COMMUNITY INFRASTRUCTURE
AUDIT REPORT
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1. Introduction

An audit has been undertaken of the community facilities within Logan City. The purpose of this audit was to identify current community facility provision, to identify demand and adequacy of provision and to detail key issues and trends affecting provision.

This analysis will help inform and feed into the needs analysis, in determining what facilities currently exist in Logan; how and where they can be improved; and what the existing gaps are in the provision of community facilities in Logan, in moving towards the establishment of a Desired Standards of Service (DSS) for the provision of such facilities in the future.

The scope of the audit included facilities specifically focusing on the following facility categories and sub-categories:

- **Community Facilities**
  - Community centres
  - Community meeting places
    - Service provider facilities (support services, family services, multicultural services, ATSI services, etc.)
    - Youth facilities and services
    - Older people facilities and services
  - Civic and entertainment centres

- **Cultural Facilities**
  - Art Galleries
  - Museums
  - Libraries
  - Community arts spaces

- **Sporting Facilities**
  - Sport and recreation clubs and facilities
  - Indoor sporting facilities and leisure centres
  - Aquatic centres/swimming pools

- **Educational institutions**
  - School facilities including halls, resources centres/libraries, swimming pools, gymnasiums.
2. Purpose

The Audit Summary Report details the findings of the community facilities audit analysis undertaken as part of the preparation of the Community Infrastructure Strategy. This report confirms the results of the audits undertaken and identifies issues facility managers and users raised through the audits.

The purpose of this Audit Summary Report is to identify and describe trends in the availability, management and use of community facilities. Accurate quantitative records are utilised to identify conclusions from statistically relevant trends. Qualitative analysis is included where the audit data aligns with recognised community infrastructure planning issues.

3. Methodology

The survey audit was conducted on the following Logan facilities groups;

1. Council Owned
   - Council owned and operated facilities including:
     - Major venues
     - Libraries and other cultural facilities
   - Council owned and leased community facilities including (but not limited to):
     - Halls for hire
     - Community centres
   - Council owned and leased sport and recreation clubs and facilities

2. Non-Council owned facilities

3. Schools

*Note sport and recreational facilities, and service provider facilities were divided between both Council Owned and Non Council Owned.

*Note Only Non-Council owned facilities that fulfil the role of facilities that are part of Council’s core business for facility provision and are available for use by the general community, community groups or, community service providers were audited and included in the audit analysis.

The survey was conducted via:

- A telephone survey for the Council owned and leased facilities, Council owned sports and recreation facilities, and non-Council owned facilities.
- Information on school facilities was sourced from both Education Queensland and telephone survey for private schools.
On-site inspections of the sport and recreation facilities were also conducted.

The question templates were categorised into the following sub-areas;

i) **About the facility**: Results for the first set of questions provide a general overview of the types of community facilities that are available in Logan. The questions sort information on the type, purpose, target groups, state of repair, maintenance of the facility, further improvements required, access, car parking etc.

ii) **Facilities checklist**: This set of questions required yes or no responses on a checklist of facilities and resources provided at community facilities. Checklist items included equipment storage, kitchen, parking, PA system etc. Resource items included internet, photocopying and data projection.

iii) **About the organisation**: Questions were asked about the organisations' membership numbers, clients and public liability insurance.

iv) **Frequency of use**: Questions included frequency of use, based on days of the week, times of the day, other groups, meeting demand, need to expand or improve the facility etc.

The School and Council owned and operated audits did not include questions related to sub-area iii, while the sport and recreation audits only addressed questions related to sub-areas i and ii.

The survey results were then catalogued into an excel data base to enable both qualitative and quantitative analysis. This analysis undertaken by the project team and Council officers applied professional knowledge of community facilities planning, information gleaned from the sport and recreation report, demographics analysis and knowledge of Logan.

This report analyses responses to the audits and presents the results by planning sector and by facility category. There are nine planning sectors within the Logan City Local Government Area (LGA) which comprise the city's individual suburbs. The planning precincts align with Logan City Council's Parks Strategy 2010 to ensure co-ordinated planning between the two networks. (see figure 1: LCC Planning Sectors).
Figure 1 LCC Planning Sectors

The suburbs that fall within each of the planning sectors are identified in Table 1.

Table 1: Logan Planning Sectors and suburbs

<table>
<thead>
<tr>
<th>Planning Sector</th>
<th>Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Planning Sector</td>
<td>Rochedale South, Springwood, Daisy Hill, Shailer Park, Cornubia and Loganholme</td>
</tr>
<tr>
<td>West Planning Sector</td>
<td>Browns Plains, Forestdale, Hillcrest, Regents Park, Heritage Park, Boronia Heights, Park Ridge (Logan City Bal), and Logan Reserve (Logan City).</td>
</tr>
<tr>
<td>Rural North Planning Sector</td>
<td>Priestdale</td>
</tr>
<tr>
<td>Rural Northeast Sector</td>
<td>Carbrook and Cornubia (Balance)</td>
</tr>
<tr>
<td>Rural South Sector</td>
<td>South Maclean, Jimboomba, Cedar Grove, Cedar Vale, Veresdale, Veresdale Scrub</td>
</tr>
<tr>
<td>Rural East Sector</td>
<td>Logan Village, Mundoolun, Buccan, Belivah, Stockleigh, Wolfsdene, Cedar Creek and Tamborine * Yarrabilba,</td>
</tr>
<tr>
<td>Rural West Sector</td>
<td>Greenbank (Beaudesert Shire), Munruben, Chambers Flat, New</td>
</tr>
</tbody>
</table>
Beith, North Maclean and Park Ridge South

<table>
<thead>
<tr>
<th>North Planning Sector</th>
<th>Underwood, Woodridge, Logan Central, Slacks Creek, Berrinba, Kingston, Marsden, Crestmead, Meadowbrook, Loganlea, Waterford West and Tanah Merah</th>
</tr>
</thead>
</table>
| South Planning Sector | Bethania, Edens Landing, Waterford, Holmview, Beenleigh, Eagleby, Bahrs Scrub, Mount Warren Park Windaroon and Bannockburn *

* Excludes these suburbs within the planning sector due to lack of ABS data available in 2006 or were included within other precinct suburb areas.

Responses have been analysed by sector, as the audit findings will inform the Desired Standards of Service (DSS) and be applied to modelling to identify gaps in provision.

4. Overview of LGA

There is a predominance of government agency facilities in the established urban areas in the North of Logan, and growing need for facilities in southern and western rural areas of the city.

Other considerations include:
- The nature of development in the north of Logan makes it difficult to service the rural and rural residential areas within the city’s boundaries
- Inadequate access to public transport
- Development of community facilities has been delivered through small to medium sized property developments resulting in a lack of coordinated planning and provision of social infrastructure

Demographic trends:
- The Northern Planning Sector supports the highest population of 79,226 residents (or 32% of Logan’s total population). Other well populated planning sectors include the East (48,697 residents or approximately 19.8% of Logan’s total population), West (36,994 or 15% of Logan’s total population) and South Planning Sectors (37,233 residents or 15% of Logan’s total population).
- Under the South East Queensland Regional Plan 2009-2031 (SEQRP) approximately 70,000 additional dwellings will be required within the City of Logan by 2031 to accommodate expected regional population growth.

Overall, Logan City (LGA) in comparison to the Brisbane statistical area and the state of Queensland has:
- A larger population of people in the younger age groups (0 to 17), however a smaller proportion of people in the older age groups (60+).
- Recorded a higher unemployment rate (5.6%), compared to Brisbane (4.4%) and Queensland (4.7%).
- A larger proportion of people that identifies as being indigenous (2.5%), than Brisbane (1.7%), however less than Queensland’s proportion of indigenous (3.2%).
• A larger proportion of people born overseas (23.5%) than Brisbane (21.7%), and Queensland (17.9%).
• A comparable proportion of people that speak a language other than English in the home (10.2%) to Brisbane (10.8%), however, a higher proportion than Queensland (7.7%).

The Socio-Economic Indexes for Areas (SEIFA) is an index that summarises a range of socio-economic variables associated with disadvantage in a geographic area. The index derives from attributes including low income, low educational attainment, high unemployment and jobs in relatively unskilled occupations. The higher an area’s index value for the Index of Relative Socio-Economic Disadvantage, the less disadvantaged that area is compared with other areas. For example, an area that has a Relative Socio-Economic Disadvantage Index value of 1100 is less disadvantaged than an area with an index value of 900.

A review of the SEIFA Index for all of the suburbs within Logan City has identified that the North and South Sectors experience greater disadvantage compared to the other sectors of Logan City (Table 2).

Generally the rural sectors experience the least disadvantage, according to the SEIFA Index. The trend for the sectors appears to be the higher the population, the lower the SEIFA Index value. A number of populous suburbs such as Logan Central and Beenleigh have been the focus of programs and projects to address disadvantage.

Table 2 SEIFA Index of relative disadvantage for Logan suburbs

<table>
<thead>
<tr>
<th>SEIFA Index of relative disadvantage</th>
<th>2006 SEIFA Index of relative disadvantage</th>
<th>Sector</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ranked from greatest disadvantaged to least disadvantaged</td>
<td>807</td>
<td>North</td>
</tr>
<tr>
<td>Logan Central</td>
<td>824.2</td>
<td>North</td>
</tr>
<tr>
<td>Woodridge</td>
<td>850.9</td>
<td>North</td>
</tr>
<tr>
<td>Kingston</td>
<td>858.4</td>
<td>North</td>
</tr>
<tr>
<td>Loganlea</td>
<td>865.3</td>
<td>South</td>
</tr>
<tr>
<td>Eagleby</td>
<td>904</td>
<td>South</td>
</tr>
<tr>
<td>Beenleigh</td>
<td>904.6</td>
<td>North</td>
</tr>
<tr>
<td>Marsden</td>
<td>915.1</td>
<td>North</td>
</tr>
<tr>
<td>Waterford West</td>
<td>917.6</td>
<td>North</td>
</tr>
<tr>
<td>Crestmead</td>
<td>924.5</td>
<td>North</td>
</tr>
<tr>
<td>Slacks Creek</td>
<td>924.5</td>
<td>North</td>
</tr>
<tr>
<td>Location</td>
<td>Distance</td>
<td>Region</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>----------</td>
<td>-------------</td>
</tr>
<tr>
<td>Browns Plains – Berrinba</td>
<td>933.0</td>
<td>West/North</td>
</tr>
<tr>
<td>Boronia Heights</td>
<td>942.1</td>
<td>West</td>
</tr>
<tr>
<td>Bethania - Waterford</td>
<td>949.3</td>
<td>South</td>
</tr>
<tr>
<td>Logan City LGA</td>
<td>970.0</td>
<td></td>
</tr>
<tr>
<td>Hillcrest</td>
<td>981.3</td>
<td>West</td>
</tr>
<tr>
<td>Mount Warren Park</td>
<td>990.1</td>
<td>South</td>
</tr>
<tr>
<td>Park Ridge – Park Ridge South</td>
<td>993.3</td>
<td>West/Rural West</td>
</tr>
<tr>
<td>Edens Landing – Holmview</td>
<td>1001.6</td>
<td>South</td>
</tr>
<tr>
<td>Regents Park</td>
<td>1005.5</td>
<td>West</td>
</tr>
<tr>
<td>Meadowbrook</td>
<td>1009.8</td>
<td>North</td>
</tr>
<tr>
<td>North Maclean – South Maclean</td>
<td>1023.9</td>
<td>Rural South</td>
</tr>
<tr>
<td>Chambers Flat – Stockleigh</td>
<td>1028.9</td>
<td>Rural West</td>
</tr>
<tr>
<td>Loganholme</td>
<td>1029.6</td>
<td>East</td>
</tr>
<tr>
<td>Logan Reserve - Buccan</td>
<td>1034.8</td>
<td>West</td>
</tr>
<tr>
<td>Jimboomba</td>
<td>1035.3</td>
<td>Rural South</td>
</tr>
<tr>
<td>Cedar Vale – Cedar Grove – Woodhill</td>
<td>1037.4</td>
<td>Rural South</td>
</tr>
<tr>
<td>Underwood</td>
<td>1038.7</td>
<td>North</td>
</tr>
<tr>
<td>Logan Village</td>
<td>1039.5</td>
<td>Rural South East</td>
</tr>
<tr>
<td>Tamborine – Mundoolun – Cedar Creek – Yarrabilba</td>
<td>1040.7</td>
<td>Rural South East</td>
</tr>
<tr>
<td>Tanah Merah</td>
<td>1043.2</td>
<td>North</td>
</tr>
<tr>
<td>Daisy Hill</td>
<td>1045.8</td>
<td>East</td>
</tr>
<tr>
<td>Rochedale South – Priestdale</td>
<td>1046.5</td>
<td>East/Rural North</td>
</tr>
<tr>
<td>Heritage Park</td>
<td>1046.9</td>
<td>West</td>
</tr>
<tr>
<td>Greenbank</td>
<td>1052.6</td>
<td>Rural West</td>
</tr>
<tr>
<td>Springwood</td>
<td>1054.9</td>
<td>East</td>
</tr>
<tr>
<td>Munruben</td>
<td>1064.5</td>
<td>Rural West</td>
</tr>
</tbody>
</table>
5. Sector Analysis

An analysis of community facilities has been undertaken for each of the nine planning sectors within Logan City, these are the:

(1) East Sector,
(2) Rural North Sector,
(3) Rural Northeast Sector,
(4) South Sector,
(5) Rural East Sector,
(6) Rural South Sector,
(7) Rural West Sector,
(8) West Sector, and
(9) North Sector.

The suburbs which make up these planning sectors are outlined on page seven of the report. The sector analysis outlines the following for each of the sectors:

- Introduction
- Demographic trends
- Community Facilities
- Major community facilities
- Council support facilities
- Future issues and trends

(1) Community Infrastructure East Sector

The East Sector includes the suburbs of Rochedale South, Springwood, Daisy Hill, Shailer Park, Cornubia and Loganholme.

The South East Queensland Regional Plan (SEQRP) has identified Springwood and Logan Hyperdome as a Principal Activity Centre and Major Activity Centre respectively. These centres over time will provide a comprehensive range of retail and commercial services, community facilities and other employment opportunities.

Springwood will utilise its diverse employment and economic base to establish a core business district. Springwood is currently characterised by service industry sectors such as automotive industries and manufacturing which have traditionally benefited from its good
accessibility. This area will in the future benefit from the South East Busway extension. Springwood will accommodate growth in emergent industry sectors such as finance, office-clerical and logistics administration. The Greater Springwood Masterplan vision includes the provision of regional and district level community facilities.

Loganholme has been identified as an Enterprise area by the SEQR, and will provide significant employment opportunities.

**Demographic trends**
- In 2006 the residential population of the East Planning Sector was 48,697 persons
- In 2006, 12% of persons in the east sector were from a non-English speaking background. This is the highest proportion of all the sectors in Logan.
- The east sector had the highest percentage of persons with a bachelor degree or higher.
- The East Planning Sector has the highest proportion of higher density housing in the city. Higher density housing is semi-detached, row, or terrace housing (12.7%).

**Community Facilities**
A total of 48 community facilities were identified in the East Sector [Table 3]. Facilities are available in the majority of categories with the exception of gaps in the availability of:
- Cultural facilities;
- Service provider facilities (particularly multicultural services).

Overall the East Sector is considered relatively well serviced with community facilities, especially with excellent selection of private and public schools and sport and recreation facilities.

**Table 3 Community facilities – East Sector**

<table>
<thead>
<tr>
<th>Suburbs</th>
<th>Category</th>
<th>Sub-Category</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rochedale South, Springwood, Daisy Hill, Shailer Park, Cornubia and Loganholme</td>
<td>Community (26)</td>
<td>Community Centres [2]</td>
<td>Logan East Community Centre, Nerida St Community Centre</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Presbyterian Church of QLD, Baptist Independent church, Uniting Church Australia, Seventh Day Adventist Church, Jehovah's Witnesses, St. Edwards Catholic Church, Church of Christ Springwood, Christian Family Fellowship, Lutheran Church of Australian, Assemblies of God, St Marks Anglican Church</td>
</tr>
<tr>
<td>Category</td>
<td>Description</td>
<td>Locations</td>
<td></td>
</tr>
<tr>
<td>----------------</td>
<td>-------------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>Cultural (1)</td>
<td>Library [1]</td>
<td>Logan Hyperdome Library</td>
<td></td>
</tr>
<tr>
<td>Sporting (8)</td>
<td>Sport and Rec Club Facilities [11]</td>
<td><strong>Cornubia Park</strong>: Football [Soccer], Netball&lt;br&gt;<strong>Homestead Park</strong>: Rugby Union, Cricket&lt;br&gt;<strong>Usher Park</strong>: Football [Soccer], Rugby League/Gridiron&lt;br&gt;<strong>Burchill Park</strong>: Car Enthusiast Club, Pigeon Racing&lt;br&gt;<strong>Tallowood Park</strong>: Rugby League&lt;br&gt;Club Springwood, Riverlakes Golf Course and Tavern*</td>
<td></td>
</tr>
<tr>
<td>Indoor sport facilities [1]</td>
<td>Cornubia Park Indoor Sports Centre (Netball/Basketball/Futsal)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schools (13)</td>
<td>(8) Public, (5) Private</td>
<td>Kimberley Park State School, Shailer Park State School, Shailer Park State High School, Rochedale South State School, Springwood Road State School, Springwood State School, Chatswood Hills State School, Slacks Creek State School, Springwood Central State School, Chisholm Catholic College, St Matthews School, Calvary Christian College, John Paul College, St Edward the Confessor</td>
<td></td>
</tr>
</tbody>
</table>

*Indicates a facility is privately owned when not specified in the table
Major community infrastructure
- John Paul College
- Springwood State High School
- Springwood TAFE Campus

Council supported facilities
- Cornubia Park Indoor Sports centre
- Nerida Street Community centre
- Logan East Community centre
- Logan Hyperdome Library

Future issues/trends
- Council’s Planning
  - Greater Springwood Master Plan - Development of the Springwood Theatre and Art Gallery
  - Loganholme/Shalier Park Master Plan
  - Infill planning along Timor Avenue in Loganholme
- Queensland Investment Corporation's (QIC) development application to redevelop the Logan Hyperdome and adjacent sites along Bryants Road - There are opportunities for Council to work with QIC to encourage a higher degree of accessibility of the area to all members of the community and potentially provide additional community infrastructure through the redevelopment of the Hyperdome and adjacent sites.
- Supporting the Culturally and Linguistically Diverse population
- Transit oriented development along the proposed busway stations - particularly higher density residential development - Can current community infrastructure cope with the proposed increase in population that will inevitably lead to an increase in demand?

(2) Community Infrastructure Rural North Sector
The Rural North Sector includes the suburb of Priestdale. This sector is small in terms of population, with only 130 people in 2006. Predominately development is of a rural residential with a large proportion of open space and parkland including the Koala Bushland Coordinated Conservation Area. A large section of the sector is protected koala habitat which limits any facility development that can occur.

Demographic trends
The Rural North Sector:
- Has a higher proportion of couples with dependent children when compared to the LGA average.
- Has a high proportion of dwellings with internet connection (81%) when compared to other planning precincts.
- Has a higher proportion of residents (than the other planning sectors) that work from home (13.1%).
- Has a large proportion of households (50%+) that have more than 3 cars per house.
- Has relatively well established residents reflecting the highest proportion of residents that still remain at the same address as 5 years ago.
- Dwelling type is entirely comprised of detached houses.
Overall the Rural North Sector is considered reasonably serviced with community facilities, recognizing the relatively low density of population and development, and its close proximity to major concentrations of services in the East Sector and North Sector.

Table 4 Community facilities – Rural North

<table>
<thead>
<tr>
<th>Suburbs</th>
<th>Category</th>
<th>Sub-Category</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priestdale, Daisy Hill (part of),</td>
<td>Community</td>
<td>Community Hall [1]</td>
<td>Underwood Park Hall</td>
</tr>
<tr>
<td>Rochedale South (part of)</td>
<td>(4)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Religious Institutions [1]</td>
<td>Chung Tian Buddhist Temple</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Youth Facility - Girl Guides [2]</td>
<td>Priestdale Scouting Group, Rochedale/ Priestdale Girl Guides</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cultural</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sporting (1)</td>
<td>Sport and Rec Club Facilities [5]</td>
<td>Underwood Park: Rugby League, Football [Soccer], Softball, Cricket, Netball, BMX, (Mountain Bike)</td>
</tr>
<tr>
<td></td>
<td>Schools</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Koala Bushland Coordinated Conservation Area: (Mountain Bike)</td>
<td></td>
</tr>
</tbody>
</table>

**Major community infrastructure**
- Chung Tian Buddhist Temple
- Daisy Hill Koala Centre in the Koala Bushland Coordinated Conservation Area

**Council supported facilities**
- Underwood Park
- Kimberley Forest Park
- Neville Laurie Reserve (part of Koala Bushland Coordinated Conservation Area)

**Future issues/trends**
- Ensuring opportunities are provided for children and families.
- Servicing a relatively small, isolated and dispersed population.
- Koala Bushland Coordinated Conservation Area is highly visited, need to spread the use to other natural areas in Logan like Cornubia Forest Park.

(3) Community Infrastructure Rural North East Sector

The Rural North East Sector includes the suburbs Carbrook and Cornubia. Carbrook has maintained a rural character with much of the area being rural residential. Areas for recreation include the Carbrook Golf Course and the Aquatic Gardens Water Ski Centre. Sand and gravel extraction along the river is a local industry. Large wetlands have also
been reserved as conservation parks. A new private school (Calvary Christian College) operates in close proximity to the Carbrook Primary School. The original Carbrook School owned by Logan City Council is heritage listed. Facilities in Cornubia include the Mt Cotton Driver Training Centre and the Cornubia Park Sports Centre. A large section of the sector is protected koala habitat which limits any facility development that can occur.

**Demographic trends**

The Rural North East Sector:

- The residential population of Rural North East Sector in 2006 was 2,785 persons, which equates to 1% of Logan’s population.
- Has the highest proportion of residents over the age of 65 (11.3%) when compared to the other planning sectors.
- Has a higher proportion of couples with dependent children.
- Has a high proportion of residents that own their home (40.1%), as opposed to renting or in the process of buying.

Overall the Rural North East Sector is considered reasonably serviced with community facilities, recognising the low density of population and development and its general accessibility to major concentrations of services in the East Sector and North Sector.

**Table 5 Community facilities – Rural North East Sector**

<table>
<thead>
<tr>
<th>Suburbs</th>
<th>Category</th>
<th>Sub-Category</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cornubia (Balance), Carbrook</td>
<td>Community (2)</td>
<td>Community Hall [2]</td>
<td>Old Carbrook State School, Aboriginal &amp; Torres Strait Islander Community Association</td>
</tr>
<tr>
<td></td>
<td>Sporting (2)</td>
<td>Sport and Rec Club Facilities [2]</td>
<td>Oliver Sporting Complex: Little Athletics/Archery, Cricket</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Cornubia Forest Park</strong>: (Mountain Bike)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Carbrook Golf Club*</td>
</tr>
<tr>
<td></td>
<td>Private [1]</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Major community infrastructure**

- Carbrook Golf Club
- Calvary Christian College

**Council supported facilities**

- Old Carbrook School
- Eagleby Wetlands
- Cornubia Forest Park

**Future issues/trends**

- Ensuring local facilities are capable of supporting an ageing population.
- Providing opportunities and services for families.
Servicing a small, isolated and dispersed population.

Cornubia Forest Park can be developed with recreation trails to reduce the pressure of Koala Bushland Coordinated Conservation Area.

(4) Community Infrastructure South Sector

The South Sector includes the suburbs of Bethania, Edens Landing, Waterford, Holmview, Beenleigh, Eagleby, Bahrs Scrub, Mount Warren Park Windaroo and Bannockburn. The Southern Planning Sector is located in the south east of Logan, adjacent to the Gold Coast local government area. The Beenleigh town centre lies in the eastern part of the South Planning Sector. Prior to local government boundary changes in 2008, Beenleigh was part of Gold Coast City. Beenleigh is predominantly a residential and rural residential area, however also comprises an industrial area located at Yatala to the South (which is outside of Logan). The area presents significant opportunities for infill and development at higher residential densities, given its location adjacent to major public transport corridors and past investment in town centre infrastructure.

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 future planned region of about 50,000 people. Council is currently in the process of developing a masterplan which will guide development in Beenleigh and assist in the revitalisation of this area for the re-development of Beenleigh.

Bahrs Scrub, a growing residential area to the south-west of Beenleigh, has been identified as a Local Development Area by the SEQRP. Council is currently preparing a Local Development Area Plan for this locality. This plan will identify those areas suitable for urban purposes and those areas required to be conserved or managed for a variety of community purposes. The plan will also identify the range of necessary infrastructure including community facilities needed to support the growing area.

Demographic trends
The South Sector

- 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.
- 10.4% were over the age of 65.
- Had the lowest average household size of 2.8 people per household when compared to other planning sectors.
- Lone person households were the second highest in the South Sector (17.5%).
- Higher density accommodation options were relatively low in Logan City in 2006. The Southern Planning Sector however; had the highest proportion at 5% of housing stock being units or apartment style accommodation.

Community Facilities

A total of 65 community facilities were identified in the South Sector [Table 6]. The South Sector has the best rate of facility provision of any other planning sector in Logan City. However, the South Sector also serves a much broader catchment outside the city, including suburbs in the Northern Gold Coast area. Survey results revealed that many of the facilities in the Southern Sector are currently at capacity with no room to meet increasing community
demand. This is particularly true of community and cultural facilities which are struggling to meet high demand amongst the community in the South Sector.

Overall the South Sector is considered very well serviced with community facilities, with the exception of gaps in the provision of cultural facilities, particularly those which cater for youth.

Although there is a high rate of provision for sporting facilities in the South Sector many of these facilities have fallen into disrepair and require significant upgrades and/or improvements in order to function at their full capacity.

Table 6 Community facilities – South Sector

<table>
<thead>
<tr>
<th>Suburbs</th>
<th>Category</th>
<th>Sub-Category</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Religious Institutions [11]</td>
<td>Uniting Church, Salvation Army Church, Beenleigh, Lutheran Church of Australia, St. Bernadine's Catholic Church, Anglican Church Australia, Catholic Church, Baptist Union of Queensland, Beenleigh Community Care, Eagleby Community Mission, Twin Rivers Christian Church, Lutheran Church of Queensland</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Aged Facility [1]</td>
<td>Beenleigh &amp; District Senior Citizens Centre</td>
</tr>
<tr>
<td>Cultural (7)</td>
<td>Event/Civic Centre [1]</td>
<td></td>
<td>Beenleigh Events Centre</td>
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<td></td>
<td>Library [1]</td>
<td></td>
<td>Beenleigh Library</td>
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<tr>
<td></td>
<td>Performing Arts Centre [1]</td>
<td></td>
<td>Crete Street Theatre</td>
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<td></td>
<td>Museum [1]</td>
<td></td>
<td>Yugambeh Museum*</td>
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<tr>
<td></td>
<td>Community Arts Space [1]</td>
<td></td>
<td>Beenleigh Band Shelter - Centenary Park,</td>
</tr>
<tr>
<td>Sporting (17)</td>
<td>Indoor Sport Facility [1]</td>
<td></td>
<td>Beenleigh Arena Indoor Sports Centre (Netball/Basketball/Futsal)</td>
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<tr>
<td></td>
<td><strong>Oppermann Park</strong>: Football [Soccer]</td>
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<td></td>
<td><strong>Bill Norris Oval</strong>: Rugby League</td>
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<td></td>
<td><strong>Chris Green Park</strong>: Football [Soccer], Equestrian</td>
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<td></td>
<td><strong>Doug Larsen Park</strong>: BMX</td>
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<tr>
<td></td>
<td><strong>Dauth Park Complex</strong>: Cricket/AFL, Tennis</td>
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<tr>
<td></td>
<td><strong>Hammel Park</strong>: Netball, Baseball, Rugby League</td>
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<tr>
<td></td>
<td><strong>Leighton Fields</strong>: Rugby League</td>
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<tr>
<td></td>
<td><strong>Mt Warren Park Golf Club</strong></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Windaroo Lakes Golf Course*, Beenleigh Bowls and Recreation Club*</td>
<td></td>
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</tr>
<tr>
<td>Schools (14)</td>
<td><strong>Public [9]</strong>, <strong>Special [1]</strong>, <strong>Private [4]</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Major community infrastructure**
- Beenleigh Showgrounds
- Beenleigh Historical Village
- Beenleigh Special School
- Beenleigh State High School
- Centrelink
- Department of Communities
- Beenleigh District Court
- Beenleigh Community Health Centre

**Council supported facilities**
- Dauth Park Sporting Complex
- Beenleigh Events Centre
- Crete Street Theatre
- Beenleigh Library
- Beenleigh Arena
- Logan River Parklands

**Future issues/trends**
- Ensuring facilities are able to support an ageing population.
- Providing education, training and employment opportunities for young people leaving school prior to year 12.
• Ensuring the provision of community infrastructure can service higher density development around the Beenleigh town centre.
• Beenleigh and Barhs Scrub Local Area Planning will identify the need for improved community facility provision and opportunities to meet these needs.
• Improving the availability of cultural facilities to a significant segment of the community with an interest in the arts.

(5) Community Infrastructure Rural East Sector

The Rural East Sector includes the suburbs of Logan Village, Mundoolun, Buccan, Belivah, Stockleigh, Wolffdene, Cedar Creek and Tamborine. Council’s vision for the future of Logan Village states:

“Logan Village will provide a vibrant and diverse focal point for the surrounding rural communities who rely upon it, while maintaining a friendly and safe village feel and rural character.

The Village Centre will provide a robust environment capable of sustaining a number of land uses including retail, commercial and low impact industrial developments. High quality building design and increased mixed use development will act to increase hours of activity and serve to create a more dynamic setting.”

Yarrabilba is identified as a Major Activity Centre in the South East Queensland Regional Plan 2009-2031. The Queensland Government has decided to progress the proposed Yarrabilba community in south-east Queensland as one of the state’s first “model cities” facilitated by the Urban Land Development Authority (ULDA). Yarrabilba will have an ultimate population of approximately 50,000 people. The vision is to develop into a self-contained community in the short- to medium-term to accommodate a residential neighbourhood, local services and a substantial employment area.

Yarrabilba must significantly contribute to employment and economic growth. The proposed community at Yarrabilba will ultimately provide major activity centres and employment clusters, with a focus on the hospitality industry, major sports venues and regional education facilities. It will also comprise a series of neighbourhoods, with a range of housing choices and affordability, local employment opportunities, retail and community facilities and services, and recreational opportunities.

Demographic trends

In 2006 the residential population of the Rural East Sector was categorised by

• A population of 10,591 persons
• A low proportion of people in the 65+ age group (4.1%)  
• Average household size was higher than the Logan City average at 3.2 persons.
• The highest proportion of the family type “Couple with no children” at 34.7% compared to other planning sectors.
• The highest proportion of the household type “families” at 85.3%
• The second lowest proportion of population speaking languages other than English in the home (4.6%)
• Part-time employment was notably higher in the Rural East Sector at 39.9% of the population.
• Was below average in the number of people employed in the occupational categories of sales and clerical and administrative.
- Dwelling type is almost exclusively detached house.
- High reliance on the private vehicle.

**Community Facilities**

A total of 17 community infrastructure items were identified in the Rural East Sector [Table 7]. Facilities were available in few categories with service gaps identified in the availability of:

- Private Schools;
- Community centres;
- Community halls;
- Service provider facilities;
- Art galleries;
- Performing arts centres;
- Aged facilities;
- Indoor sport facilities; and

Aquatic centres.

Though it may appear that the Rural East Sector is considered reasonably serviced with community facilities given the low density of population, the current facilities are considerably constrained and limited in how they are able to service the community. The majority of the facilities identified are all focused around the Village Green in Logan Village. Though these facilities have significant historical value and contribute to creating a sense of place in the Village Green, they cannot be considered fully functioning facilities. Additionally, future demand for community facilities will greatly increase in the Rural East Sector as a result of anticipated development in both Yarrabilba and Logan Village.

**Table 7 Community facilities - Rural East Sector**

<table>
<thead>
<tr>
<th>Suburbs</th>
<th>Category</th>
<th>Sub-Category</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Logan Village, Mundoolun, Buccan, Belivah, Stockleigh, Wolfdene, Cedar Creek, Tamborine and Yarrabilba</td>
<td>Community</td>
<td>Community Centre [1]</td>
<td>Logan Village Community Centre</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Council Leased Space [1]</td>
<td>Col Ferguson House</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Youth Facilities/ Services [2]</td>
<td>Logan Village Guides, Logan Village Scouts</td>
</tr>
<tr>
<td></td>
<td>Cultural</td>
<td>Library [1]</td>
<td>Logan Village Library</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Museum [1]</td>
<td>Logan Village Historical Museum</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Community Arts Space [1]</td>
<td>Logan Village Craft Cottage</td>
</tr>
<tr>
<td></td>
<td>Sporting</td>
<td>Sport and Rec Club Facilities [5]</td>
<td><strong>Merv &amp; Ollie Musch Park:</strong> Equestrian</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Big River Country Park:</strong> Football [Soccer]/Touch Football, Tennis (2011) (Darts/Muaythai)</td>
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<td></td>
<td></td>
<td></td>
<td><strong>Malling Park:</strong> Cricket</td>
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<td></td>
<td></td>
<td><strong>Newstead Park:</strong> Equestrian, Cricket</td>
</tr>
</tbody>
</table>
### Major community infrastructure
- Logan Village Rural Fire brigade and SES

### Council supported facilities
- Logan Village Green

### Future issues/trends
- Encouraging sustainable communities that are not dependent on cars.
- Limited non-council owned community facilities, greater reliance on Council to supply facilities and services.
- Densities and dwelling types will substantially change with the future development of Yarrabilba and Logan Village.
- Development in accordance with the Logan Village Local Plan.
- Development of a new “model city” at Yarrabilba with a population of approximately 50,000 people.
- The impact on Logan Village from the development of Yarrabilba.

#### (6) Community Infrastructure Rural South Sector

The Rural South Sector includes the suburbs of South Maclean, Jimboomba, Cedar Grove, Cedar Vale, Veresdale, Veresdale Scrub. Logan City has endorsed the Jimboomba Local Plan, guiding development for the area over the next 20 years with Jimboomba catering for the needs of its existing and future residents. The plan provides:

- Sufficient land for housing, services, retail and commercial uses
- Medium, low density residential and Park residential precincts
- A new town centre with quality public places, services, conveniences and workplaces
- Easier access for pedestrians, cyclists, and vehicles in and around Jimboomba
- Improved access across Mt Lindesay Highway at Jimboomba
- Public spaces, recreational opportunities and protection of the environment

Jimboomba’s relationship to the development at Flagstone will change over time. Currently it provides convenience retail and speciality shopping with some commercial services. As Flagstone is a model city with an ultimate population of 120,000 to 130,000 people this relationship will change.

#### Demographic trends
In 2006 the residential population of Rural South Sector was categorised by
- A population of 16,708 persons
- The highest proportion of residents under the age of 19 at (34.4%)
- Only 2.6% of persons from non-English speaking backgrounds (substantially lower than the other planning precincts with a Logan average of 9.9%).

#### Community Facilities
A total of 26 community infrastructure items were identified in the Rural South Sector [Table 8]. Facilities were available in almost all categories with immediate service gaps identified in the availability of:

- Cultural facilities;
- Youth facilities; and
- Service provider facilities.

It should be noted that the majority of facilities in the Rural South Sector are operating at capacity and are not capable of keeping up with the demand caused by development in areas like Flagstone. In addition, many of the facilities in the Rural South Sector are either in a state of extreme disrepair or have not been fully developed and therefore cannot fully function without significant maintenance and upgrades.

Overall the Rural South Sector is relatively well serviced with:

- Schools; and
- Sport and recreation facilities.

Though the Rural South Sector is well serviced with sport and recreation facilities it is important to note that many of these club facilities are very basic and are not by any means capable of servicing their current demand let alone any future demand that may be caused by an increase in population.

Furthermore, despite the relatively low density of population and development that characterises the Rural South Sector there is a high rate of usage and demand for community facilities that continues to be exacerbated by development in Jimboomba and Flagstone.

Table 8 Community facilities – Rural South Sector

<table>
<thead>
<tr>
<th>Suburbs</th>
<th>Category</th>
<th>Sub-Category</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Maclean, Jimboomba, Cedar Grove, Cedar Vale, Veresdale, Veresdale Scrub</td>
<td>Community</td>
<td>Community Centre [1]</td>
<td>CADDIES</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Religious Institution [1]</td>
<td>Uniting Church Jimboomba,</td>
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<tr>
<td></td>
<td></td>
<td>Youth Facilities/ Services [1]</td>
<td>Jimboomba Scout Group</td>
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<td></td>
<td></td>
<td>Service Provider Space[1]</td>
<td>Veterans Support &amp; Advocacy Service</td>
</tr>
<tr>
<td></td>
<td>Cultural</td>
<td>Library [1]</td>
<td>Jimboomba Library</td>
</tr>
<tr>
<td></td>
<td>Sporting</td>
<td>Sport and Rec Club Facilities [8]</td>
<td>Boondarn Park: Equestrian</td>
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<td></td>
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<td></td>
<td>Glenlogan Park: Little Athletics, AFL/Cricket, Tennis, Equestrian</td>
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<td></td>
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<td></td>
<td>Jimboomba Park: Touch Football, Equestrian, Gymnastics/Karate/Basketball, Netball, Tennis (Dog Obedience)</td>
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<tr>
<td>Aquatic Centre [1]</td>
<td>Kurrajong Park: Football [Soccer]</td>
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<tr>
<td>Jimboomba Pool</td>
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<tr>
<td>Schools - Public [4],</td>
<td>Flagstone State School, Jimboomba State</td>
<td></td>
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<tr>
<td>Halls [4], Resource</td>
<td>State Community College, Emmanus College,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Centre/ Library [4],</td>
<td>Hills International College</td>
<td></td>
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<tr>
<td>Indoor Sports Centre [1]</td>
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</tbody>
</table>

**Major community infrastructure**
- Flagstone State Community College
- The Hills International College
- Emmaus College

**Council supported facilities**
- Jimboomba Library/Community Centre
- Jimboomba Pool
- Glenlogan Park
- Jimboomba Park
- CADDIES

**Future issues/trends**
- Providing services, activities and opportunities for young people.
- Development in accordance with the Jimboomba Local Plan.
- Servicing a dispersed rural and rural residential population.
- Providing public transport access to services based in Jimboomba.
- Growth of Flagstone and changing relationship between the two centres.

**(7) Community Infrastructure Rural West Sector**

The Rural West Sector includes the suburbs of Greenbank, Munruben, Chambers Flat, New Beith, North Maclean and Park Ridge South. This is a large sector in area and includes the Greenbank military reserve. Greenbank and New Beith are included within the Greater Flagstone Structure Plan Area and are developing into villages which service surrounding rural residential development. Similar to Yarrabilba the Urban Land Development Authority (ULDA) will take responsibility for the planning of the Greater Flagstone area as a “model city”. The Greater Flagstone area will ultimately become home to approximately 120,000-130,000 people.

Greenbank Central is a Local Development Area that could potentially become an employment precinct subject to access to a passenger rail service.

Park Ridge South adjoins the Park Ridge Structure Plan Area and was designated as Urban Footprint in the SEQ Regional Plan 2009-2031. This Regional Development Area will accommodate a significant number of future homes, employment areas and community facilities. Residents of this area will be able to access the future community facilities that will be provided in Park Ridge to the north as it develops.

**Demographic trends**
- In 2006 the Rural West Sector was categorised by:
A population of 14,469 persons
A higher proportion of couples with dependent children
A high proportion of residents under the age of 19 (34.2%)
The highest average of persons per household at 3.3 people per household.
A high proportion of households with a mortgage (63.3%).

Community Facilities
A total of 19 community infrastructure items were identified in the Rural West Sector [Table 9]. The majority of these facilities are located in Greenbank. Immediate service gaps identified in the availability of:
- Cultural facilities;
- Service provider facilities (particularly multicultural services); and
- Indoor sport facilities.

The Rural West Sector has a comparative population to the Rural South Sector, however, it has significantly less community infrastructure. This is particularly pronounced for cultural facilities with only one library that operates part time representing this category of community infrastructure.

Though the Rural West Sector is well serviced with community centres, the lack of many other types of facilities poses an issue for this sector, despite the relatively low density of population and development. Furthermore future demand for community facilities will greatly increase in the Rural West Sector as a result of anticipated development in Greenbank.

<table>
<thead>
<tr>
<th>Suburbs</th>
<th>Category</th>
<th>Sub-Category</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenbank, Munruben, Chambers Flat, New Beith, North Maclean and Park Ridge South</td>
<td>Community</td>
<td>Community Centre [2]</td>
<td>Greenbank Community Centre, Chambers Flat Community Centre</td>
</tr>
<tr>
<td></td>
<td>Cultural</td>
<td>Library [1]</td>
<td>Greenbank Library</td>
</tr>
<tr>
<td>Sporting</td>
<td>Sport and Rec Clubs Facilities [8]</td>
<td>Chambers Flat/Logan Reserve Community Park: Equestrian</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Chambers Flat/Logan Reserve Park: Rugby League</td>
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<td></td>
<td></td>
<td>Greenbank Meadows Park: Equestrian</td>
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<td></td>
<td></td>
<td>Greenbank Recreation Reserve: Rugby League/Touch Football, Football [Soccer], Boxing</td>
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<td></td>
<td></td>
<td>James Smith Recreation Reserve: Cricket</td>
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<td></td>
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<td>Lavelle Park: Football [Soccer]</td>
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<td></td>
<td></td>
<td>Tully Memorial Park: - Dog Obedience, Rugby League, Tennis, (Car Enthusiast)</td>
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<tr>
<td>Facilities</td>
<td>Notes</td>
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<tr>
<td>Aquatic Centre [1]</td>
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<tr>
<td>Scottsdale Park: (Equestrian)</td>
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<td>Skerman Park: (Equestrian)</td>
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<tr>
<td>Spring Mountain Reserve: (Equestrian)</td>
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<tr>
<td>Greenbank Community Pool</td>
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<tr>
<td>Greenbank State School</td>
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</tbody>
</table>

**Council supported facilities**
- Greenbank Recreation Reserve
- Greenbank Pool
- Greenbank Library/Community Centre
- Chambers Flat Community Centre

**Future issues/trends**
- Servicing significant increases in population over the next 20-30 years with the progression of Greater Flagstone as a “model city”.
- Providing facilities, services, and opportunities for young people.
- Supporting families with community infrastructure.
- Accessibility to facilities within the large catchment area with a dispersed population is a challenge

**(8) Community Infrastructure West Sector**

The West Sector includes the suburbs of Browns Plains, Forestdale, Hillcrest, Regents Park, Heritage Park, Boronia Heights, Park Ridge (Logan City – Bal), and Logan Reserve (Logan City).

Browns Plains is the retail hub of the area and is also a public transport hub, with many Brisbane based services operating from or through this location.

Logan City Council has adopted a detailed plan for the Park Ridge Master Planned Area (MPA). The plan provides for it to develop as integrated, sustainable urban communities and employment areas, catering for a population of approximately 30,000 people, and providing up to 13,000 jobs. The plan states that it will feature urban communities offering diverse housing options, as well as a full range of community facilities, to ensure each community is well serviced with essential infrastructure and can function effectively as it develops.

**Demographic trends**

In 2006 the West Sector was categorised by:
- A population of 36,994 persons, equivalent to 15% of the Logan City population.
- The highest age cohorts being the 5-14 at (61.1%) and the 35-44 age bracket (14.7%).
- The highest percentage of persons born overseas with 27.5% and the second highest percentage of non-English speakers at home at (12.5%). The most commonly spoken languages were Mandarin and Vietnamese.
- The highest proportion of residents that did not reach Year 10 at 23.9%
• The lowest proportion of people with Diplomas, Bachelor degrees or higher.
• The highest proportion of people renting public housing.

Community Facilities
A total of 32 community infrastructure items were identified in the West Sector [Table 10]. Though facilities were available in almost all categories immediate service gaps identified in the availability of:
• Cultural facilities;
• Community halls;
• Service provider facilities – particularly for multicultural services.

The deficit of cultural facilities is particularly pronounced, especially given the population of the West Sector.

The West Sector is considered well serviced with:
• Schools;
• Youth facilities; and
• Sport and recreation facilities.

In comparison to other planning sectors with comparative populations and densities the West Sector has a low provision of community infrastructure. Furthermore, demand for community facilities in the West Sector will further increase as a result of anticipated development at Park Ridge.

Table 10 Community facilities – West Sector

<table>
<thead>
<tr>
<th>Suburbs</th>
<th>Category</th>
<th>Sub-Category</th>
<th>Facilities</th>
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</thead>
<tbody>
<tr>
<td>Browns Plains, Forestdale, Hillcrest, Regents Park, Heritage Park, Boronia Heights, Park Ridge (Logan City - Bal), and Logan Reserve (Logan City).</td>
<td>Community</td>
<td>Community Centre [1]</td>
<td>Logan West Community Centre</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Commercial/ Non-Council Owned Meeting Space [2]</td>
<td>Greenbank RSL, Oasis Function Centre</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Religious Institution [8],</td>
<td>Plains Christian Life Centre, Living Waters Uniting Church, Lutheran Church, Parkland Christian Centre, Browns Plains Presbyterian, Anglican Church of Browns Plains, Seventh-Day Adventist Church</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Council Leased Space [1]</td>
<td>Logan West Lions Club</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Service Provider [2]</td>
<td>Ability Care – Logan West Respite Centre*</td>
</tr>
<tr>
<td>Cultural</td>
<td>Library [1]</td>
<td></td>
<td>Logan West Library</td>
</tr>
<tr>
<td>Sporting</td>
<td>Indoor Sports Centre [1]</td>
<td>Ozsports Browns Plains*</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hubner Park: Football [Soccer], Cricket, Netball</td>
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<tr>
<td></td>
<td></td>
<td>Hyde Park: Football [Soccer]</td>
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</tbody>
</table>
| Aquatic Centre [1] | Logan Metro Sports Park:- Football [Soccer], Touch Football/Rugby Union/Gridiron
| Logans Heroes Aquatic and Fitness Centre |
| Boronia Heights State School, Park Ridge State High School, Browns Plains State School, Park Ridge State School, Regents Park State School, Yugumbir State School, Browns Plains State High School, Logan Reserve State School, Parklands Christian College, Saint Philomena School, St Bernadine’s School |

### Major community infrastructure
- Browns Plains Community Health Clinic
- The Spot
- Greenbank RSL
- Browns Plains TAFE Campus
- Browns Plains Centrelink

### Council supported facilities
- Logan Metro Sports Park
- Logans Heroes Aquatic and Fitness Centre
- Logan West Community Centre
- Logan West Library

### Future issues/trends
- Ensuring there are adequate education, training and employment opportunities for early school leavers and those with no formal qualifications.
- Increased provision of cultural facilities and services.
- Attracting multicultural service providers to the West Sector.
- Identifying opportunities for the newly forming Logan Housing Company to redevelop and reduce the concentration of public housing stock in targeted areas.
- The integrated land use and infrastructure planning for Park Ridge (and in the future Park Ridge South) will provide a growing range of community facilities for this sector. Timely provision and improved access will be challenges over the next 10 to 20 years.

### (9) Community Facilities North Sector

The North Sector includes the suburbs of Underwood, Woodridge, Logan Central, Slacks Creek, Berrinba, Kingston, Marsden, Crestmead, Meadowbrook, Loganlea, Waterford West and Tanah Merah. The SEQRP has identified Logan Central as a sub-regional transport hub and future major activity centre, with significant infill and redevelopment opportunities. Logan Central, with a current population of about 6,000 people, is the major centre for about
80,000 people living in both the Logan and Brisbane LGAs. Segments of this population experience significant levels of socio-economic disadvantage.

The North Sector is centred around the Woodridge railway station and Logan Civic Precinct, which contains major facilities including the Arts Centre, Entertainment Centre, Library, PCYC, Council administration centre and Logan Gardens. The area also contains a number of schools and government and non-government service providers, as well as business and retail services and a mixture of low, medium and higher density housing.

Council is progressing a Local Area Plan for Logan Central. Logan Central, located in the northern part of the LGA, is an established residential, commercial and administrative area. Kingston is the most populous suburb, followed by Woodridge and Crestmead. Logan Central itself is one of the smaller suburbs.

Demographic trends
In 2006 the North Sector was categorised by
- A population of 79,226 persons.
- Being the most populous area with 32% of Logan’s population.
- Has a relatively high proportion of residents with an indigenous background (3.2%) (total of 3,093 residents).
- A higher proportion of single parents.
- The highest unemployment rate of the sectors.
- A high proportion of households on a low income (> $500).
- A high proportion of households that do not have a car.
- A higher proportion of residents (compared to all other sectors) that walk or cycle to work.

Community Facilities
A total of 115 community infrastructure items were identified in the North Sector [Table 11]. Facilities were available in all categories with no immediate service gaps identified. Overall the North Sector is considered very well serviced with community facilities, especially with an excellent selection of:
- Schools;
- Community halls and centres;
- Cultural facilities;
- Youth facilities;
- Service provider facilities - particularly family and multicultural support services;
- Aged facilities;
- Libraries;
- Sport and recreation clubs and facilities; and
- Aquatic Centres

It is anticipated that the strong concentration of community facilities in the North Sector would service a community wider than its immediate catchment.

Table 11 Community facilities – North Sector

<table>
<thead>
<tr>
<th>Suburbs</th>
<th>Category</th>
<th>Sub-Category</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Underwood, Woodridge, Logan Central,</td>
<td>Community</td>
<td>Community Centre [5]</td>
<td>Loganlea Community Centre, Booran Park Neighbourhood Centre, Gould Adams Park Community Centre, Kingston East Community</td>
</tr>
<tr>
<td>Location</td>
<td>Commercial/ Non-Council Owned Meeting Space [6]</td>
<td>Centre, Crestmead Community Centre</td>
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<tr>
<td></td>
<td>Logan City Tavern &amp; Function Centre, Logan Diggers Function Hall, Hotel HQ Restaurant and Function Rooms, Woodridge Progress Hall, Kingston School of Arts*</td>
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<tr>
<td></td>
<td>Saint Paul’s Catholic Church, All Nations Christian Church, Lutheran Church of Australia, Presbyterian Church of QLD, Impact Christian Church, City Bridge Christian Outreach Centre, St Maximilian Kolbe Church, Wesleyan Methodist Church, Dunamis Christian Centre, Meadowbrook Church, Logan City Baptist Church, City Church</td>
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<tr>
<td></td>
<td>Marsden Progress Association</td>
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<td></td>
<td>Logan Central PCYC*, Tudor Park Community Recreation Centre (PCYC), Crestmead Youth Hub (PCYC), Ben Matthews Youth Centre, Loganlea Guides, Marsden Guides, Marsden Scouting Group, Underwood Scout Group, Berrinba Scouts, Woodridge Scout Group, Woodridge Guides, Logan City Youth Services (YMCA), Youth and Family Services, Boys Town, Fusion Australia</td>
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<tr>
<td></td>
<td>Logan Central Community Centre, Woodridge Senior Citizens Club</td>
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<td></td>
<td>ACCES Services*, Working Against Violence Support Service*, Family Relationships Centre*, Mission Australia*, ADRA Community Centre*, Salvation Army Lifeworks Centre*, Logan Women’s Health &amp; Wellbeing Centre*, Burragah Aboriginal &amp; TSI Advancement, PACT, Ryans Place, Multilink, Aboriginal &amp; Islander Community Health Service, Mission Possible</td>
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<tr>
<td></td>
<td>Logan Entertainment Centre</td>
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<td></td>
<td>Logan Central Regional Library, Marsden Library, Logan North Library</td>
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<tr>
<td></td>
<td>Logan Art Gallery</td>
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<tr>
<td></td>
<td>Kingston Butter Factory</td>
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<tr>
<td></td>
<td>Butterbox Museum</td>
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<td></td>
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<tr>
<td></td>
<td>Logan Artists Workshop Space, Logan City Square Dancers, Mayes Cottage</td>
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<td></td>
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<tr>
<td></td>
<td>Slacks Creek, Berrinba, Kingston, Marsden, Crestmead, Meadowbrook, Loganlea, Waterford West and Tanah Merah</td>
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<tr>
<td></td>
<td>Insports Springwood, Logan Metro Indoor Sports Centre (Netball/Basketball/Futsal), Ozsports Springwood*</td>
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<tr>
<td>Aquatic Centre [2]</td>
<td>Springwood Aquatic Centre, Gould Adams Aquatic Centre</td>
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<tr>
<td>Sport and Rec Club Facilities - Council Leased [13], Private Clubs [4]</td>
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**Logan**

- **Compton Park**: Football [Soccer]
- **Ewing Park**: Netball, Model Engineering Club
- **Oates Park**: Football [Soccer]
- **Gould Adams Park**: Football [Soccer], Dog Obedience, Cricket
- **Loganlea Picnic Grounds**: Little Athletics
- **Noffke Park**: Rugby League
- **Tansey Park**: AFL/Cricket
- **Meakin Park**: Hockey/Cricket/Softball/Darts, Cricket/Football [Soccer], Radio Control Car, Baseball, Rugby Union (2011)
- **Judith Park**: Equestrian
- **Lowe Oval**: AFL
- **Civic Centre Park**: Rugby League
- **J J Smith Park**: Cricket
- **Tudor Park**: Deaf Sports & Recreation Australia, Football [Soccer]/Cricket
- **Logan City Golf Club**
- **Logan City Recreational and Sporting Club***, **Beenleigh & District Darts Association***, **Logan City Darts Club***

**Schools** - Public [16], Special [1], Private [4]

**Halls [11], Resource Centre/ Library [11], Pool [1]**

- Harris Field State School, Woodridge North State School, Woodridge State School, Woodridge State High School, Logan City Special School, Berrinba East State School, Burrowes State School, Kingston State School, Marsden State School, Waterford West State School, Kingston College, Loganlea State High School, Mabel Park State School, Mabel Park State High School, Loganholme State School, Cresmead State School, Marsden State High School, St Paul’s School, Groves Christian College, The Centre Education Program, St Francis’ College (Marsden)

**Major community facilities**

- Logan Hospital
- Griffith University - Meadowbrook Campus
- Logan TAFE
- Logan Central Community Health Centre
- Centrelink
- Department of Communities
- Logan Central PCYC

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Council supported facilities
- Logan Entertainment Centre
- Logan Metro Indoor Sports Centre
- Kingston Butter factory - The Butter Factory is home to the Butterbox Theatre (used by local performing arts groups), the Buttermaid's Kitchen, the Logan City Historical Museum and an arts and craft co-op.
- Mayes Cottage
- Logan Art Gallery
- Springwood Aquatic Centre
- Logan Regional Library
- Logan City Administration Centre

Future issues/trends
- Logan Central Local Area Planning is an ideal opportunity to identify and plan for improved community facility provision
- A key challenge for Logan Central will be to provide services reflective of the local community and its role in servicing a broader catchment and as such to compliment the Principal Activity Centre at Springwood
- Future development of Meakin Park

6. Facility Analysis

Based on the results of the audit data, there are a number of findings that can be drawn upon, which can be briefly summarised as follows:

Community Centres and Halls

- Commercial Community Space
  - Commercial community spaces include RSL’s and entertainment and function venues that operate everyday of the week during most times of the day. These facilities appear to have the most flexible arrangements when it comes to leasing out space however it is assumed that cost may deter community groups from using these facilities.
  - All of these facilities offer space for hire generally providing large function rooms
  - The majority of these facilities are accessed by the community by driving
  - The majority of these facilities believe that they are not being utilised to their fullest potential and have further capacity to accommodate community groups / functions.

While many of the facilities provided space for hire, there are clearly issues in terms of the providers’ perceptions of the location and accessibility of some of these facilities. This may impact on people’s awareness of, and/or willingness to hire out these facilities for other purposes. The lack of car parking, or parking being used by patrons of other adjoining uses might also place limitations on people’s perception on the ease of accessibility to these facilities. This could also impact on groups looking to hire spaces such as these for other purposes. As many of the facilities are only in operation Monday-Friday during the day, this
may present opportunities for use outside these hours. The planned upgrade of several of these facilities may make them more attractive for outside hire.

- **Privately Owned Service Provider Space**
  - These facilities are easily accessible by public transport, however many providers also highlighted issues with parking.
  - The majority of these facilities offer community space for hire, however are limited in their days of use, being unavailable on weekends.

- **Community Centres**
  - The majority of these centres operate everyday of the week and have numerous community groups that utilise them.
  - All facilities stated they are generally affordable for community groups, with some being flexible on costs depending on groups i.e not for profit organisations.
  - These facilities have a higher risk of damage to their property with the majority of community centres previously at one stage or another having issues with a hirer which has forced them to keep the bond.

Eight community centres identify that they are currently at or near capacity. This would present a significant disincentive to use of these facilities.

- **General Community Space**
  - All of these facilities are available for hire, and generally operate every day of the week.

Many of these facilities contain a diverse range of rooms and facilities for potential hire by other groups, although many of these are currently used every day of the week. There appear to be opportunities for several of these facilities to be better utilised by others. A number of these facilities in the Northern Sector which are located in Logan Central are buildings that used to be houses and are now leased to service providers. Many of these properties – particularly those on Jacaranda Crescent will be redeveloped in the near future. Therefore, it will be essential to ensure that there is some form of low cost accommodation available to community service providers that want to locate in the North Sector in the future.

**Youth Facilities and Services**

The Rural North East Planning Sector currently has no facilities or services for youth within the planning sector

- **Scouts and Girl Guides**
  - Operate various days and hours depending on the facility
 Provides opportunities to the general community with space for hire when they are not used. They usually provide at a minimum a hall, kitchen and toilets.

 A number of scout groups were identified as no longer in use - it can be assumed this is due to low membership numbers.

As these facilities are generally available for hire when not in use, there may be potential for these buildings and amenities to be better utilised by other community clubs and groups outside the hours of operation of the scouts and/or girl guides, particularly for those facilities only used 2 days per week.

- **Youth Centres/Support Services**
  - Generally located in the more populated planning sectors of the North and South.
  - Offer support services and facilities for youth through programs
  - Are well located with access to public transport
  - Generally only operate Mondays to Fridays.

There are ten youth facilities in Logan focused on the north and south planning sectors. They are generally accessible by public transport but not easily accessible. The youth facilities are generally purpose built facilities and do not provide space for hire. These facilities do not operate on weekends, which highlights a gap in service provision

- **PCYC’s**
  - There are 4 within Logan which are all Council Owned facilities.
  - The existing PCYC’s need further space and room to expand.

PCYCs are regularly utilised most days and are well utilised and important facilities for Logan. Although regularly used, there is available space for hire.

It has been highlighted that the PCYCs need to expand their facilities and experience a lack of car parking.

**Community Service Providers**

- **Child Care Centres**
  - Generally are operating from Mondays to Fridays
  - Highlighted issues of centres being at full capacity with waiting lists for coming years.
  - Almost always accessed via private motor vehicle.

- **Family and Support Services**
  - Predominantly located within the North Planning Sector.
  - Cater for a range of target groups including people with a disability, CALD, low income earners, elderly, indigenous and youth.
Many facilities provide family and support services. There is a relatively even mix of those that provide space for hire and those that do not. The reasons given for not providing space include that the building is purpose built, organisations are concerned about damage to premises, or there is no space available.

Some respondents stated that their facilities have an issue with their location. This should be addressed in the provision of any new facilities of this type in Logan.

**Multicultural Services**
- Few service providers within Logan operate specifically for this purpose with some multicultural facilities operating as one of a number of community services provided within one facility.

It is anticipated that there will be a need for more of these services to be provided across the planning sectors, given the high rates of cultural diversity in Logan.

**Facilities and Services for the Aged**
- Currently there are few facilities servicing the aged within Logan City, generally limited to Meals On Wheels programs and senior citizens associations.
- With an increasing ageing population there needs to be more services provided to the aged.

Many of these facilities appear to play an important role in serving the aged. It is however noted that there are not many of these facilities throughout Logan. Consideration needs to be given to the provision of more of these facilities across the planning sectors.

There are limitations for hire by others, but this is understandable considering that they are generally purpose built facilities.

**Emergency Services**
- The Council Owned and Leased emergency services included SES Services and Volunteer Fire Brigade Services. These facilities were located in the Rural Planning Sectors of Logan.

**Religious Institutions**
- The North Planning Sector has the highest number of religious institutions.
- The North, West and Rural South Planning Sectors have religious institutions that operate from existing community facilities and do not have a purpose built facility.
Cultural Facilities

- **Art Galleries and Museum**
  - These facilities generally target the overall community.
  - The galleries and museum highlighted issues with their location with lack of public transport and heavy reliance on private motor vehicle consequently resulting in carparking issues.
  - These city-wide facilities should be easily accessible by all modes of transport.
  - There are a small number of Art Galleries and Museums in Logan. They are only found in the North and South planning sectors.
  - All facilities audited had plans to expand.
  - Aboriginal and Polynesian cultural groups are represented.
  - The Logan Entertainment Centre and Beenleigh Events Centre, though not classified as cultural facilities, also have a large role to play in providing a venue for performing arts in Logan City.

- **Libraries**
  - All libraries within Logan are Council Owned and Operated, with the majority being located within the North Planning Sector.
  - The majority of the libraries are accessed by the community by private motor vehicle which further impacts on the availability of car parking.
  - The majority of the libraries emphasised the large number of community groups that utilise their facility on a regular basis.
  - Generally the libraries are located within the more populated areas of Logan including the East, South, North and West. There is generally not an issue with their location apart from lack of car-parking.
  - Some libraries provide space for hire to the community. Greenbank Library, Jimboomba Library and Logan Village library do not have any community space available for hire.
  - All of the libraries highlighted that they see a need for expansion or improvement of their facility. This included more space, more car parking, and upgrading existing facilities.

Libraries are well distributed across the city. Only the smallest and least populated sectors are without a library. However, the libraries in the Rural East and Rural West Sectors are very limited in their service delivery due to either the building in which they are located or because they are only open on certain days during the week. As with all other facilities access is primarily by private motor vehicle with limited or no public transport options. A number of libraries have noted a lack of adequate parking.

The libraries in the urban sectors also have facility space for hire while libraries in the rural sectors do not. Space available for hire within libraries is generally limited to meeting rooms for infrequent use. A community organisation would not be able to set up an office in the space provided within a library.
Sport and Recreation Clubs and Facilities

- **Indoor Sports Facilities**
  - The majority of Council owned indoor sports centres have space for hire. Non Council Owned indoor sports centres do not allow their facilities to be hired on a permanent basis.
  - It is suspected that these facilities are not operating at their fullest potential on reflection of usage during the day.

Council owned facilities are generally available for hire and could fill a gap when looking at provision of additional community facilities/opportunities in Logan, particularly as Council may have more control over the use of these facilities.

Several respondents stated that their facilities were not operating to their fullest potential. This highlights the need to explore options for better promotion of availability of space for hire.

Most respondents were happy with the location of their facility and therefore the facility is likely to have good access and visibility.

- **Swimming Pools**
  - Generally have low usage across the winter months and increase during school terms 1 and 4.
  - Many aquatic centres believe that their facilities need to be upgraded particularly to accommodate pool heating.

With improved pool facilities and better promotion, current pools could be better utilised by community groups, schools and the like. Ensuring maximisation of usage could see a potentially reduced need for the provision of further pool facilities in Logan, until such time as existing facilities can be better utilised. Additionally, Council should investigate opportunities to open the six pools in Logan owned and operated by schools for broader community use. This would have cost savings for Council in terms of provision of new pool facilities.

- **Sport and Recreation Clubs**
  - Issues relating to car parking, signage/exposure and, to a lesser extent, safety, should be considered as possible means of improving the use and patronage of such sport and recreation facilities.
  - Club development issues like funding applications, club management or volunteer recruitment have been raised during the audit.
  - The usage of sport and recreation facilities is quite variable and where facilities are underutilised there is scope to work with clubs to increase usage.
It is apparent that issues relating to car parking, signage/exposure and to a lesser extent safety, should be considered as possible means of improving the use and patronage of such sport and recreation facilities, both for existing users and for attracting other potential users.

It is very clear from these audit results that there is significant scope to better utilise many of these sport and recreation facilities. While some referred to the need for facilities to be upgraded and/or improved before they could be utilised by others, there appears to be a considerable opportunity to consider the better utilisation of existing facilities within Logan. This appears to be substantiated by those operators who were audited as part of these surveys, with many believing there was scope to consider use by other groups, particularly in the off season. This will need to be balanced with the potential to over-use some fields.

**School Facilities**

- Many schools have recently received BER funding to make improvements and/or additions to their schools. This leads to improved facilities for school attendees, as well as for those groups utilising schools for other activities.
- School facilities within Logan currently provide an important role in fulfilling a community need for the use of such facilities outside their normal use for school activities. This needs to be acknowledged and addressed as part of the preparation of the future components of this Community Infrastructure Strategy.

School halls have an incredibly important role to play in providing Logan’s residents with community spaces that can potentially serve local catchments. School halls present an excellent opportunity to accommodate much of the overflow in demand for community meeting spaces that currently exists and will be exacerbated by an increasing population across the city. As more school halls come on line as a result of Building the Education Revolution (BER) funding it will be important for Council to work with the Queensland Department of Education Training and the Arts to ensure both Council and school owned halls remain viable and service the community.

### 7. Conclusions

The distribution of facilities within Logan City is predominantly to the north. The urban centres, particularly Logan Central and Beenleigh are the focus of regional provision.

These centres have transport connections/interchanges and higher order administration, commercial and retail roles. As population growth occurs in the southern part of the City, the planning and delivery of community facilities will become increasingly important to service the needs of these catchments with Park Ridge, Jimboomba, Greenbank, Yarrabilba and Flagstone having a pivotal role in this planning.
The audit has highlighted:

- A need for existing facilities to refurbish and expand, particularly to cater for meetings and storage.
- A need for more facilities for the aged and people with a disability.
- A shortage of space for service delivery, particularly for young people and respite
- Need for greater flexibility in community facilities i.e. hours of operation, wireless connections.
- The need for transport, service and facility planning as the southern end of the City grows in population.
- It can be seen that the predominant number of patrons travel up to 10km or more to reach many of the facilities.
- Given the location of some of the facilities, it is likely that they will never be serviced by public transport, therefore other means of improving accessibility may need to be explored.
- That accessibility requires improvement for many of the existing facilities and should be addressed through the Desired Standard of Service (DSS).
- Some of the major roads in Logan City have been identified as being perceived to have a lack of public transport access to these facilities. So while accessible by a bus route, it would seem the lack of frequency of services is causing significant inconvenience.
- The provision of car parking spaces could be reviewed against the relevant planning scheme provisions, however even if compliant, in reality the numbers appear to be insufficient and should be addressed by the DSS.
- The lack of car parking appears to be significantly less of an issue for Non-Council Owned Facilities than for Council Owned and Leased facilities. One possible reason for this may be due to less co-location of facilities, therefore resulting in less competition for car parking spaces.
- There may be opportunity to explore better utilisation of some Council Owned and Leased facilities, based on current frequency of use and in the number of facilities which currently do not hire out premises to other groups but who have indicated a willingness to consider this in future.

Considerations affecting all sectors and which require consideration in the development of the Desired Standard of Service (DSS) and Community Facilities Strategy include:

- Population growth.
- A broad range of community facility shortages.
- Accessibility by all forms of transport.
- Co-location and integration of services will become increasingly important with declining land availability.
- Influence of future settlement patterns and demographic change.
- Many facilities planned to expand rather than replicate.
Sectors

The most populated sectors, which are also the most disadvantaged sectors based on the SEIFA Index have the majority of community facilities. This is not an unexpected result, and is a testament to Council’s provision of facilities to date.

The issue of note for rural sectors is accessibility. Local facilities are not practical in rural and rural residential areas. The existing provision of facilities in the rural sectors demonstrates the majority of services are located in one or two major centres, with the population travelling to this centre, or travelling to centres in adjoining sectors as they are closer. It will be important the Desired Standard of Service recognise this point.