for a primary school. Land must be well drained, of unexceptional topography and with regular dimensions. Where schools can be appropriately located with adjacent sporting facilities and open space, DET may exercise its discretion to reduce site requirements. At present, the gross floor area required for approximately 625 P–7 students is about 5,500 m<sup>2</sup> (excluding any special education unit).

The Department of Communities has also provided input to the master planning process for Bahrs Scrub, in relation to:

- Open space to accommodate future recreation and sport needs (with the quantum to be in accord with Council's DSS area standard)
- Encouragement for joint use community and school sport facilities
- Encouragement for cycling routes
- Design of public spaces to facilitate social interaction and accessibility
- Housing diversity to meet the needs of different life cycle stages and target markets
- Creation of a liveable and well designed community that is safe and inclusive, including for people with a disability.

No needs for particular types of community facilities or services have been identified for Bahrs Scrub by the Department of Communities.

## 7 Open space and recreation facilities

The study brief required that the Needs Assessment highlight any critical gaps in the existing open space network within Beenleigh and Bahrs Scrub, using an inventory provided by Logan City Council's Parks Branch, and that it determine the open space needs for the future population of both areas in line with Logan City Council's Parks Strategy.

The discussion of recreation facilities and open space below is based upon information obtained from Council's *Draft Community Facilities Strategy*<sup>40</sup>, an inventory of open space, and draft Parks Strategy provided by Logan City Council, as well as available maps and websites.

Major parks and recreation facilities are shown in Map 5 at the end of Chapter 5.

### 7.1 Parks and open space

#### 7.1.1 Existing provision

The Beenleigh area is regarded by service providers as well resourced in terms of facilities for sport and recreation, and levels of participation in sporting clubs and activities is reported to be high<sup>41</sup>. A number of sporting and recreation organisations and clubs operate in the Beenleigh area and cover the following activities:

- |                             |                |                  |
|-----------------------------|----------------|------------------|
| • Australian Rules Football | • Fishing      | • Rugby League   |
| • Athletics                 | • Golf         | • Rugby Union    |
| • Baseball                  | • Horse Riding | • Soccer         |
| • Boating                   | • Lacrosse     | • Softball       |
| • BMX                       | • Music        | • Tennis         |
| • Cricket                   | • Netball      | • Touch Football |

Within Beenleigh, recreational activities and open space are generally located away from the Town Centre. The current pattern is described as a mosaic of spaces, rather than one coherent interconnected system.<sup>42</sup>

Key areas of open space that are accessible for the Beenleigh population include:

#### Beenleigh

- Bill Norris Oval, 39 Boundary Road, Beenleigh – rugby league field, change rooms, clubhouse, BMX and sealed and unsealed parking
- Dauth Park, 20 - 38 Alamein Road, Beenleigh – soccer fields, cricket, cricket nets, Australian rules football, BMX, tennis, parking, public toilets
- Hammel Park, James Street, Beenleigh – a large facility including cricket pitch and cricket nets, rugby league grounds, soccer, American football, netball courts, baseball, BMX, 2 basketball half courts; dog obedience; skate ramp, change rooms, lighting, clubhouse, large parking area

<sup>40</sup> Ross Planning, August 2009

<sup>41</sup> The Hornery Institute 2008

<sup>42</sup> GHD 2009 (a)

- Doug Larsen Park, cnr Boundary Road and 41 - 61 Logan Street, Beenleigh – rugby league, tennis courts, lighting, change rooms, clubhouse, dog obedience park, parking. Doug Larsen Park is Logan's main BMX park with large steel ramps, spines, wall rides and banks. It is one of the country's leading venues for freestyle BMX and skating and hosts a number of competitions and events. The park also contains half-basketball courts, skate park, barbecue and playground.
- Chris Green Park, 39 Boundary Road, Beenleigh – cricket, cricket nets, Australian rules football, soccer, equestrian, lighting, change rooms, clubhouse and parking
- Opperman Park, 114 - 135 Federation Drive, Beenleigh – soccer fields, change rooms, clubhouse
- Logan River Parklands, Blackbird Street, Beenleigh- volleyball courts, fishing, fitness stations, cycle and walking path, bbq and playground.

### Eagleby

- Oliver's Sports Complex hosts competitions for cricket and lacrosse and has a cycling and exercise trail with fitness stations. Also contains a clubhouse, change rooms, BMX track
- Bishop Street Park, Eagleby - rugby league, playground, tennis courts.
- Eagleby Wetland Reserve - this is located to the north east of the Beenleigh town centre, on the Albert River. The wetlands are a reclaimed water treatment plant and include a range of native bird habitats, viewing platforms, interpretive centre, barbecue and amenities.
- Albert River Park, Eagleby – boat ramp, fishing, skateboarding, basketball, playground and bbq
- Hugh Muntz Gardens, Ratz Park, Wuraga Parklands

### Bahrs Scrub

There are currently no significant areas of open space for sport and recreation within Bahrs Scrub.

### **7.1.2 Application of Council's Desired Standards of Service**

Council's Desired Standards of Service (DSS) for open space and sporting fields are shown below in Table 22. In summary, Council requires 4.5 ha of open space for sport and recreation per 1,000 people, allocated for local, district and metropolitan recreation and sports parks

Table 26: Logan Council Desired Standards of Service for core open space and recreation in urban planning units

Open space / recreation area type	Hierarchy	Standard provision (hectares per 1,000 population)	Accessibility catchment area	Minimum size (hectares)
Recreation Park	Local	0.8	400 m	1.0
	Civic			0.3
	District	1.2	1.2 km	5.0
	Metro	0.7	3.0 km	10.0
Sport Park	District	1.3	2 km	5.0
	Metro	0.5	city wide	10.0

A comparison of existing provision against these standards is given in the table below.

Table 27: Existing supply of core open space and recreation areas in Beenleigh SLA and the Southern Planning Sector

Open space / recreation area type	Hierarchy	Standard requirement (Ha) for 2031 pop'n	Existing supply	Future supply	Change (Ha)	Adequacy and gaps
<b>Beenleigh SLA</b>						
Recreation park	Local	13.9	6.2	9.7	+3.5	Future supply is only 70% of 13.9Ha required by standard in 2031, despite increase of 3.5Ha.
	District	20.9	9.0	9.0	0.0	Current supply only 43% of 20.9Ha required by standard for 2031 population.
	Metro	12.2	29.8	29.8	0.0	Current supply is almost 2.5x greater than standard. Large oversupply now and in future.
Recreation corridor	Local		0.0	0.0	0.0	
	District		0.0	0.0	0.0	
Sport	District	22.6	20.0	20.0	0.0	Current supply provides 89% of desired standard (2.6Ha shortfall). No increase planned
	Metro	8.7	22.2	22.2	0.0	Metro level provision exceeds standard for future population by 255%.
<b>Southern Planning Sector</b>						
Recreation park	Local	61.5	37.5	51.5	+14.0	Will continue to be undersupplied by 10.0 Ha (17%) in future despite projected increases in supply
	District	92.3	17.5	22.9	+5.4	Currently only 19% of district park standard is met. Major undersupply of 69.4 Ha expected in 2031 despite increase of 5.4Ha.
	Metro	53.8	42.1	42.1	0.0	Existing supply provides only 78% of requirement. No increase planned.
Sport	District	100.0	36.5	37.5	+1.0	Only 37% of standard is provided at present (shortfall of 63.5Ha) and the small increase will not meet standard.
	Metro	38.5	80.3	101.9	+21.6	Supply already exceeds standard by a factor of 2 and a large increase (21.6Ha) is planned for the sector.

This table shows that Beenleigh SLA is lacking in local and district level recreational parks and district level sporting fields. To meet the DSS provisions for the projected population in 2031 would require an additional 4.2ha of local parks, 11.9ha of district parks and 2.6ha of district level sporting fields. However, the precinct currently enjoys a very large oversupply of metropolitan level areas of recreational open space and sports fields, and this more than makes up for the shortfall in local and district open space.

In comparison, the Southern Planning Sector is undersupplied across most categories of recreational areas and sporting fields, with the exception of metropolitan level sports parks, which are provided at more than twice the standard rate. Of particular note are the very low levels of provision of district level recreation parks and sports parks, which fulfil only 25% and 38% of standards respectively.

As the desired standards of recreational and open space are not currently met, future population growth will only increase the relative undersupply of these parks and recreational areas. To some extent, the gaps in provision of recreational parks can be met by the oversupply at the metropolitan park level elsewhere in the Southern Planning Sector (although these will not satisfy local accessibility criteria for Beenleigh residents). However, there is a current and future need for local and district level recreational parks and district level sports parks in Beenleigh SLA and across Southern Planning Sector as a whole, which appears to be unmet.

It will not be appropriate for this need to be addressed within the Beenleigh master plan area, given the need to strengthen the area as a principal activity centre with more intensive urban uses. However, opportunities to address requirements for local and district open space should be identified within the master plan for Bahrs Scrub.

## 7.2 Bicycle and walking trails

There are a number of walking and cycle trails around the city. Council has a Bicycle Strategy to help increase the use of bicycles in the city for both transport and recreational purposes. The strategy defines a comprehensive network of bikeways, bike paths and on-road bike lanes and programs for advancing bicycle education, the provision of bicycle storage and end-of-journey facilities. Beenleigh is on the Logan Central Route which links with Woodridge via the city centre and the V1 Bikeway along the Pacific Highway.

## 7.3 Community sport and recreation facilities

The current adequacy of Council recreation facilities has been considered against Council's level of service criteria in Council's draft *Community Facilities Strategy*. Key findings are summarised in Table 24.

Table 28 Council recreational and sporting facilities

Service provider / facility	Adequacy and gaps
<b>Aquatic centres</b>	
Beenleigh Pool, City Road, Beenleigh	Managed through Council's AquaLogan Program, this is a Council owned and operated facility located on City Road. The pool is open year round and is available to hire. Facilities include an outdoor heated 33.3 metre pool with disabled access, toddler pool, shaded and grassed area. The draft Logan Community Facilities Strategy has identified that this facility is not adequately meeting the needs of the community now, with a Level of Service of only 0.5. It is described as a small, ageing facility with limited visibility and street appeal, and is too small to be used for competitive swimming. The Strategy identifies a need for a regional aquatic centre, which could be met by upgrading or
District level facility	

Service provider / facility	Adequacy and gaps
	replacing the Beenleigh pool. The current site has some room for expansion.
Bethania Pool, 88-118 Station Road, Bethania District level facility	Managed through Council's AquaLogan Program and operated by Logan City Council. It includes an outdoor 25m pool with 8 lanes, a leisure pool with beach entry, shaded areas and a kiosk. It is open from late September to early April each year. Limitations include its location and small catchment area. There may be room for expansion. Level of service: 0.7.
Eagleby Pool, 8-16 Cowper Road, Eagleby District level facility	This older facility contains a six lane 25 metre lagoon style and recreational outdoor pool, separate non-public learn to swim / program pool, play equipment and kiosk. The facility is open from late September to early April. Despite being adjacent to a community centre and located within a community facility hub, connections to surrounding community facilities are considered to be poor and uninviting. Opportunities to improve the appearance and linkages, but limited opportunities for expansion. Level of service: 0.5

### Indoor Sports Centres

Beenleigh Arena Indoor Sports Centre, 2-36 Milne Street, Beenleigh District level facility	This Council facility comprises four indoor sports courts, gymnasium, therapy pool and sauna, child minding facility, weights, bike rooms and a kiosk. The Arena opened in September 1999 and is currently managed by LeisureWorx. A number of sports clubs are based at the centre for futsal, netball, basketball, badminton, skating, in-line hockey, taekwondo and skipping. Courts can be hired and are also available to casual users. Verve Health and Fitness Centre is located in the arena and is a private gym with group fitness classes. The draft <i>Logan Community Facilities Strategy</i> has identified that this facility is adequately meeting the needs of the community, describing it as a high quality indoor sporting facility. However, it has limited land for expansion. Level of service: 1.0
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The needs of the expected future population of the Southern Planning Sector in 2031 have been assessed against Council's Desired Standards of Service benchmarks in the draft *Logan Community Facilities Strategy*. These are summarised in the following table.

Table 29: Logan Council Desired Standards of Service for core community facilities in urban planning units

Facility type	Hierarchy	1 facility per population	Comments	Adequacy
Aquatic centre	District	60,000	Beenleigh, Bethania and Eagleby Pools are all classed as district level facilities within the Southern Planning Sector.	Despite a high level of provision of district level facilities in or near Beenleigh, existing pools are very small by DSS standards and offer only moderate levels of service (0.5-0.7). The expected future population of 77,000 within the Southern Planning Sector in 2031 will not justify provision of additional facilities. Upgrading or expanding Beenleigh Pool would provide a higher level of service to meet future needs for higher standard facilities. This could be

Facility type	Hierarchy	1 facility per population	Comments	Adequacy
				considered in conjunction with upgrades to other district level pools in the longer term.
	Regional	100,000	Springwood Aquatic Centre in Underwood is a regional level facility but is located within the Northern Planning Sector.	<p>There is a current shortfall of 1x regional level aquatic facility within Logan City LGA, and another 2x regional facilities will be required in accordance with DSS standards by 2031.</p> <p>There is an opportunity to locate a new regional facility near Beenleigh, as part of a broader plan for upgrading other district level aquatic facilities. However, with a district level facility already located in Beenleigh, alternative locations may be preferred.</p>
Indoor sports centre	District	60,000	Beenleigh Arena Indoor Sports Centre provides high quality district level services to the Southern Planning Sector. The draft <i>Logan Community Facilities Strategy</i> concludes that this facility adequately meets the needs of the community.	The needs of the 2031 population within the Southern Planning Sector will be well serviced by this large, quality facility, although with limited space to expand there may be additional demands on the regional indoor sports centres.
	Regional	100,000	Logan City Council hosts two regional facilities, at Shailer Park and the new international standard Logan Metro Indoor Sports Centre at Crestmead. Both facilities are within 6km of Beenleigh, although outside the Southern Planning Sector.	With the expected population increase to more than 400,000 in 2031, there will be a demand for another 2x regional facilities for the LGA. There may be an opportunity to provide one of the new regional level facilities within the Southern Planning Sector, near Beenleigh. However, the overall distribution of facilities across the LGA will need to be considered.

In summary, it would appear that the needs of the future population of the Southern Planning Sector for aquatic facilities will be met by existing facilities, although there is a strong case for upgrading or expanding the Beenleigh Pool to create a 50m facility. The LGA will require three new regional level pools by 2031. In terms of indoor sports facilities, the DSS suggest that the provision of district level facilities within the Southern Planning Sector is adequate. Regional indoor sports facilities will be required, although their location will need to be considered on an LGA wide basis.

## 7.4 Private recreation facilities

In addition to Council facilities, the following private facilities are available to the population of Beenleigh:

Table 30: Private recreation facilities

<b>Sporting and recreational facilities</b>	
Beenleigh Sports Club is located within the Dauth Park Complex.	Facilities and entertainment include The Vibe Bistro, raffles, poker machines, TAB facilities with live racing coverage and live entertainment
Beenleigh Bowls and Recreation Club	Has competitions and social clubs for lawn bowls, fishing, golf and darts. The social club offers bingo, poker machines, food and entertainment. The club's facilities are available for hire and have recently been upgraded.
Mount Warren Park Golf Club and Beenleigh RSL - located to the south of the study area at the same site.	The golf course has eighteen holes and the RSL has includes a bar, restaurant and function facilities with three separate rooms catering for up to 150 guests.
Windaroo Lakes Golf Course	An 18 hole championship golf course situated on the Albert River about two kilometres south of Beenleigh. The course has recently received a major upgrade.

## 7.5 Needs and opportunities

From the assessment above, the following needs and opportunities for recreation facilities and open space for Beenleigh can be identified:

- The Beenleigh area is currently regarded by service providers as well resourced in terms of facilities for sport and recreation, and levels of participation in sporting clubs and activities is reported to be high. A large number of sporting and recreation organisations and clubs operate in the Beenleigh area.
- Application of Council's Desired Standards of Service for open space suggest that by 2031 there will be an unmet need for local and district recreational open space, and to a lesser extent district sports parks, within the Beenleigh SLA. However, metropolitan level recreation and sports parks are well in excess of the desired Standards of Service, more than off-setting the shortfall in local and district open space. In the wider Southern Planning Sector there will be a projected shortfall of all types of open space other than metropolitan sporting parks, of which there will be a substantial over-supply.
- The development of Bahrs Scrub will provide an opportunity to provide additional local and district recreational open space within the Beenleigh SLA. Application of the DSS suggests a need for about 49.5 ha of open space to be provided within Bahrs Scrub.

- In addition, background reports<sup>43</sup> have identified a need for a central park within the Beenleigh town centre that would provide an outdoor civic space, suitable for informal meeting and gathering and outdoor community events, as such a space is currently lacking in the town centre.
- In terms of aquatic centres, the three existing aquatic centres meet the area's indicative requirements for district facilities, but are of limited size. The need for a regional aquatic centre within the Southern Planning Sector can be met by upgrading or replacing the Beenleigh Aquatic Centre to provide a regional aquatic centre.
- The existing Beenleigh Arena Indoor Sports centre is adequate as a district level facility. However population forecasts suggest there will be a need for a regional indoor sports centre to be provided within the Southern Planning Sector by 2031. Assessing the community's sport and recreation requirements will determine the need to upgrade the existing Beenleigh Arena to a regional facility that meets DSS requirements and/or to identify available land for a second facility. A regional facility in the Southern Planning Sector may also service part of the regional requirements of adjoining planning sectors.

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<sup>43</sup> GHD 2009

## 8 Conclusion and Recommendations

This report has considered the demographic characteristics and needs of the existing populations of Beenleigh and Bahrs Scrub and the current availability of community facilities, services and open space, as the first part of a social planning assessment to inform the local area plans for each area. Although located in close proximity to each other, the two areas are very different in their social composition and their provision of social infrastructure.

Beenleigh is an established community based around a town centre that has long been a major service centre for the district and which contains a solid platform of community facilities and services. At the same time, its population is a high needs one, experiencing considerable levels of social disadvantage and attracting funding for support services and social initiatives through a variety of government programs. As a future Principal Activity Centre, Beenleigh is forecast to become the centre for a district of about 77,000 people, with a local population of about 17,000 people. The existing social infrastructure, although extensive, is struggling to cope with current demand, and will not have the capacity to meet the needs of this new population without considerable upgrading and expansion.

Bahrs Scrub, in contrast to Beenleigh, is a relatively affluent area, with a small population enjoying a rural residential lifestyle. Although there are no local community facilities and services within Bahrs Scrub, they are within easy reach in Beenleigh. However, the area suffers from lack of public transport services linking to employment, education and social opportunities, making it a very car dependent community.

The augmentation and further development of social support services to meet the future needs of the Beenleigh population will depend primarily on additional funding for staffing for programs, activities and co-ordination initiatives, which is primarily a responsibility of State and Commonwealth Government agencies. Given its primary purpose to support and inform the proposed master plans for Beenleigh and for Bahrs Scrub, this study has focused on the need for built facilities within the master plan core areas, rather than on needs for service and program enhancement.

The remainder of this chapter draws together the needs identified throughout this study as recommendations to be addressed within the draft master plans for Beenleigh and for Bahrs Scrub. Further consultations with Council staff, agencies and local service providers will need to take place during the detailed planning of facilities and services. Strategies for the detailed planning, design, staging and delivery of social infrastructure will be considered in subsequent stages of planning for Beenleigh and Bahrs Scrub, as population forecasts are refined through the master planning process.

### 8.1 Social Infrastructure for Beenleigh

#### 8.1.1 Council social infrastructure

It is recommended that the master plan for Beenleigh make provision for the following Council community facilities:

- A regional / district level multi-purpose community centre that is commensurate with Beenleigh's status as a Principal Activity Centre. This should include a large hall suitable for large gatherings and civic events, a variety of meeting and activity spaces for a range of activities, some specialist facilities for particular types of activities, accommodation for a variety of community organisations and service providers to deliver services and programs, and adjacent outdoor

space (such as a town park) to allow for spillover social activities and outdoor community events, such as markets. Based on Council's desired Standards of Service, this will require a site area of 10-15,000 sqm.

While the proposal to relocate the Beenleigh Neighbourhood Centre to the former Council administration premises may address the immediate need for an improved community centre, this will not be adequate to meet demands in the longer term. A purpose-built district level facility will be required that provides a variety of large and flexible spaces, built to contemporary standards, and capable of hosting a number of simultaneous activities with large numbers of users.

- A community arts facility, containing workshop, studio and display spaces for creative arts. Alternatively community arts spaces might be incorporated within the district multi-purpose community centre. This recognises that creative industries are strong in the Beenleigh area, and have potential to contribute substantially to the future image, identity and local economy of Beenleigh. This space may best be located within the new district level multi-purpose community centre.
- A district level youth facility that has a cultural / arts /technology focus. This might contain, for instance, lounge and recreational areas, technology and training rooms, workshop / performance space, program space and some accommodation for youth services. Based on Council's desired Standards of Service, this would require a site area of approximately 7,500 sqm. This facility should be co-located with the new district level multi-purpose community centre.
- The extent to which the facilities above might be co-located to provide a community hub, or provided separately, will require detailed planning and consultation with relevant community stakeholders, to be undertaken in the next phase of this social planning study. Similarly, options for redeveloping Council's assets in the Crete St Precinct, or alternatively moving Council social infrastructure to a new location, such as the Showgrounds, will need to be explored further.
- A range of other facilities will need to be upgraded / augmented to expand their capacity and provide district or regional level facilities for the larger future catchment population. These include:
  - the Beenleigh library,
  - the performing arts centre,
  - the Beenleigh swimming pool,
  - the senior citizens centre, and
  - the indoor sports centre.

The extent to which these existing facilities can be expanded, or new facilities constructed, will require detailed assessment in the context of Council's overall asset strategy. The concentration of a number of facilities in the Dauth Park precinct presents an opportunity to redevelop this area to meet future community needs, with a healthy lifestyle focus.

- A town park or square is required to provide outdoor community activity and meeting space and help to create a focal point for community and civic facilities and enhance the sense of identity of the town centre. The town park should contain functional activity areas to encourage community activities such as meeting and gathering, public markets, events, displays and outdoor performances. This would help to enliven the town centre and provide a sense of "things to do there", if accompanied by a program of public art and performance.

#### 8.1.2 Sport and recreation parkland

In the South Planning Sector, based on the forecasted 2031 population, there is an undersupply of 25 hectares of recreation park.

An undersupply of district sport facility of some 63Ha is slightly offset by a 5Ha oversupply of metropolitan sport facilities.

In Beenleigh there is 48.5 hectares of recreational park, which meets the area requirements for the 2031 population.

To meet the projected population demand of Bahrs Scrub some 20 hectares of sport park and 29 hectares of recreation park will be needed.

The accessibility and utilisation of sport park facilities, of which there is an oversupply, should be evaluated in the detailed planning of Bahrs Scrub and Beenleigh as the demand for sport park for the future Bahrs Scrub community must be achieved.

The opportunity to meet higher order recreation facilities (metro/district recreation parks) outside of this study area should be reviewed during the structure planning process.

### **8.1.3 State agencies**

The needs assessment has not identified a need for any new facilities for state government services within the master plan core area at this stage. As outlined previously, the key requirement will be for additional and consistent recurrent funding to expand services, activities and programs in line with population growth. Additional recurrent funding will need to be provided through a variety of government funding programs, primarily delivered by non-government and community organisations. As noted previously, most services are already struggling to cope with high demand, given the levels of social disadvantage experienced in the area, and frequent changes to funding arrangements detract from effective and consistent service delivery. Seed funding for pilot or short term projects specific to the local populations, particularly new and emerging cultural groups, will assist in establishing local level organisations and services.

As these organisations expand their services, their accommodation needs will also grow. It will be important that affordable, accessible and well located accommodation remains available to local services as the master plan core area is redeveloped and land and property values rise. Such accommodation may be provided in commercial spaces or in Council community facilities.

The SEQ social infrastructure guidelines support the establishment of child and family hubs to provide families with better access to child and family support services through integrated service provision that might include childcare, family support, parenting support, child health services and community activities and education. Given the role of Beenleigh as a Principal Activity Centre and the high needs of its population for family support services, a child and family hub may provide an appropriate model to meet the needs of the growing population. This might draw together and accommodate a number of existing family services in a new co-located facility, within the master plan core area. Capital funding sources for child and family hubs will need to be explored with state agencies in the next phase of planning.

### **8.1.4. Private / community sectors**

The development of private sector facilities will be subject to market demand and commercial feasibility studies. Population growth of the scale envisaged for Beenleigh will add to a need for:

- Additional general practitioners, medical centres and allied health services
- A variety of entertainment and leisure facilities – affordable “things to do”, such as cinema, restaurants and cafes
- Retirement housing and aged care facilities
- Short term, longer term and subsidised rental properties for start-up enterprises.

The master plan will need to make provision for, and encourage the development of, such facilities in appropriate locations.

## 8.2 Planning for Social Sustainability

In addition to the specific social infrastructure provisions identified as required within the master plan core area, there are a number of other ways in which the master plan can encourage longer term social sustainability.

### 8.2.1 Managing the process of change

Urban renewal within Beenleigh has the potential to lead to other social changes that may impact on the existing population, given its high levels of social need. One area of particular concern is the need to carefully plan to minimise changes which could adversely impact on residents who already experience significant levels of disadvantage. Large scale works that could lead to dislocation or isolation of vulnerable residents should be avoided, wherever possible. The master planning process should recognise that some residents experience ongoing instability and may experience renewed difficulties if known facilities are relocated or services disrupted. There is a need for sensitivity in dealing with those who are unfamiliar with planning or development processes and systems. Community information and engagement processes will need to recognise and accommodate the particular characteristics of the diverse groups that make up the Beenleigh community. There will also be a need for initiatives to help manage the change and transition process associated with implementation of the master plan.

### 8.2.2 Housing affordability and diversity

Given the diversity of household types living in the Beenleigh area, there will continue to be a need for a diversity of housing forms to be provided within Beenleigh. While redevelopment of the master plan core area is likely to take the form of medium and higher density housing, it will be important that a mix of dwelling sizes be provided to cater for the diverse population. The impact of new development on the social composition of the Beenleigh population will be a key consideration within the social impact assessment.

As discussed in Chapter 4, Beenleigh currently provides a significant supply of relatively low cost rental housing, accommodating a variety of low income groups. Over 36% of all households in Beenleigh live in private rental housing. Any impacts of future redevelopment of Beenleigh on this regional supply of affordable rental housing will need to be carefully monitored, to ensure that these households are not displaced by rising rents and property values as the area is revitalised and that further barriers are not created for these groups to move into home ownership. It will also be important that the master plan enhances the supply of affordable housing (both rental and purchase housing) in line with projected population growth and that any gentrification pressures within Beenleigh are managed, given the presence of so many support services and social networks for disadvantaged groups there.

The suburb of Beenleigh has a large concentration of public housing, comprising nearly 10% of all dwellings. The master planning process will be examining the form and location of future housing options, including opportunities for medium and higher density dwellings in central areas near the station. Consideration will need to be given to the potential impacts of proposed housing densities and forms on areas of public housing.

### 8.2.3 Transport and accessibility needs

A need has been identified for improvements to the character and image of public transport, including Beenleigh Station and the surrounding area. This includes better integration of rail and bus services through creation of an attractive and functional transport interchange which can link this area with bus services to surrounding suburbs, improve access to employment, training and education, and the social support facilities available within the master plan core area.

Transport needs for the master plan core area will be identified in a separate study. Considerations include:

- Careful design of the public areas and other facilities proposed in the vicinity of Beenleigh Station, to actively encourage greater use of public transport. Given the relatively high reliance on public transport and low incomes of many residents, the attractiveness and functionality of this area is critical to meeting the need for affordable public transport
- In addition, support for public transport could be provided through a centrally located and well designed public transport interchange, and attractive, accessible and easily recognisable bus stops throughout the core area
- Provision for adequate parking within the master plan core area, for employees who come from outside this area to work and for other visitors, including people accessing its many services
- Accessible and attractive public walkways and spaces which will encourage pedestrian and cycle movements within the core area of the master plan by providing new linkages between facilities within the core area such as services, commercial areas and areas of open space.

#### **8.2.4 Designing for safety and security**

Actions to manage crime in Beenleigh town centre will assist in attracting new residents and businesses to this area and encourage use throughout the day and evenings. This will require:

- Attention to personal safety and security, particularly at night, in planning public areas near the railway station and bus stops and all public walkways in the core area. This will especially benefit those on low incomes and/or without access to private cars, who are dependent on public transport and walking.
- The master plan should adopt Crime Prevention Through Environmental (CPTED) principles in planning and design, such as design for high visibility, opportunities for passive surveillance and activation of public spaces, attention to lighting, choice of surfaces, vegetation treatments and other techniques.

#### **8.2.5 Access to employment, education and training**

There is a critical need for initiatives in this area to improve access to, and participation in, education, training and employment, to help improve educational outcomes and reduce levels of unemployment. Further detailed consultation with the Metropolitan South Institute of TAFE regarding the provision of TAFE training courses within Beenleigh is required in the next stage of the social planning study, to explore how Beenleigh might become a provider of education and training for the district, which includes the Yatala Enterprise Area.

The master plan will need to consider the impacts of commercial and business redevelopment within the master plan core area on current employment opportunities within different sectors to ensure that existing employment opportunities are protected and enhanced, especially for low skilled workers.

Other considerations may include:

- Strategies for engaging local young people and unemployed people as well as other local residents in programs to plan and implement the master plan
- Further funding of employment initiatives including social enterprise training and support initiatives, job placement programs and training programs that assist young unemployed people (particularly single parents and public housing tenants) to re-engage with the workforce.

- Establishing linkages with the local TAFE facilities to offer experience for students in the areas of construction or small business development should also be considered.
- Other initiatives to support local business enterprise and the local economy, such as “Buy Local” arrangements, small start-up business training and market stalls which sell locally made or sourced products.

### **8.2.6 Community character, amenity and lifestyle**

The master plan provides an opportunity to address negative perceptions of the physical environment and lack of activities in Beenleigh’s core area. This can be addressed by designing an interesting and active central core area with a range of public uses and activities for all residents, including families and younger people. The master plan can make provision for outdoor cafes and dining, shops, cinema, public and private entertainment, community infrastructure and informal meeting places that will help to attract people to the core area and activate its spaces.

There is a strong opportunity through the master plan for the core area to build on the strengths of the existing civic precinct through creation of a town square. The area should allow for new commercial and social enterprise uses as well as major improvements to landscaping and design of public areas to attract greater numbers of residents to this area and encourage activities and movement. A city square is a flexible, multi-purpose community activity area and meeting place which supports the co-location of community facilities with commercial and retail activities and transport facilities. Town squares help create a sense of community identity and place through a high quality public environment which encourages social interaction and pedestrian movement. Uses can include meeting places, public markets, events and displays, as well as kiosks, facilities or offices to support partnerships with Council and private or social enterprise. Spaces should incorporate open areas, public art, performance areas, seating, shade, a variety of pavement treatments, landscaping and plantings, water features, appropriate lighting and security features and design for community safety. The town square should be designed to encourage active uses at all times of the day and night, with an emphasis on safety and security for users and business and property owners.

The ways in which the draft master plan for Beenleigh will impact on the existing population and address the issues identified in this report will be examined in the next part of this social planning study, the social impact assessment.

## **8.3 Bahrs Scrub**

Based on Council and State Government standards and private sector requirements, it is likely that the future population of 11,000 residents at Bahrs Scrub will require several key pieces of community infrastructure. It is expected that Council's land use plan should include provision for the following facilities

- One local multi-purpose community centre located centrally. This would include spaces suitable for a variety of activities and programs to meet the social and leisure needs of the community across all age and interest groups
- 1-2 smaller community meeting rooms / community recreation clubs to complement the multi-purpose community centre, located in neighbourhoods furthest away from the local centre (depending on geography, densities and distance to travel)
- 1 childcare centre and 1 kindergarten (to be operated by private / community sector organisations rather than by Council)
- 1 primary school

- Commercial suites suitable for local medical centre, allied health services
- Bahrs Scrub has yet to have any formal park established, but the Parks Strategy review has identified 3 possibilities for local recreation parks. These local parks, however, will not meet the higher order recreation park requirements for the locality. There are other opportunities that during the structure planning process will be identified to utilise the extensive "green space" network to be maintained in the study area.

Proposed urban development within Bahrs Scrub appears to have drawn a mixed response from residents, and will impact differently on different sections of the community. Initiatives to help manage the transition process and enhance social cohesion will be examined in the next phase of this study, along with a more detailed assessment of future requirements for social infrastructure.

## 9 References

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# Appendix 1 Agencies and organisations consulted

The following agencies and organisations provided input to the development of this report:

ACCES Services Incorporated  
Anglicare Beenleigh Youth Accommodation and Support Service  
Beenleigh Adult and Youth Service  
Beenleigh Adult Mental Health Service  
Beenleigh and District Museum  
Beenleigh Arena Indoor Sports Centre  
Beenleigh Community Health Centre  
Beenleigh Community Kindergarten Association  
Beenleigh Day Respite Care Centre  
Beenleigh District Community Development Association  
Beenleigh District Senior Citizens Centre  
Beenleigh Events Centre  
Beenleigh Family Day Care  
Beenleigh Library  
Beenleigh Neighbourhood Centre  
Beenleigh Nursing Home  
Beenleigh PCYC  
Beenleigh PCYC School Age Care  
Beenleigh RSL  
Beenleigh Showgrounds  
Beenleigh Special School  
Beenleigh State High  
Beenleigh State School  
Beenleigh Supported Accommodation Service (BSAS)  
Canefields Clubhouse Beenleigh  
Child and Youth Mental Health Service  
Community Care Beenleigh District Inc  
Department of Communities – Disability HACC and Community Mental Health, Housing and Homelessness  
Department of Communities - Regional Coordinator  
Griffith University, Logan Campus  
KinKare  
Logan Hospital  
Logan-Beaudesert Adult Mental Health Services  
Logan-Beaudesert Health Service  
Making a Difference Programme  
Medeco Medical Centre  
Mount Warren Park Health Centre  
Old Beenleigh Town  
Palm Lake Retirement Village  
Phantast Cultural Music and Arts Association  
Queensland Health - Service Planning and Development, Community and Primary Health Services, Metro South Health  
Refugee Health Service  
Rotary Club of Beenleigh  
Service District  
St Joseph's Tobruk Memorial School  
TAFE Queensland, Metropolitan South Institute of TAFE and Loganlea Campus  
The Children's Centre of Beenleigh

The Crete Street Theatre  
The Pavilion Theatre  
Trinity College  
Wesley Mission  
Windaroo State School  
Windaroo Valley High School