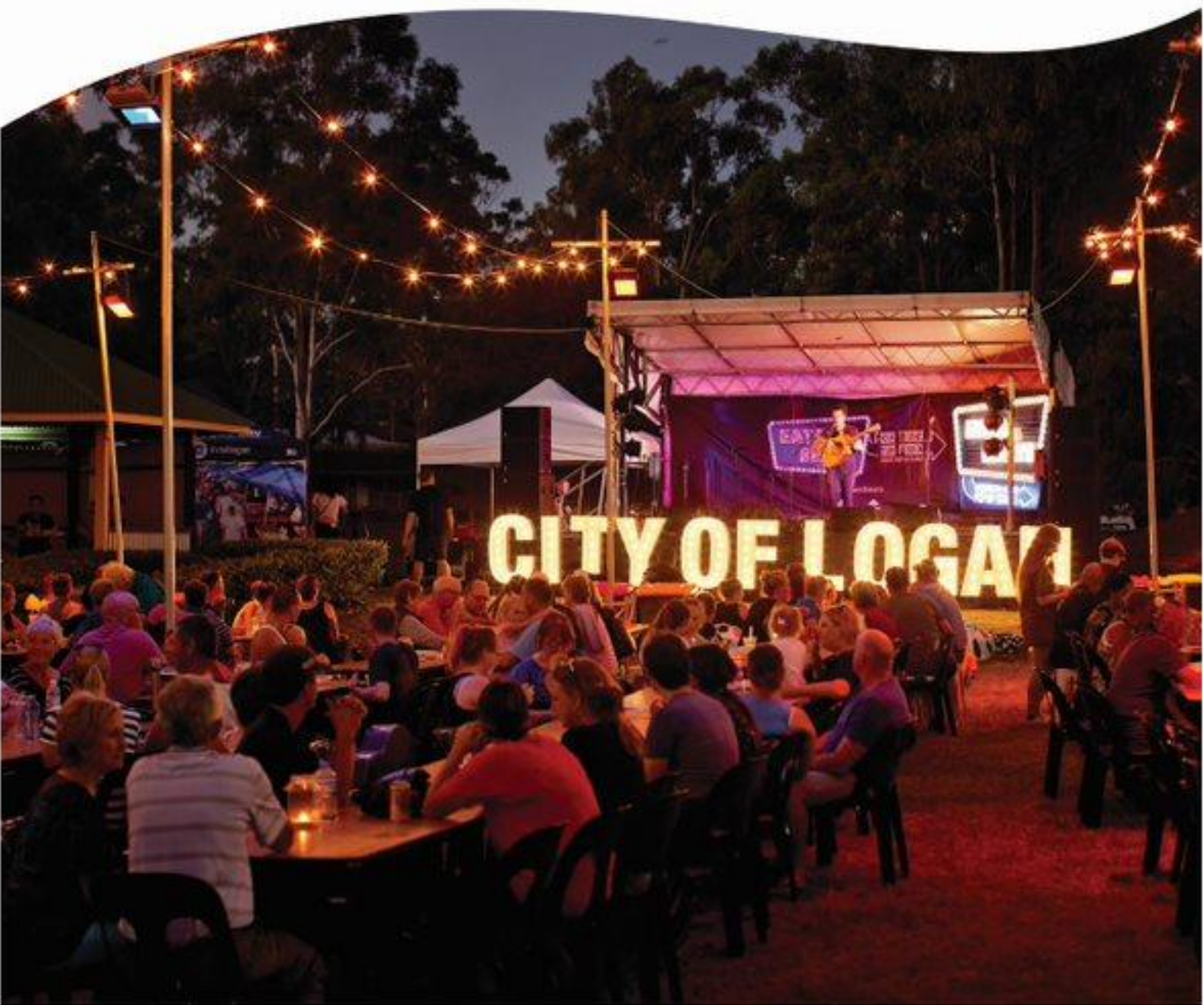


Community Infrastructure Plan 2024-2041

[2024 Update]

A modern network of community infrastructure for people to connect, belong and thrive.



Acknowledgment of Country

Logan City Council acknowledges the Traditional Custodians of the land, water and country we now call the City of Logan. We pay our respect to Elders past, present and emerging and extend that respect to all Aboriginal and Torres Strait Islander peoples across the city.



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Executive Summary

The City of Logan has a diverse network of community infrastructure that supports a wide range of community, cultural, educational, recreational, and sporting opportunities. Logan City Council provides some of these facilities, which range from libraries and community centres, to performing arts facilities and aquatic centres. These facilities are essential for bringing people together, developing social capital, and strengthening the social and economic fabric of our communities through the sorts of services and programs they provide.

The City of Logan is experiencing unprecedented growth and change, with an additional 208,871 people expected to live in our city by 2041. This growth will place pressure on existing community facilities to expand and adapt and will require significant expansion to the city's community infrastructure network to meet demand.

This Community Infrastructure Plan outlines Logan City Council's long-term direction for community infrastructure provision in the City of Logan up to 2041. Broadly, it identifies where, when and how community facilities should be provided to meet current and future community needs. The plan seeks to realise Council's long-term vision for community infrastructure:

The City of Logan has a modern network of community infrastructure that meets the needs and aspirations of our diverse communities, now and into the future; and that contributes to the City of Logan realising its social, economic and cultural potential.

Council faces a number of challenges that impact the way we plan, provide and manage community infrastructure. As land and infrastructure costs continue to rise, local governments are finding it increasingly difficult to source adequate infrastructure funding to keep pace with growth and change. In our city's urban areas, the availability of unused public land is scarce and acquisition opportunities are limited. The city's growth areas bring their own set of challenges; expected to develop as cities within their own right, but currently lack the infrastructure investment required to realise their growth potential.

While growth presents challenges, it also brings new and exciting opportunities for our city and the way we plan, deliver and activate community infrastructure. A key direction of this plan is strengthening the role of multi-purpose community hubs as an effective and efficient way to meet a wide range of community needs. Other opportunities include: the formation of public private partnerships and other joint ventures to help fund new and improved facilities; and testing alternative facility operating models using an outcomes-based approach to deliver maximum community benefit.

This Community Infrastructure Plan is underpinned by a clear program of short, medium and long-term community infrastructure projects to meet current and future community needs up to 2041. Projects range from preliminary investigations and planning studies, to upgrades of existing facilities, or development of new community infrastructure. It also includes an action plan detailing the key activities, initiatives and complementary work required to facilitate the delivery of these projects and support Council's overall vision, grouped under four priority areas:

1. Customer Focused
2. Funding and Strategic Partnerships
3. Sustainable and Efficient
4. Organisational Leadership and Governance.

This Community Infrastructure Plan is intended to provide direction not only to Council, but to other stakeholders on future planning and provision of community infrastructure in the City of Logan. It provides a transparent, evidence-based program of work to ensure resources are directed where they best meet the needs of our growing and changing community.

This work builds on Council's significant investment in community infrastructure assets and will be fundamental to attracting new and exciting investment to Logan over the next 15 years and beyond. Council's most recent investments and key achievements are listed overleaf.

KEY ACHIEVEMENTS

Logan City Council has made significant investment in community infrastructure in recent years, as demonstrated by the following key achievements:

- Completion of the \$16 million transformation of the historic Kingston Butter Factory site into Logan's new landmark cultural precinct, offering year-round art, culture and entertainment.
- Completion of the \$9 million Logan North Aquatic Centre redevelopment which included replacement of the 30+ year old Olympic sized 50 metre outdoor pool.
- Delivery of the \$14 million Police Citizens and Youth Club (PCYC) at Cronulla Park, in partnership with the Queensland Government and PCYC Queensland.
- Delivery of the awarding winning 'The Buzz' at Yarrabilba, a \$7.4 million community hub delivered through an innovative partnership between Council, the Queensland Government, Brisbane Catholic Education, and Lendlease.
- Progression to the design and delivery phase of the \$5 million Wilbur Street Youth Centre in Logan Central.
- Progression to Stage 2 of the \$24 million Beenleigh Aquatic Centre renewal and upgrade.
- Redevelopment and delivery of the multipurpose community space at Underwood Park in Springwood, in partnership with the Queensland Government.
- Progressed crucial land negotiations in Priority Development Areas with developers and the Queensland Government, the most recent being the land transfer for the future Flagstone District Community Centre (the first community facility for that community).
- Secured strategic property acquisitions for future community infrastructure projects outside of the Local Government Infrastructure Plan (LGIP).
- Establishment of Council's Community Infrastructure Program-based Budget of \$20 million per year.

Introduction

Purpose of this Plan

The City of Logan is one of the largest and fastest growing local government areas in Australia. Our current population of 357,192 is expected to increase to 566,063 by 2041. This growth will place pressure on existing community facilities to expand and adapt and will require significant expansion to the city's community infrastructure network to meet demand.

This Community Infrastructure Plan outlines Council's long-term direction for community infrastructure provision in the City of Logan over the next 15 years and beyond. Broadly, it identifies where, when and how community facilities should be provided to meet current and future community needs.

This Community Infrastructure Plan includes a transparent, evidence-based program of short, medium and long-term community infrastructure projects up to 2041. Projects range from investigations and planning studies, to upgrades of existing facilities, or development of new community infrastructure. It is supported by an action plan detailing the key activities, initiatives and complementary work required to facilitate the delivery of these projects, grouped under four priority areas:

1. Customer Focused
2. Funding and Strategic Partnerships
3. Sustainable and Efficient
4. Organisational Leadership and Governance

This Community Infrastructure Plan is intended to provide direction not only to Council, but to other stakeholders on how resources should be directed to meet the needs of our growing and changing community. It will inform Council's strategic planning, budget processes and capital works program, as well as strengthen Council's advocacy efforts, partnership opportunities and its ability to secure external investment.

This is a living document and will be reviewed and updated as new information becomes available and as community needs change. An interim update of Council's Community Infrastructure Plan was undertaken in 2024 (this document) and a full review and update is scheduled for 2025/2026 as part of Council's updated Local Government Infrastructure Plan (LGIP).

The objectives of this plan are to:

- Identify current gaps and anticipated future community infrastructure requirements to meet growing and changing community needs and aspirations.
- Provide a clear and transparent program of community infrastructure projects and initiatives up to 2041.
- Set expectations for the type, number, size, and location of community infrastructure throughout the city (Council's Desired Standards of Service (DSS)).
- Position Council to pursue new opportunities and collaborative partnerships with other levels of government, non-government organisations and the private sector to help deliver the community infrastructure needed within the city.
- Provide a strong evidence base and clear plan of action to support Council's advocacy efforts and funding applications for community infrastructure projects.
- Inform local government planning instruments, including the *Logan Planning Scheme*, LGIP and master plans.
- Inform other local government plans and processes, including service planning; budget processes and financial plans; asset management plans; and Council's capital works program.
- Enable Council to maximise the benefits from its existing community infrastructure assets, as well as help attract new and exciting investment to the city overtime.

What is Community Infrastructure?

For the purposes of this plan, community infrastructure refers to the buildings and spaces that are provided for the community to access a wide range of programs, activities, services, events, and resources. Council recognises that a successful community facility is far more than a building; it is a welcoming and inclusive place that is well programmed and activated to provide activities and services needed by, and of interest to, the local community.

Council's community infrastructure network comprises:

- community and civic facilities
- arts and cultural facilities
- sport and recreation facilities
- land owned by Council and designated for future community infrastructure.

Table 1 describes the community infrastructure types covered in this plan.

Table 1. Logan City Council Community Infrastructure Types

Community Infrastructure Type	Description
Community / Civic Facilities	
General community space	A local facility available for general community use, providing meeting spaces, community services and/or information services. General community spaces are typically unstaffed and available for lease or hire by community groups on an ongoing or casual basis. They include small community halls and hobby clubs but can also comprise dedicated community space located within larger multipurpose facilities.
Community centre	A full-service community facility providing meeting spaces, small event spaces, programs, and community services. Intended to be multipurpose and flexible in design, to simultaneously accommodate a diverse range of activities and user groups, for the benefit of the broader community. They may include a commercial kitchen, and commercial activities such as a café and/or retail.
Convention / exhibition centre	A large, multipurpose facility that can cater for a range of large commercial and community events such as conferences, exhibitions, trade shows, formal functions, entertainment, and concerts. It may include an exhibition hall and/or conference centre.
Arts and Cultural Facilities	
Library	A public library facility, offering high-level functions and resources for learning, development and recreational purposes. It includes space for general book collections, online resources, meeting rooms, study areas, programming spaces, small event spaces, and administrative functions.
Art gallery or space	A facility or dedicated space for the exhibition of art, and may incorporate flexible spaces for meetings, educational and cultural programs, creative workshop space, small event spaces, and administrative functions. They may include commercial activities such as a café, restaurant and/or retail.
Performing arts facility or space	A facility or dedicated space for the rehearsal, staging and viewing of performing arts, ranging from small playhouses to large multipurpose performance centres. It includes a theatre and stage/performance area, and may incorporate flexible spaces for meetings, workshops, ticketing and administrative functions, and commercial activities such as restaurants.

Community Infrastructure Type	Description
Museum	A facility or dedicated space for exhibiting objects of historical, scientific, artistic, and/or cultural interest. It may incorporate spaces for resource collections and research, educational and cultural programs, meetings, creative workshop space, small event spaces, and administrative functions. They may include commercial activities such as cafés and/or retail.
Sport and Recreation Facilities	
Indoor sports facility	A dedicated facility for indoor sport, exercise and fitness programs, and recreational activities. It may include space for education and training, allied health services, meetings, corporate and community events, and commercial activities such as a café/kiosk or gym.
Aquatic centre	An aquatic facility (or swimming pool) available to the general public for swimming, exercise and fitness programs, and recreational activities. It may include space for education and training, allied health services, meetings, corporate and community events, and commercial activities such as a café/kiosk or gym.
Leisure centre	A co-located or integrated indoor sports facility and aquatic centre.

What is Council's Role?

Delivering the full range of community infrastructure required to meet community needs cannot be the responsibility of any one agency. It requires a whole-of-community response involving strong coordination and partnerships between different levels of government, non-government organisations, the private sector, and the community.

Logan City Council recognises the important leadership role it has to play, from planning, through to delivery and operations, as described below.

As a planning authority, Council:

- Undertakes policy development, need analyses and strategic planning for the current and future provision of community infrastructure.
- Seeks financial and/or in-kind contributions from other levels of government, non-government organisations and the private sector towards community infrastructure provision.

As an owner of community infrastructure, Council:

- Funds, constructs, operates, and maintains some community facilities (Council assets).
- Makes some Council assets available for use by other service providers and the wider community (i.e. for lease or hire).

As a provider of community services, Council:

- Delivers programs and services through some of its assets.
- Provides funding and/or in-kind support to assist others to deliver community services (i.e. grants).
- Partners with and advocates to other levels of government and community service providers to ensure adequate services are available to meet community needs and expectations.
- Provides information and referral services to other organisations and the community



Community infrastructure provision requires a whole-of-community response involving strong coordination and partnerships between each level of government and their agencies, non-government organisations, the private sector, and local residents.

Project Scope and Approach

This Community Infrastructure Plan focuses on community infrastructure for which Council has primary responsibility, with particular consideration given to the land and built form (i.e. physical infrastructure). Some consideration has been given to the role of non-Council provided community infrastructure so that future planning for Council facilities is not undertaken in isolation. However, this plan does not attempt to identify the future directions, nor the desired standards of service, for community infrastructure which is not the responsibility of Council.

In 2024 Council produced an updated Community Infrastructure Plan (this document) to incorporate Council's latest planning and strategic priorities, and to capture any key changes impacting the demand for community infrastructure. This plan builds on earlier research and analyses, representing the culmination of three project phases, as shown in **Figure 1**.

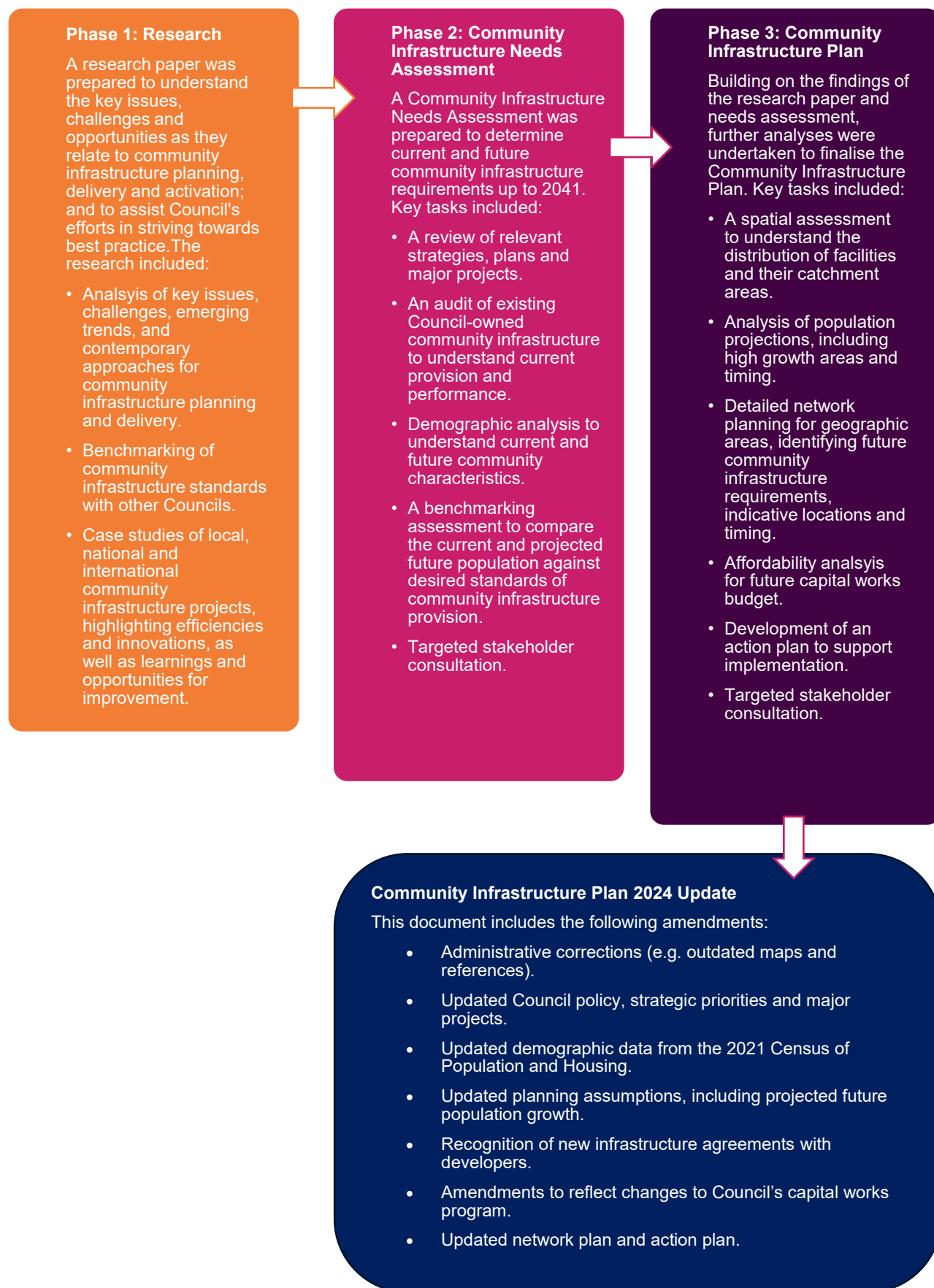
Council's community infrastructure planning process aims to address the following key questions:

- What community infrastructure is there now, who does it serve and how well is it working?
- How are things expected to change between now and 2041 – how many people, where and when?
- What community infrastructure is required to meet community needs and expectations, now and in the future?
- What is the best way for this infrastructure to be provided so that it meets community needs, while also being sustainable and financially responsible?



As our city grows, and local governments face the ongoing challenges and costs of delivering new infrastructure, improving the capacity, efficiency and overall performance of Council's community infrastructure network will need to be a priority.

Figure 1. Process for preparing this Community Infrastructure Plan



Project Inclusions, Exclusions and Assumptions

Planning Assumptions

Planning assumptions are assumptions about the type, scale, location and timing of population and employment growth and the resulting development within a local government area. This Community Infrastructure Plan was prepared using Council's internal planning assumptions to assess future community infrastructure requirements based on expected growth across the city, with a base date of 2021, up to 2041. Planning assumptions are based on the best available information at a point in time, however with long-term planning there remains some level of uncertainty around the future scale and timing of population growth and major development projects.

Priority Development Areas

The City of Logan has two Priority Development Areas (PDAs) - Greater Flagstone and Yarrabilba. PDAs are land designed for priority development, and are regulated by the Queensland Government, through Economic Development Queensland (EDQ). The strategic directions identified in this report for community infrastructure provision in the Greater Flagstone and Yarrabilba PDAs have been informed by the PDA development schemes and timing identified by EDQ. The delivery of this community infrastructure will be dependent on population growth, development sequencing, available funding, and infrastructure agreement(s) between relevant parties.

Translating Service Needs into Facility Needs

It is important to note that often communities will not identify the explicit need for a physical facility, but rather their need for services, programs or activities, for example: disability support services; youth engagement programs; fitness classes; or early literacy programs. Understanding the service needs of a community is fundamental to determining the types of community facilities that are required to support the range of services, programs and activities that residents want to see provided in their community. As such, service needs have been explored to some extent as part of the needs assessment, primarily through demographic analysis and stakeholder consultation; and assumptions have been made about likely infrastructure requirements.

Funding Commitments

Funding for community infrastructure comes from a range of sources, and is subject to annual budgets, the eligibility of projects for grants and funding, and partnership opportunities. For these reasons, the timing and delivery of community infrastructure projects identified in this plan are subject to securing financial commitments, along with Council's prioritisation of capital works and operational considerations.

Strategic Context

Policy and Strategic Context

This Community Infrastructure Plan operates within a broader policy and strategic context, influenced by existing policies, strategies and plans; statutory requirements; and community aspirations. Key documents that relate to Council's community infrastructure planning process are summarised in **Table 2**.

Consideration of the policy and strategic context reflects Council's commitment to broader, long-term planning and policy objectives by planning for community infrastructure that supports our city's growth, but also strengthens Logan's important role and contribution in shaping the South East Queensland region.

Table 2. Summary of Relevant Policy and Plans

Document	Summary
Queensland Government	
The Queensland Plan: a 30 year vision for Queensland ¹	<i>The Queensland Plan</i> represents the aspirations of Queenslanders over the next 30 years. It sets the long-term direction for Queensland's future through strategies and actions across nine themes: education, community, regions, economy, health and wellbeing, environment, people, infrastructure, and governance.
<i>ShapingSEQ 2023</i> : South East Queensland Regional Plan (SEQRP) 2023 ²	<i>ShapingSEQ 2023</i> is the Queensland Government's vision and plan to manage future growth, land use and development in South East Queensland. The plan identifies future growth areas and dwelling supply targets for Logan to accommodate long-term urban growth. 'Integrating land use and infrastructure' is identified as a regional priority to support this growth, along with a program of infrastructure projects to achieve the economic and social priorities of the region. <i>ShapingSEQ</i> is a statutory plan given effect under the <i>Planning Act 2016</i> and provides guidance for more detailed planning at the local level. It was prepared by the Queensland Government in partnership with South East Queensland's 12 local government authorities and their local communities.
South East Queensland Regional Plan Implementation Guideline No. 5: Social Infrastructure ³	The South East Queensland Regional Plan is supported by <i>Implementation Guideline No. 5: Social Infrastructure Planning</i> , a non-statutory document that provides guidance on planning for social infrastructure. The methodology for preparing this Community Infrastructure Plan was guided by the implementation guideline.
Logan City Council	
Logan Community Vision: Final Report 2021	<p>In 2021 Council facilitated a community visioning process to understand what is important to our residents so that Council can deliver infrastructure, services and programs that align to community needs and aspirations. Community representatives developed the following Community Vision Statement:</p> <p><i>"Logan is a thriving, forward-thinking community, building a smart future by embracing innovation, diversity and equality for all. No matter where you're from, you're welcome in Logan."</i></p> <p>This vision reflects the themes and ideas community members feel are important to deliver on over the next 10 years, with 'Infrastructure' identified as a key area of focus:</p>

¹ Source: Queensland Government (2014).

² Source: Department of State Development, Infrastructure, Local Government and Planning (2023).

³ Source: Department of Infrastructure (2007).

Document	Summary
	<p><i>Theme 9. Infrastructure:</i></p> <p><i>Carefully planned infrastructure to meet local needs:</i></p> <ol style="list-style-type: none"> <i>Carefully plan infrastructure to meet the needs of the growing and diverse population.</i> <i>Deliver infrastructure to meet the needs of different suburbs so there is equality in service levels across the city.</i> <i>Plan infrastructure for now and the future.</i> <i>Create infrastructure that is scalable, value for the time.</i> <i>Improve infrastructure in areas with little or no infrastructure.</i> <p><i>Design for accessibility standards:</i></p> <ol style="list-style-type: none"> <i>Design infrastructure for accessibility to meet needs of our ageing population and people living with a disability.</i> <i>Explore how technology can be used for inclusion.</i> <i>Identify old infrastructure and upgrade or replace to meet accessibility standards.</i>
Corporate Plan 2021-2026	<p>The <i>Corporate Plan 2021-2026</i> sets out Council's vision for the future and its strategic areas of focus. This Community Infrastructure Plan supports the following priorities under the focus areas of 'Healthy connected community', 'Economy and growth' and 'Infrastructure':</p> <ul style="list-style-type: none"> <i>Deliver priority community infrastructure to support the needs of the community.</i> <i>Provide our community with a variety of places that meet people's needs and aspirations.</i> <i>Provide arts and entertainment opportunities within the city.</i> <i>Develop, maintain, and activate quality sport, recreation and community facilities to support an active and healthy community.</i> <i>Shape Logan's growing population through policy and decision-making that responds to the housing, transport, employment and liveability needs of our community.</i> <i>Realise Council's long-term vision for a diverse network of community infrastructure that supports cultural, educational, recreational, and sporting opportunities.</i> <i>Plan for city growth and identify supporting infrastructure.</i>
Logan Planning Scheme (and LGIP)	<p>The <i>Logan Planning Scheme</i> helps Council manage population growth and guide the way land is developed across the city. A key component of the planning scheme is the LGIP, which identifies Council's plans for priority infrastructure that is necessary to service urban development in a coordinated, efficient and financially sustainable manner. Council's Community Infrastructure Plan directly informs the land for community facilities network as part of the LGIP. The Logan Planning Scheme is updated every 10 years, with interim amendments as required.</p>

This Community Infrastructure Plan intersects with a variety of other Council strategies and plans that have been reviewed as part of our community infrastructure planning process. Key documents include:

- Active Logan Strategy 2016-2028
- Arts, Culture and Heritage Plan 2023-2027
- Beenleigh Town Centre Master Plan and Beenleigh Implementation Plan
- City of Logan Advocacy Strategy 2021-2024
- Disability Action Plan 2023-2025
- Greater Springwood Master Plan and Springwood Implementation Plan
- Integrated Lifestyle Infrastructure Network Plan – Sports (2023)
- Logan Central Civic and Community Precinct Plan
- Logan Central Master Plan and Logan Central Implementation Plan 2023
- Logan Destination Management Plan 2023-2028
- Logan Economic Development Strategy 2022-2027
- Logan Village Green Master Plan Logan Village Implementation Plan
- Meadowbrook Master Plan and Meadowbrook Implementation Plan
- Night Time Economy Strategy 2022
- Parks Infrastructure Plan (2024 Update)

Study Area Context: City of Logan

The City of Logan is one of 12 local government areas that make up the South East Queensland region. The city shares its boundary with the City of Brisbane, City of Gold Coast, City of Ipswich, Redland City, and Scenic Rim local government areas. It comprises 70 suburbs covering 957 square kilometers, and approximately 70% of the city is rural, semi-rural or land for conservation.

The city comprises a network of key centres, economic zones, and two Priority Development Areas as shown in **Figure 2**.



'Logan is a thriving, forward-thinking community, building a smart future by embracing innovation, diversity and equality for all. No matter where you're from, you're welcome in Logan'.

(Logan Community Vision, 2021).

Figure 2. City of Logan Study Area Context



Source: LCC (2022).

Where are we now?

Community Profile

This community profile provides insight into the unique characteristics of the City of Logan community and is based on data from the Census of Population and Housing (2016 and 2021).

POPULATION AND AGE



- 357,192** residents in 2021 and expected to grow to 566,063 by 2041
- 34 years** is the median age of Logan residents
- 26.6%** of people are aged 0-17 years
- 50%** of people are under 34 years of age
- 18.3%** of people are over 60 years of age

The largest changes in age structure between 2016 and 2021 were:

- Seniors (70 to 84 years) (+8,121 people)
- Parents and homebuilders (35 to 49 years) (+7,342 people)
- Young workforce (25 to 34 years) (+7,189 people)
- Secondary schoolers (12 to 17 years) (+4,400 people)

HOUSEHOLDS AND HOUSING



- 33.3%** of households are couples with children
- 22.7%** of households are couples without children
- 19%** are lone person households
- 14.9%** of households are one parent families
- 2.8** people is the average household size
- 4.5%** of households do not have access to a motor vehicle

A breakdown of housing tenure shows:

- Fully owned – 21.4%
- Mortgage – 37.8%
- Renting – 32.8% (private renting 29.2% and renting social housing 3.5%)

CULTURAL DIVERSITY



- 234** different cultural backgrounds are represented in Logan
- 4.2%** are Aboriginal or Torres Strait Islander
- 27.9%** of people were born overseas. The top 5 countries of birth outside of Australia were:
 1. New Zealand – 7.1%
 2. United Kingdom – 3.9%
 3. India – 1.6%
 4. Philippines – 1.1%
 5. Samoa – 0.7%
- 11,992** people migrated to Logan from overseas in the 5 years between 2016 and 2021
- 18.1%** of people speak a language other than English at home
- 3.2%** of people experience difficulty speaking English

EDUCATION AND DISENGAGED YOUTH



- 50.8%** of people over the age of 15 have completed year 12 or equivalent
- 47.9%** of people over the age of 15 hold a qualification
- 42.8%** of people over the age of 15 have no qualifications
- 14.1%** of youth aged 15 to 24 years are neither working nor studying. The top 5 suburbs with the highest numbers of disengaged youth were:
 - Kingston (471 persons)
 - Marsden (462 persons)
 - Woodridge (412 persons)
 - Crestmead (331 persons)
 - Eagleby (306 persons)

EMPLOYMENT AND OCCUPATION



- 61%** of people over the age of 15 are in the labour force (participation rate)
- 93%** of people over the age of 15 are employed
- 7%** of people over the age of 15 are unemployed

A breakdown of occupation by employment shows that people aged over 15 are employed as:

- Technicians and Trade Workers – 15.7%
- Professionals – 14.1%
- Clerical and Administrative Workers – 13.8%
- Labourers – 12.6%
- Community and Personal Service Workers – 12.2%
- Machinery Operators and Drivers – 11.2%
- Managers – 9.6%
- Sales Workers – 8.6%

NEED FOR ASSISTANCE AND UNPAID CARE



- 6.6%** need help in their day-to-day lives due to disability (22,933 persons). The major differences in the age groups reporting a need for assistance between 2016 and 2021 were:

- 20 to 59 years (+1,284 persons)
- 10 to 19 years (+965 persons)
- 70 to 74 years (+803 persons)
- 75 to 79 years (+782 persons)

- 11.7%** of people over the age of 15 were providing unpaid assistance to a person with a disability, long term illness or old age (31,423 carers)

HOUSEHOLD INCOME



- \$736** is the median personal weekly income
- \$1,626** is the median weekly household income
- 20.5%** of households are low-income households earning less than \$800 per week

SEIFA INDEX OF RELATIVE DISADVANTAGE



- 944** is Logan's SEIFA score on the index of relative socio-economic disadvantage. The top 5 suburbs with the highest levels of disadvantage were:

- Logan Central
- Woodridge
- Kingston
- Loganlea
- Marsden

Demographic Analysis

Population characteristics provide us with insights as to how the community might use community facilities and the types of spaces, services and programs they need or are interested in. The following demographic implications have been identified to inform Council's planning, provision and activation of facilities.

Population growth and change

Our current population of 357,192 (as at 2021) is projected to increase by 58.5% to reach 566,063 people by 2041. This population growth will place pressure on existing community infrastructure and services to expand and adapt, and will require significant investment in new community infrastructure to meet increased demand. Community infrastructure will need to cater for both local and regional demand, with adequate higher order community infrastructure to serve a large population base.

Population growth also brings changing demographic characteristics, indicating a need for flexible, multipurpose facilities that cater to a broad range of users and can adapt as community needs change overtime. This also means a regular review of Council's service delivery and facility programming to respond effectively to change.

Families with young children

The City of Logan has a high proportion of families with young children, indicating a need for activities, programs and services for families and children (e.g. playgroups, parents' groups, child and maternal health services, family support services), as well as informal meeting spaces for socialising and play. Community infrastructure should be planned, designed and managed to be welcoming and accessible for parents/carers and children, with parents' rooms and child-friendly spaces, as well as the inclusion of service delivery spaces and consulting rooms.

Young people

The City of Logan has a younger age profile, with a median age of 34 years and a large proportion of 12-17 year olds and 18-24 years olds. Young people need access to education, employment, leisure and lifestyle opportunities, and youth-targeted social support services. Community infrastructure should be planned, designed and managed to be welcoming and accessible for young people, with extended facility opening hours being advantageous to this group.

Logan also has a comparatively high rate of disengaged youth; meaning young people aged 15-24 years who are not working and not studying. This can indicate a lack of access to employment or education services, or a particularly disadvantaged group who may have experienced

complex family and social challenges. Disengagement leaves young people at increased risk of criminal and anti-social behaviour, with long-term social and health implications for the individual, their families, and the community. Knowing this, it is important that government and community work towards better youth engagement strategies, and part of this is ensuring appropriate community infrastructure that provides dedicated youth spaces, services and programs.

Ageing population

While the city currently has a younger age profile, the general trend over time has been towards an ageing population, which is consistent with the Queensland-wide trend towards an older population who are living longer. Between 2016 and 2021, the largest population increase was in the 70-84 years age group (+8,121 people) and largest change in household type was an increase in 'lone person' households (+4,732). The trend towards an ageing population means additional demand for programs and services targeted at seniors, for example general and specialist health, disability support, as well as places and programs for the socially isolated.

Community infrastructure should be planned, designed and managed to be welcoming and accessible for older people, promoting community participation and social interaction through the services and programs on offer. Alternative service delivery models, such as library outreach programs, should also be considered to support ageing in place and the socially isolated.

Disability

Over 22,900 of our residents require assistance with their daily needs due to disability. There is a strong relationship between age and disability, and we can expect this number to increase overtime as our population ages. Community infrastructure should be delivered in a way that maximises the comfort, functioning and independence of all members of the community, and key to this ensuring all future community infrastructure is inclusive and accessible.

Further, research shows that people with a disability are more dependent on taxis or other drivers to access services and participate in society (ABS, 2009), emphasising the importance of conveniently located community infrastructure where people already visit.

Culturally diverse communities

Logan is a culturally diverse city, home to people from 234 cultural backgrounds, including Aboriginal and Torres Strait Islander people, descendants of people born overseas, and established and recently arrived migrants. There is

a need for culturally inclusive and responsive services to support our culturally diverse and refugee communities (in addition to mainstream human services). These include, for example: English language classes, migrant and refugee support services, culturally specific programs and services, and targeted Aboriginal and Torres Strait Islander services. It also indicates the need to consider spaces to accommodate cultural, ceremonial, religious, and social gatherings.

To be responsive to the needs of our culturally diverse communities, community facilities should be safe, welcoming and inclusive, from planning and design, through to the way facilities are managed and operated. They should offer opportunities for community participation and social interaction from people of all backgrounds, both formally and informally, especially for newly arrived residents.

Low-income households

The City of Logan has a comparatively high proportion of low-income households, with 20.5% of households earning less than \$800 per week⁴. Low-income communities should be prioritised in terms of service delivery, with a focus on overcoming disadvantage. Programs, services, and hireable spaces and equipment should also be free or low-cost to ensure equitable access, regardless of income.

Research also shows that people on lower incomes are more dependent on public transport (ABS, 2008), highlighting the need for well-located community infrastructure, connected to public and active transport networks, and conveniently located where people already visit.

SEIFA index of relative socio-economic disadvantage

Compared to other South East Queensland LGAs, Logan has a low SEIFA score of 944, indicating a higher level of socio-economic disadvantage⁵. Communities of high socio-economic disadvantage should be prioritised in terms of service delivery, with a focus on overcoming disadvantage, and part of this is ensuring adequate community infrastructure and service provision, with a mix of both targeted and universal services.



Population growth also brings changing demographic characteristics, indicating a need for flexible, multipurpose facilities that cater to a broad range of users and can adapt as community needs change overtime.

⁴ Data note: The ABS defines low-income households as earning less than \$800 per week before tax (2021).

⁵ Data note: SEIFA Index of Disadvantage measures the relative level of socio-economic disadvantage in a given area based on a range of Census characteristics. The index is

derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and unskilled occupation data. A higher score on the index means a lower level of disadvantage, and therefore a lower score on the index means a higher level of disadvantage.

Analysis of Existing Community Infrastructure

The key findings relating to the performance of Council's existing community infrastructure network are summarised below.

Needs and gaps

- There is an oversupply of small and fragmented facilities, which often reach capacity quickly and are not conducive to shared use arrangements.
- There is a growing need for large 'higher order' facilities that are capable of servicing large population catchments.
- There is some evidence of encroachment on existing facilities beyond their intended purpose as a result of unfilled needs. For example, Logan Metro is increasingly being used as a civic function centre, rather than an indoor sports facility.
- There is some evidence of community facilities which provide services and activities that are poorly matched to identified community needs.
- Facility utilisation / activation varies considerably across the city, which is largely dependent on the current lessee and operating model.

Design and functionality

- There is a need for more flexible and multipurpose community facilities to accommodate a variety of user needs, and that are accessible across different times of day.
- Many facilities are ageing and lack modern, high-quality design features that people have come to expect of community facilities.
- There is a reported demand for improved information and communications technology capability, especially high-speed wireless internet.
- There is a reported demand for improved kitchen amenities, especially commercial kitchens for functions and catering.
- There is a reported demand for more storage space within facilities, especially for shared use arrangements.
- Many community facilities lack universal design features and present barriers for people with disability.

Locational issues

- Community facilities are inequitably distributed; with existing facilities concentrated in the northern portion of the city, whereas most of Logan's future growth is expected to occur in the southern and western parts of the city.

- Many community facilities are poorly located outside of activity centres or hubs, limiting accessibility, convenience, and connectivity to public transport.
- There is currently limited co-location and integration of community facilities within community hubs. Most are standalone facilities, and often disconnected from complementary uses and activities.
- Many community facilities are poorly located in rural or suburban parkland, making them more susceptible to flooding, safety and security issues.

Community / civic facilities

- There is a lack of flexible and affordable general meeting spaces available for ad hoc use, without a need for a long-term lease.
- There is a gap in dedicated spaces for young people for both structured and unstructured activities, that are accessible across different times of day.

Arts and cultural facilities

- There is a notable gap in arts and cultural facilities overall, including the absence of a metro standard art gallery and performing arts facility to service the city.
- There is increasing demand for creative makerspaces, where people can participate in creative projects, rather than simply being an observer.
- Libraries are recognised as highly valued community 'meeting places', regularly used for networking, events and programs, just as much as to access information and resources.

Sport and recreation facilities

- Compared to other facility types, sport and recreation facilities are generally well catered for across the city.
- There is an increased interest in pursuing alternative operating models for aquatic centres.

Key Challenges

Council faces a number of challenges impacting the way we plan, provide and manage community infrastructure, as summarised below.

Population growth and outer-urban development

The City of Logan is experiencing unprecedented growth and change, with an additional 208,871 people expected to live in our city by 2041. This growth is not evenly distributed, with some outer greenfield areas, such as Greater Flagstone and Yarrabilba PDAs, expected to develop into small cities within their own right.

Servicing these new communities will be a challenge for Council over the next 15 years and beyond and will require significant expansion to our city's community infrastructure network and community services sector. Uncertainty around the timing and scale of major projects, and the complexity of working with multiple developers brings additional challenges.

Timely provision of infrastructure in greenfield areas

Experience in the City of Logan has shown considerable lag time between residential development in greenfield areas and the provision of community infrastructure, particularly where land is not in Council ownership. This issue is compounded by the lack of existing facilities, services and support networks that would otherwise be found in more established areas. Where needs are not adequately met, this can have a detrimental impact on broader community outcomes such as social cohesion and economic development, as well as place pressure on the facilities and services located in neighbouring communities.

Servicing diverse and changing communities

Population growth also brings changing demographics to our city. Data shows that the number of young families continues to rise, while we are also experiencing an ageing population and increase in lone person households. Logan is home to more than 234 different cultural groups, and country of birth, language and religion are also wide-ranging.

Alongside demographic characteristics, there are other social and economic extremes that make up the City of Logan. Parts of the city are affluent, while other pockets experience significant relative disadvantage; some areas are highly urbanised while others are rural or greenfield; and some areas are well-serviced, while others have no existing community infrastructure.

Community infrastructure needs to be multipurpose, flexible and inclusive to

accommodate a broad range of uses, and with the ability to be repurposed over time to respond to the changing needs or life stages of a community.

Existing infrastructure no longer fit for purpose

Council has an ageing stock of community facilities that no longer meet contemporary needs and community expectations. Key issues include:

- **Not fit for purpose** - Many facilities were originally designed as single purpose facilities, but now lack the flexibility and functionality to meet modern service provision. This has an impact on the scope of activities and services that can be provided, ultimately reducing their overall community benefit.
- **Not accessible** - Many facilities were designed and built prior to the introduction of current minimum accessibility standards, creating barriers for people with disability to participate.
- **High costs** - Some of our current facilities are at or nearing the end of their useful life, resulting in increased maintenance and compliance costs. These costs come at the expense of investing in new and improved facilities.

Understanding these challenges provides the necessary basis for decision-making around asset upgrades, replacement and/or rationalisation in order to improve the capacity, efficiency and overall performance of Council's community infrastructure network.

Increasing costs of community infrastructure

Building, operating and maintaining community infrastructure is expensive and funding is a significant challenge for most Councils. Under the *Planning Act 2016* Council is only able to levy infrastructure charges contributions for the land component of community infrastructure, not for buildings or associated works. The maximum amount that Councils can levy is capped and is often not enough to cover the true cost of the land. Funding for construction is typically sourced from competitive State and Federal Government grants or dedicated through Council's budget process. Maintenance and operating costs also need to be set aside over the life of the building.

New and innovative ways to fund community infrastructure will need to be a focus for Council into the future. Existing community infrastructure also needs to be evaluated, and where it is not meeting performance standards, options for improving or rationalising assets must be explored to ensure Council's community infrastructure network is sustainable and financially responsible.

Where are we going?

What growth are we planning for?

Most of our future population growth is expected to occur in the greenfield areas of Greater Flagstone, Yarrabilba and Park Ridge-Logan Reserve. The Greater Flagstone and Yarrabilba PDAs are expected to develop into small cities within their own right, accommodating up to 120,000 and 50,000 residents respectively.

This growth will place pressure on existing community facilities to expand and adapt and will require significant expansion to the city's community infrastructure network in the future. Early provision of community infrastructure must be prioritised in growth areas, recognising the lack of existing community facilities, services and

networks that would otherwise be found in more established areas. The timely provision of community infrastructure to match increased demand will be a challenge for Council over the next 15 years and beyond.

Given the significant level of growth expected within the city, community infrastructure will need to cater for both local and regional demand, with adequate higher order community infrastructure to serve a large population base. **Table 3** shows the projected population change between 2021 and 2041 for each planning sector and the city overall.

Table 3. Projected Population Change (2021 - 2041)

Planning Sector / City of Logan LGA	Population at 2021 (base date)	Projected Population at 2041	Population Change (no.)	Population Change (%)
North	97,132	111,042	+13,910	+14.3%
East	66,907	72,306	+5,399	+8.1%
South	60,975	85,178	+24,203	+39.7%
West	63,824	144,881	+81,057	+127.0%
Rural South	28,636	84,922	+56,286	+196.6%
Rural South East	24,287	47,055	+22,768	+93.7%
Rural West	15,431	20,679	+5,248	+34.0%
Total City of Logan LGA	357,192	566,063	+208,871	+58.5%

Source: LCC Logan Development Projection Model 2021.

New and Innovative Approaches

Council continues to seek better ways of planning, providing and managing community infrastructure to deliver maximum benefit to the community. The following is a summary of new and contemporary approaches to community infrastructure provision identified through a review of relevant literature, case study research, stakeholder consultation, and through the practical lessons learned from previous community infrastructure projects.

Using an integrated network approach

Community infrastructure should be planned as part of a city-wide network of facilities that work together to meet a broad range of community needs, providing different but complementary functions. By considering community facilities as part of an integrated network we can avoid duplication of resources and adopt a more sustainable and financially responsible approach to infrastructure provision.

Maximises the use of existing infrastructure

In the context of unprecedented population growth and increasing community expectations, improving the capacity, efficiency, and performance of existing community facilities needs to be a priority in order to meet demand. The planning and management of community facilities should be supported by available data and information about facility use and impact, with opportunities to incentivise behaviours to achieve maximum utilisation levels.

Shared use of facilities

Shared use arrangements have the potential to deliver better and more cost-effective community facilities and services for community benefit. Sharing facilities and spaces may decrease or delay the need to invest in new facilities, or allow infrastructure to be provided earlier in greenfield areas by pooling resources.

The types and duration of shared use arrangements can vary, with different ownership, management and operational models; often influenced by cost, and the abilities and resources of the parties involved.

Public private partnerships

Public private partnerships (PPPs) allow Council and the private sector to work together and share resources to plan for, deliver and operate community facilities. PPPs can be an effective model for funding community infrastructure and can deliver increased benefits to the community.

Revenue generating opportunities

Many community facilities operate on a not-for-profit basis, relying on income generation through hiring out spaces, fundraising events, grant funding, or operating retail or commercial spaces. Revenue generating opportunities should be considered when planning and designing community facilities to increase financial viability, adding to the range and quality of activities and services being provided.

Integrated service delivery

Recognising the benefits of client-focused support services, governments and other service providers are increasingly moving away from stand-alone facilities and fragmented services, towards more integrated models of service delivery. Integrated service delivery refers to "a number of service agencies working together to collaborate and coordinate their support, services and interventions to clients. The focus is generally on clients, or client target groups, who have complex needs that require services from a number of agencies"⁶.

Integrated service delivery benefits clients by allowing them to access assistance more effectively (by reducing the need to navigate different services and organisations) and experience an improved referral system across services, leading to better client outcomes. Integration also creates management and resource efficiencies through more coordinated planning, information sharing, and pooling of agency funds. The community hub model is ideal for integrated service delivery, acting as a 'one-stop-shop' for a range of services.

⁶ Source: QCOSS (2013).

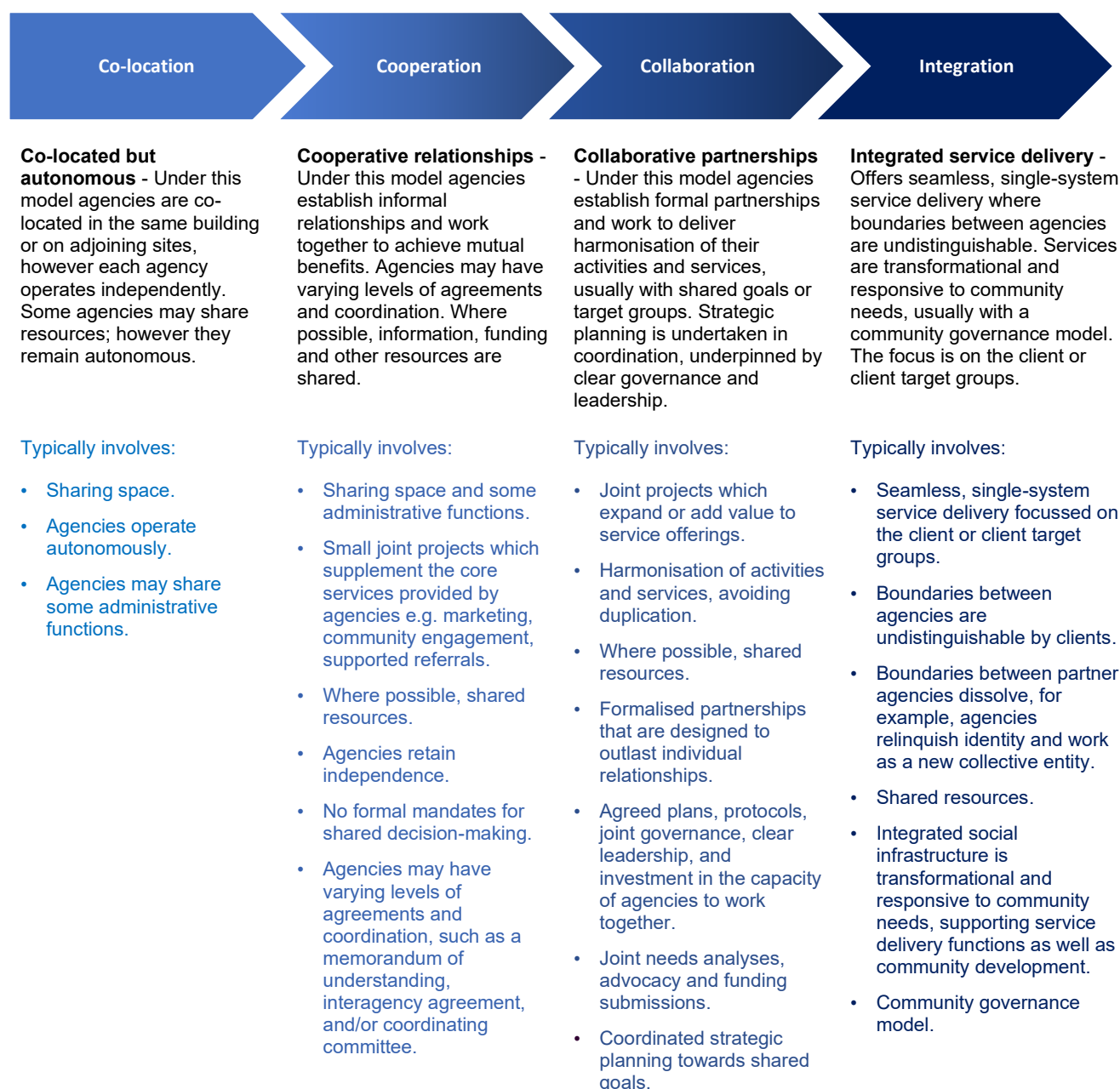
Community hubs as the preferred delivery model

Recognising the limitations of providing standalone community facilities, local governments are increasingly investing in community hubs as a preferred delivery model. A community hub is a collection of facilities clustered together on the same or adjoining sites to form a focal point for activities, programs and services. Each hub is as unique as the community it serves but has strategic intent through a shared purpose or focus. They range from community and healthcare hubs to arts and entertainment hubs, and learning and business hubs.

Community hubs offer improved access to and better interactions between agencies, clients and other users; designed to achieve better community outcomes. They also maximise efficiencies and cost-savings through possible sharing of land, infrastructure, and operating and maintenance costs.

Council recognises that community hubs cover a spectrum of approaches, however these can be broadly categorised as shown in **Figure 3**.

Figure 3. Community Hub Continuum of Integration⁷



⁷ Source: Adapted from CHaPs (2018) & Romeril, B. (2014).

Planning Framework

The planning framework sets out Council's policy directions and standards for planning and providing community infrastructure. The planning framework enables Council to apply clear and consistent expectations relating to the type, number, size, distribution, and location of community infrastructure throughout the city. It provides guidance to planners and decision-makers to improve the overall performance of Council's community infrastructure network, while also maximising community benefit.

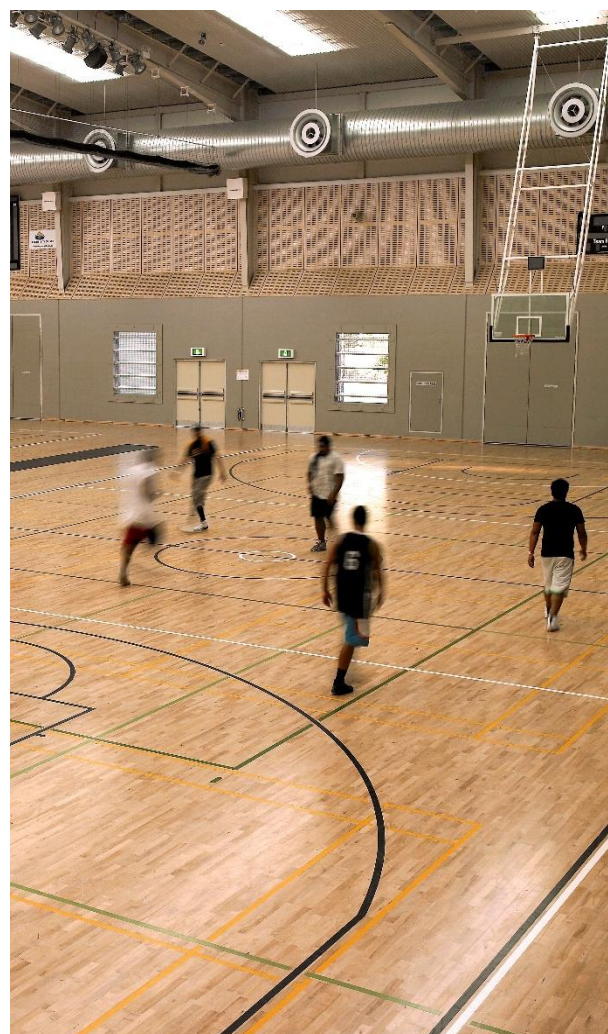
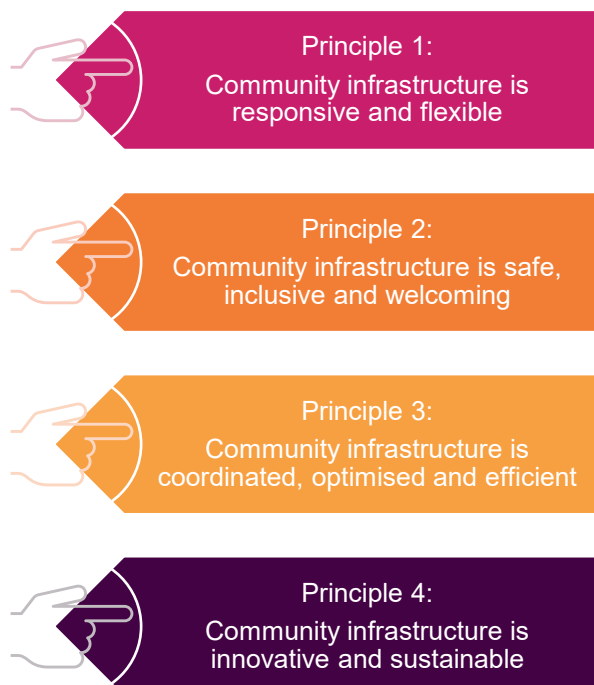
Vision

Council's long-term vision for community infrastructure is that:

The City of Logan has a modern network of community infrastructure that meets the needs and aspirations of our diverse communities, now and into the future; and that contributes to the City of Logan realising its social, economic and cultural potential.

Principles and Desired Outcomes

This vision is supported by Council's community infrastructure principles and desired outcomes listed in **Table 4**.



"Facility location is one of the primary determinants of function and usage. Maximum patronage will often be promoted by integrating facilities within broader activity centres with compatible uses."

(South East Queensland Regional Plan Implementation Guideline No. 5: Social Infrastructure Planning, 2007)

Table 4. Community Infrastructure Principles and Desired Outcomes

Principle	Desired Outcomes
1. Community infrastructure is responsive and flexible	<p>1a) Provision of community infrastructure is driven by demonstrated community needs and aspirations.</p> <p>1b) Community infrastructure is equitably distributed, central and accessible to the communities that they are intended to service.</p> <p>1c) Community infrastructure is fit for purpose with high quality design to enable the effective delivery of services and activities.</p> <p>1d) Community infrastructure is planned and designed to be multifunctional, flexible and adaptable to change overtime.</p> <p>1e) Infrastructure is planned, delivered and activated through collaborative partnerships between stakeholders to achieve better outcomes.</p>
2. Community infrastructure is safe, inclusive and welcoming	<p>2a) Safety and security are implicit in the planning, design and management of community infrastructure.</p> <p>2b) Community infrastructure is universally designed so that it can be accessed, understood and used by everyone, regardless of their age, ability and background.</p> <p>2c) Community infrastructure is designed, managed and programmed to be attractive and appealing to a broad range of users.</p>
3. Community infrastructure is coordinated, optimised and efficient	<p>3a) Community infrastructure is planned in an efficient and coordinated manner, operating as an integrated network of facilities that work together to meet a broad range of community needs, providing different but complementary functions.</p> <p>3b) Investment in community infrastructure is optimised through the co-location or/and integrated of facilities and services to achieve maximum community benefit.</p> <p>3c) Community infrastructure is strategically located within activity centres to maximise visibility, accessibility and activation.</p> <p>3d) Community infrastructure is planned, designed and managed to support shared use and achieve maximum utilisation levels.</p>
4. Community infrastructure is innovative and sustainable	<p>4a) Community infrastructure seeks to reduce Council's environmental impact through environmentally sustainable design measures.</p> <p>4b) Community infrastructure is future proofed as it is built, embracing technology, data and intelligent design.</p> <p>4c) Community infrastructure achieves value for money by purchasing land early, maximising land and building efficiencies, and using building and asset management practices that maximise the asset lifespan.</p> <p>4d) The public value of community infrastructure is maximised and used to contribute to broader social and economic development objectives.</p>

Hierarchy of Provision

Council applies a community infrastructure hierarchy to achieve an equitable, accessible and efficient distribution of community facilities across the city (and in doing so avoids duplication). The hierarchy is based on a facility's intended function, the standard of service expected for that population catchment, the location in relation to other facilities, and geographic setting. **Table 5** provides a description of each hierarchical classification and the activity centre it would typically service.

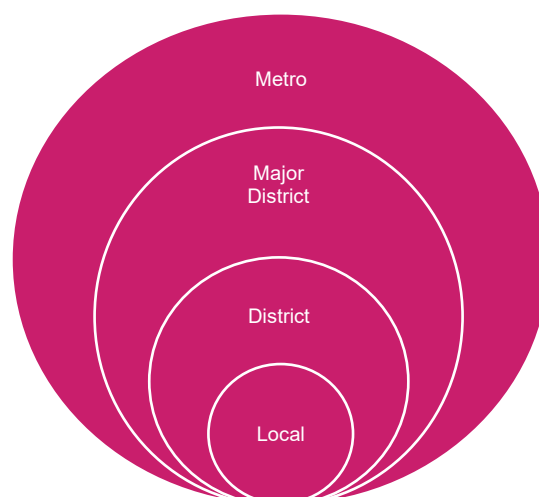


Table 5. Facility Hierarchy of Provision

Facility Hierarchy	Description	Activity Centre
Metro	Metro level facilities are higher-order facilities that people will travel to, servicing the whole city. They are Logan's premier venues for hosting major community and sporting events, concerts and festivals, conferences and business events, and national and international performances. These venues are a destination to draw audiences and clients from across the South East Queensland region and beyond. Examples include premier indoor sporting facilities, metro level cultural facilities and convention / exhibition centres.	Principal centre Major centre
Major District	Major district facilities are higher-order facilities that people will travel to, serving as the primary or central facility of its type in the city. Major district facilities have an important role in providing specialised functions which may not be provided at the district and local level, acting as a destination by attracting people from outside the local area. Examples include major indoor sporting facilities and major aquatic centres.	Principal centre Major centre
District	District levels facilities service a broad area across a number of suburbs. District facilities need to be large enough to support a diverse range of services and programs, including for example: health and community, education, training, employment, sport and recreation. Examples include community centres, district libraries and small performing arts facilities.	Major centre District centre Neighbourhood centre
Local	Local level facilities are smaller in size and are intended to address local community needs. Depending on the scale of development, they can range from a small multipurpose centre providing community services and programs, to a hall for hire. Examples include scouts and girl guides, hobby clubs, youth spaces, and small community halls. Local level facilities are only intended to be provided in growth areas, recognising the lack of existing infrastructure, services and networks available in new communities.	Neighbourhood centre

Desired Standards of Service

Council seeks to achieve a fair and equitable standard of community facility provision across the city by prescribing performance standards through its Desired Standards of Service (DSS) (see **Table 6**). Specifically, the DSS prescribes the hierarchy, rate of provision, maximum distance people should ideally travel, minimum land area, and minimum gross floor area (GFA) for each community facility type.

While the DSS serves as a useful guide, it is not possible to apply a 'one size fits all' approach to a city as diverse as Logan. Therefore an acceptable outcome should be further investigated as part of each individual project.

The DSS has been determined through consideration of:

- Standards identified in the *South East Queensland Regional Plan Implementation Guideline No. 5: Social Infrastructure Planning*.
- The level of service delivered through non-Council provided community infrastructure.
- Affordability, as it relates to the entire community infrastructure network.

Table 6. Desired Standards of Service for Community Infrastructure

Community Infrastructure Type	Hierarchy	Rate of Provision (facility: population)	Accessibility	Minimum Land Area / Minimum GFA
Community / Civic Facilities				
General community space (in greenfield areas only)	Local	1:10,000	2km	1,000m ² /400m ²
Community centre	District	1:50,000	5km	3,000m ² /900m ²
Convention/exhibition centre	Metro	1:250,000 (1 city-wide)	LGA (15km)	40,000m ² /15,000m ²
Arts and Cultural Facilities				
Library	District	1:40,000	5km	3,000m ² /1,500m ²
	Metro	1:100,000	LGA (15km)	7,500m ² /4,000m ²
Art gallery or dedicated art space	District	1:50,000	5km	2,000m ² /600m ²
	Metro	1:250,000 (1 city-wide)	LGA (15km)	4,000m ² /1,200m ²
Performing arts facility or space	District	1:50,000	5-7km	3,000m ² /1,000m ²
	Metro	1:250,000 (1 city-wide)	LGA (15km)	40,000m ² /15,000m ²
Museum	Metro	1:250,000 (1 city-wide)	LGA (15km)	3,000m ² /1,200m ²
Sport and Recreation Facilities				
Indoor sports facility	District	1:50,000	5km	10,000m ² /5,000m ²
	Major District	1:150,000	15km	15,000m ² /7,500m ²
Aquatic centre	District	1:50,000	5km	10,000m ² land
	Major District	1:150,000	15km	15,000m ² land
Leisure centre (combined indoor sports facility and aquatic centre)	District	1:50,000	5km	15,000m ² land
	Major District	1:150,000	15km	25,000m ² land

Notes:

- Where practicable, community infrastructure types may be co-located, combined or multi-storey, which may change the acceptable minimum land area or GFA.
- In some cases the minimum land area or GFA may be difficult to achieve, for example through infill development, and therefore an acceptable outcome should be further investigated as part of that individual project.

Site Selection Criteria

Site selection criteria have been developed to provide guidance when determining suitable sites to locate community infrastructure (see **Table 7**). This is to ensure that land for community infrastructure is unconstrained and optimised for development, while complying with all relevant legislation and standards.

Decisions should try to meet most of the desired outcomes, recognising that not all outcomes may be achievable in every case. Application of the site selection criteria should be in accordance with the *Logan Planning Scheme* and consideration given to other relevant policy, legislation and Australian standards.

Table 7. Site Selection Criteria for Community Infrastructure

Criteria	Desired Outcomes
1. Physical site conditions and technical considerations	<p>1a) The site is free of unacceptable constraints, with consideration given to:</p> <ul style="list-style-type: none"> • Vegetation and habitat value • Bushfire hazard • Cultural heritage and character • Waterway corridors and wetlands • Erosion prone areas • Land fill • Land contamination • Any other applicable land use and zoning constraints. <p>1b) The site has a minimum land area in accordance with Council's Desired Standards of Service.</p> <p>1c) The site is of a compact shape, free of irregular boundaries.</p> <p>1d) The developable land area is above the 100 year Average Recurrence Interval flood level.</p> <p>1e) The site slope is not in excess of 10%.</p> <p>1f) The site is fully serviced with regard to utilities (e.g. connected to electricity, water, sewerage).</p> <p>1g) The site is free of health and safety hazards and encumbrances (e.g. easements and other utilities such as drainage, sewerage pump stations, and high voltage powerlines).</p>
2. Context and amenity	<p>2a) The intended community use is compatible with, and ideally complements, the neighbouring land uses.</p> <p>2b) The intended community use is consistent with the existing character and/or future development intent of the area.</p>
3. Visibility and access	<p>3a) The site is visually prominent to maximise passive surveillance and promotion of the facility.</p> <p>3b) The site boundary directly addresses the principal road frontage or vehicle drop off area.</p> <p>3c) The site provides adequate access and space for parking, including service and delivery vehicles (e.g. bus, emergency services, maintenance, and couriers).</p> <p>3d) Access to the site is legible and appropriate for the adjacent road hierarchy.</p>

Locational Guidelines

Locational guidelines have been developed to guide decisions regarding the location of community infrastructure. The objectives of the guidelines are:

- To protect and enhance amenity through the location and contribution of community infrastructure.
- To maximise efficient land use and infrastructure costs by co-locating compatible uses.
- To maximise accessibility, convenience and community connections through co-location and encouraging shared use.

Table 8 outlines the facility specific locational guidelines for community infrastructure. When undertaking more detailed planning, application of the locational guidelines should be in accordance with the *Logan Planning Scheme* and consideration given to other relevant policy, legislation and Australian standards.

Table 8. Locational Guidelines for Community Infrastructure

Community facility type	Relationship to other uses	Co-location / mixed use opportunities	Separated from	Other issues
General community space	<p>Locate within 400m of an activity centre or central to the target community.</p> <p>Locate within 800m of a railway station or 400m of a major bus stop.</p> <p>Connected to pedestrian paths and bicycle networks.</p> <p>May be located within a retail / shopping precinct.</p>	<p>Childcare facility; aged care facility; respite centre; health facility; education facility; library; business hub; community garden; open space; art gallery; museum; sport / recreation facility; retail / shopping centre; government administration.</p>	<p>Noise separation from residential areas.</p>	<p>Provision for safe drop-off area.</p> <p>Provided in greenfield areas only, as per Council's DSS.</p>
Youth focused facility (general community space or community centre)	<p>Locate within 400m of an activity centre or central to the target community.</p> <p>Locate within 800m of a railway station or 400m of a major bus stop.</p> <p>Connected to pedestrian paths and bicycle networks.</p>	<p>Education facility; sport / recreation facility; health facility; community centre; library; art gallery; museum; sport retail / shopping centre; open space.</p>	<p>Noise separation from residential areas.</p> <p>Separated from safety hazards (e.g. storm water channels).</p> <p>Separated from nightclubs and other licensed premises.</p>	<p>Provision for safe drop-off area.</p>
Community centre	<p>Locate within 400m of an activity centre.</p>	<p>Childcare facility; aged care facility; respite centre; health facility; education</p>	<p>Noise separation from residential areas.</p>	<p>Ground floor access essential.</p>

Community facility type	Relationship to other uses	Co-location / mixed use opportunities	Separated from	Other issues
	<p>Locate within 800m of a railway station or 400m of a major bus stop.</p> <p>Connected to pedestrian paths and bicycle networks.</p>	<p>facility; youth centre; library; art gallery; museum; sport / recreation facility; civic park / town square; open space; retail / shopping centre; government administration.</p>		
Convention / exhibition centre	<p>Locate within 400m of an activity centre or within a cultural/entertainment hub.</p> <p>Locate within 800m of a railway station or 400m of a major bus stop.</p> <p>Locate close to arterial roads and near major car parking facilities.</p>	<p>Community centre; library, art gallery; museum; performing arts facility; cultural and entertainment facilities; civic park/town square; food outlets and restaurants; hotel and short-term accommodation; government administration.</p>	<p>Noise separation from residential areas.</p>	<p>Provision for safe drop-off area and bus bay.</p> <p>Provision of loading bay.</p> <p>Ground floor access essential.</p>
Library	<p>Locate within 400m of an activity centre.</p> <p>Locate within 800m of a railway station or 400m of a major bus stop.</p> <p>Connected to pedestrian paths and bicycle networks.</p> <p>May be located within a retail / shopping precinct.</p>	<p>Community centre; youth centre; senior citizens centre; art gallery; museum; performing arts facility; child care facility; respite centre; health facility; education facility; cultural and entertainment facilities; sport and recreational facilities; civic park/town square; open space; food outlets and restaurants; retail / shopping centre; government administration.</p>	<p>Noise separation from residential areas.</p>	<p>Provision for safe drop-off area and bus bay.</p> <p>Provision of loading bay.</p> <p>Ground floor access essential.</p>
Art gallery or art space	<p>Locate within 400m of an activity centre or within a cultural / entertainment hub.</p> <p>Locate within 800m of a railway station or 400m of a major bus stop.</p>	<p>Community centre; library; art gallery; museum; performing arts facility; education facility; cultural and entertainment facilities; civic park/town square; food outlets and restaurants; hotel and short-term accommodation; government administration</p>	<p>Noise separation from residential areas.</p>	<p>Provision of loading bay.</p> <p>Ground floor access essential.</p>

Community facility type	Relationship to other uses	Co-location / mixed use opportunities	Separated from	Other issues
	Locate close to arterial roads and near major car parking facilities.			
Performing arts facility or space	<p>Locate within 400m of an activity centre or within a cultural / entertainment hub.</p> <p>Locate within 800m of a railway station or 400m of a major bus stop.</p> <p>Locate close to arterial roads and near major car parking facilities.</p>	Community centre; library; art gallery; museum; education facility; cultural and entertainment facilities; civic park / town square; food outlets and restaurants; hotel and short-term accommodation; government administration	Noise separation from residential areas.	<p>Provision for safe drop-off area and bus bay.</p> <p>Provision of loading bay.</p> <p>Ground floor access essential.</p>
Museum	<p>Locate within 400m of an activity centre or within a cultural/entertainment hub.</p> <p>Locate within 800m of a railway station or 400m of a major bus stop.</p> <p>Locate close to arterial roads and near major car parking facilities.</p>	Community centre; library; art gallery; performing arts facility; education facility; cultural and entertainment facilities; civic park/town square; food outlets and restaurants; hotel and short-term accommodation; government administration.	Noise separation from residential areas.	<p>Provision for safe drop-off area and bus bay.</p> <p>Provision of loading bay.</p> <p>Ground floor access essential.</p>
Indoor sport facility	<p>Locate within 400m of an activity centre or within a sporting/community hub.</p> <p>Locate within 800m of a railway station or 400m of a major bus stop.</p> <p>Connected to pedestrian paths and bicycle networks.</p> <p>Locate close to arterial roads and near major car parking facilities.</p>	Community centre; youth centre; aquatic centre; other indoor and outdoor sporting facilities; health facility; library; education facility; childcare facility; gym; cultural and entertainment facilities; open space; food outlets and restaurants; hotel and short-term accommodation; government administration	Noise separation from residential areas.	<p>Provision for safe drop-off area and bus bay.</p> <p>Consideration given to the relationship with, or separation from, privately provided indoor sports facilities.</p>

Community facility type	Relationship to other uses	Co-location / mixed use opportunities	Separated from	Other issues
Aquatic centre	<p>Locate within 400m of an activity centre or within a sporting/community hub.</p> <p>Locate within 800m of a railway station or 400m of a major bus stop.</p> <p>Connected to pedestrian paths and bicycle networks.</p> <p>Locate close to arterial roads and near major car parking facilities.</p>	Community centre; youth centre; indoor and outdoor sporting facilities; health facility; library; education facility; childcare facility; gym; cultural and entertainment facilities; open space; food outlets and restaurants; hotel and short-term accommodation; government administration.	Noise separation from residential areas.	<p>Provision for safe drop-off area and bus bay.</p> <p>Consideration given to the relationship with, or separation from, water parks, privately provided aquatic centres and swim schools, and Department of Education provided swimming pools.</p>

Notes:

- In some cases the relationship between or separation of uses may be difficult to achieve, for example through infill development, and therefore an acceptable outcome should be further investigated as part of that individual project.

Community Infrastructure Network Plan

The network plan identifies a program of community infrastructure projects to meet community needs and aspirations within the City of Logan up to 2041. It is intended to provide direction to Council and other stakeholders on the future planning, provision and investment in Council-owned community infrastructure, and forms the basis for more detailed planning studies.

Council's role in each project will be determined on a case-by-case basis following more detailed planning, but could involve, for example:

- Lead: Council will lead the delivery of the project.
- Activate partner: Council will create enabling environments for partnership and collaboration across stakeholders.
- Advocacy: Council will advocate on behalf of the community and other stakeholders.

All projects are subject to securing financial commitments, along with Council prioritisation of capital works and operational considerations.

Spatial Framework

The network plan applies a spatial framework that divides the City of Logan into geographic areas, referred to as planning sectors (see **Map 1**). This place-based approach allows detailed local-level planning that is appropriate to the community characteristics, population growth, land use, and future development intent of that area. The network plan identifies projects for the following geographic areas:

- | |
|---|
| 1. City of Logan (city-wide community infrastructure) |
| 2. North Planning Sector |
| 3. East Planning Sector |
| 4. South Planning Sector |
| 5. West Planning Sector |
| 6. Rural South East Planning Sector |
| 7. Rural South Planning Sector |
| 8. Rural West Planning Sector |

Note: The location of new community infrastructure is indicative only and subject to further detailed investigation, including land acquisition (except where land has already been acquired by Council).

Future Directions

Projects identified in the network plan are broadly grouped under one of the following categories:

- New facility: Develop a new community facility.
- Upgrade: Upgrade or redevelop an existing community facility.
- Decommission: Decommission a community facility (in entirety or for another use).
- Investigate: Undertake further investigations and studies to determine the appropriate future direction.

Timing

Delivery timeframes for each project in this network plan are grouped as follows:

- Short-term: up to June 2031
- Medium-term: July 2031- June 2036
- Long-term: July 2036 – June 2041

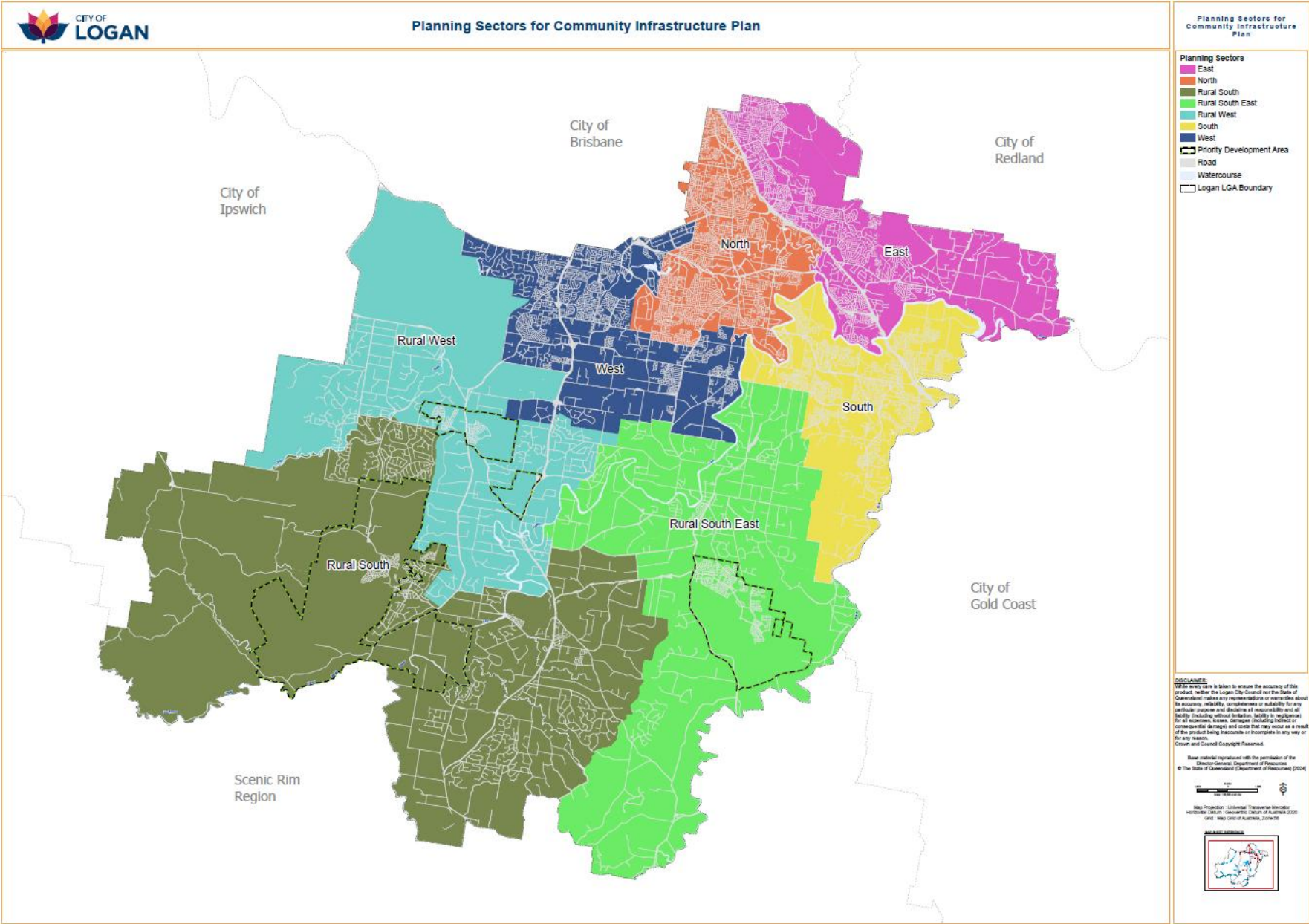
Timeframes reflect project delivery and do not include lead-in time required to facilitate any project scoping, land acquisition, funding applications, and detailed planning and designs.

Timing is determined based on population triggers for demand (except in PDAs or where an infrastructure agreement already exists), meaning the project should be delivered once the population has met a critical threshold of the total projected population in a given area. The triggers for community infrastructure delivery are:

- 50% of the population in growth areas, and
- 70% of the population in urban areas.

Note: Timeframes are indicative only and are dependent on population growth; development sequencing; the delivery of utilities and other critical infrastructure; securing financial commitments; and any other factors that may impact on the applicability of this plan, including policy and legislatively changes.

Map 1. Spatial Framework – Community Infrastructure Planning Sectors



City of Logan

Profile

Base population at 2021	357,192
Projected population at 2041	566,063
Population change 2021 - 2041	+208,871

The City of Logan is one of 12 local government areas that make up the South East Queensland region. Logan shares its boundary with the City of Brisbane, City of Gold Coast, City of Ipswich, Redland City, and Scenic Rim local government areas. The city comprises 70 suburbs covering 957 square kilometers, and approximately 70% of the city is rural, semi-rural or land for conservation.

Over the next 20 years the City of Logan will continue to accommodate a significant proportion of South East Queensland's population growth. The city's network of activity centres will each play an important role in supporting increased development, employment and the delivery of services. These centres are:

- Beenleigh
- Browns Plains
- Jimboomba
- Logan Central
- Logan Village
- Meadowbrook
- Springwood
- PDA centres: Greater Flagstone and Yarrabilba.

Existing Council Community Infrastructure

Existing Council-owned community infrastructure that services a metro or major district catchment include:

- Kingston Butter Factory – Living Museum
- Logan Central Library
- Logan Metro Sports and Events Centre
- Logan North Aquatic and Fitness Centre

Future Directions for Community Infrastructure

Location	Facility Type	Future Directions	Timing
TBC	Convention / exhibition centre	Investigate - Metro convention / exhibition centre ➤ Investigate the feasibility of a metro convention / exhibition centre. Consider co-locating / integration with other community facilities to form a community hub.	Short
Logan Central	Art gallery / space	Investigate - Art gallery	See North Planning Sector for further information.
	Performing arts facility / space	Investigate - Upgrades to Logan Entertainment Centre	
Underwood	Aquatic centre	Investigate - Logan North Aquatic and Fitness Centre	
Beenleigh	Library	Investigate - Upgrades to Beenleigh Library	See South Planning Sector for further information.
Flagstone town centre	Civic centre	New facility - Civic centre	See Rural South Planning Sector for further information.
	Library	New facility - Metro library	
	Leisure centre	New facility - Major district leisure centre	

North Planning Sector

Profile

Base population at 2021	97,132
Projected population at 2041	111,042
Population change 2021 - 2041	+13,910
List of suburbs:	
<ul style="list-style-type: none">• Crestmead• Kingston• Logan Central• Loganlea• Marsden• Meadowbrook• Slacks Creek• Underwood• Waterford West• Woodridge	

The North Planning Sector covers an urban area in the northern part of the city and shares a section of its boundary with the City of Brisbane local government area.

ShapingSEQ identifies Logan Central as a Major Regional Activity Centre, described as a regionally significant centre that is “highly accessible and contains concentrated business, services and facilities for employment, research and education, as well as higher density residential development”. It identifies Meadowbrook as a Regional Economic Cluster, described as a “fully integrated knowledge and technology precinct supporting core health and education facilities”.

ShapingSEQ also identifies Logan Central / Woodridge and Kingston Butter Factory Cultural Precinct as some of SEQ’s “great places” to support liveability, prosperity and sense of identity and community. Logan Central / Woodridge is described as the civic and cultural heart of Logan and the Kingston Butter Factory Cultural Precinct is identified as one of the city’s significant heritage places, as an art, performance, entertainment, and concert space.

The North Planning Sector has good access to major road networks, including the Pacific Motorway, Gateway Motorway and Logan Motorway. It is well serviced by public transport compared to other planning sectors, with numerous bus connections and several train stations.

Existing Council community infrastructure

The following Council-owned community infrastructure is located in this planning sector:

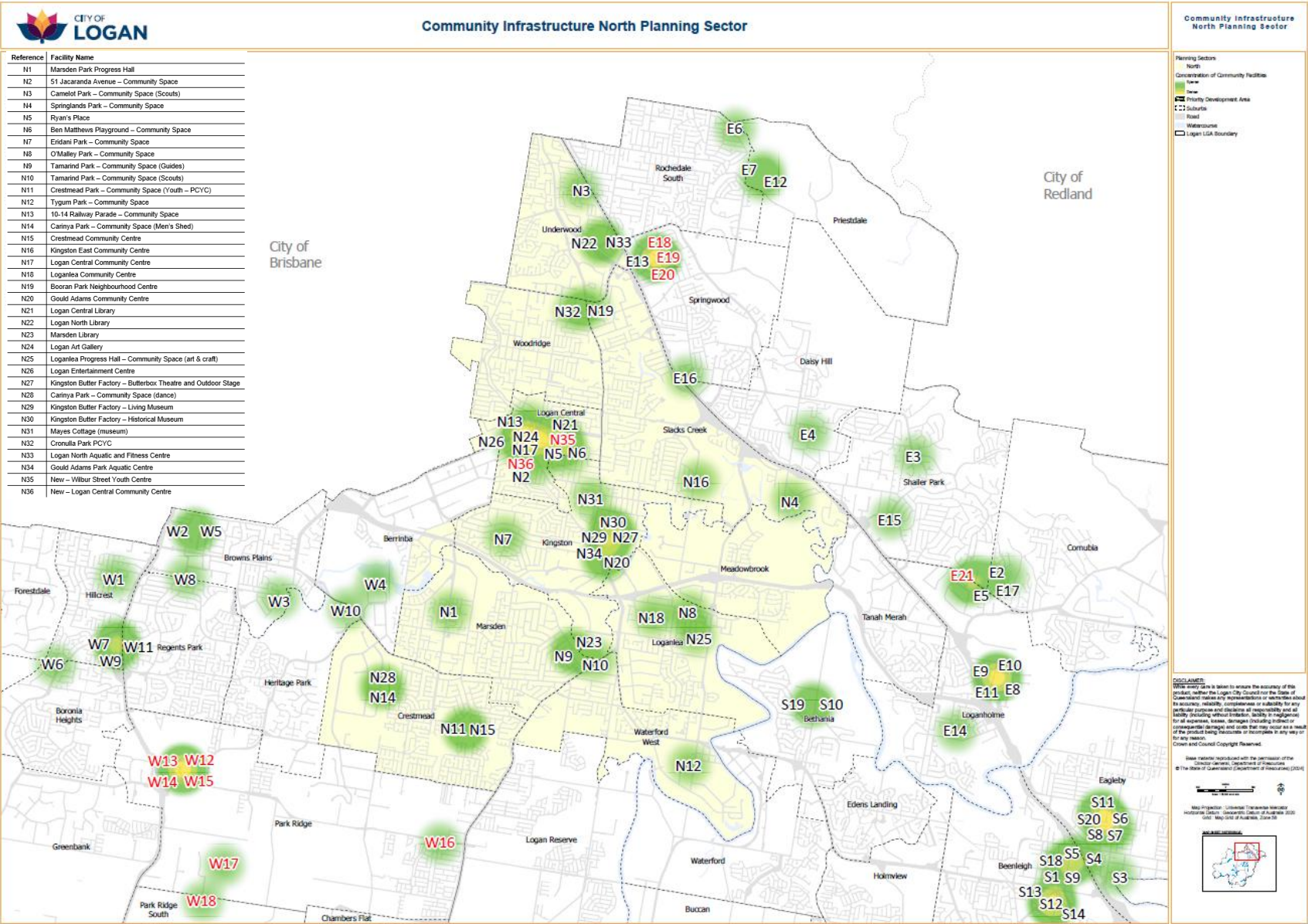
- 14 general community spaces
- Crestmead Community Centre
- Kingston East Community Centre
- Logan Central Community Centre
- Loganlea Community Centre
- Booran Park Neighbourhood Centre
- Gould Adams Community Centre
- Logan Central Library
- Logan North Library
- Marsden Library
- Logan Art Gallery
- Loganlea Progress Hall - Community Space (art & craft)
- Logan Entertainment Centre
- Kingston Butter Factory - Butterbox Theatre and Outdoor Stage
- Carinya Park - Community Space (dance)
- Kingston Butter Factory – Living Museum
- Kingston Butter Factory – Historical Museum
- Mayes Cottage (museum)
- Cronulla Park PCYC
- Logan North Aquatic and Fitness Centre
- Gould Adams Park Aquatic Centre



Future Directions for Community Infrastructure

Reference	Location	Facility Type	Future Directions	Timing
N36 (linked to N17)	Logan Central	Community centre	New facility - Community centre <ul style="list-style-type: none"> ➤ Deliver a new community centre within the Logan Central Civic and Community Precinct to replace the existing Logan Central Community Centre. 	Short
N24	Logan Central	Art gallery	Investigate - Art gallery <ul style="list-style-type: none"> ➤ Investigate the feasibility of upgrading the existing Logan Art Gallery or delivering a new replacement metro level art gallery in the Logan Central Civic and Community Precinct. 	Short
N26	Logan Central	Performing arts facility / space	Investigate - Upgrades to Logan Entertainment Centre <ul style="list-style-type: none"> ➤ Investigate the feasibility of upgrading/expanding the Logan Entertainment Centre from a district level facility to a metro level standard (including provision of a full fly tower system). Consider alignment with the Logan Central Civic and Community Precinct Plan. 	Short
N35	Wilbur Street, Logan Central	Community centre	New facility - Community centre (youth focused) (in progress) <ul style="list-style-type: none"> ➤ Deliver a new multipurpose youth space at the Council-owned site located adjacent to the existing Logan Central Library. 	Short
N33	Underwood	Aquatic centre	Investigate - Logan North Aquatic and Fitness Centre <ul style="list-style-type: none"> ➤ Investigate opportunities to upgrade and/or make improvements to the Logan North Aquatic and Fitness Centre as part of the Lowe Oval Master Plan. 	Short
N34	Gould Adams Park	Aquatic centre	Investigate - Upgrades to Gould Adams Aquatic Centre <ul style="list-style-type: none"> ➤ Investigate the feasibility of undertaking upgrades and refurbishment of Gould Adams Aquatic Centre. 	Medium

Map 2. North Planning Sector - Future Directions for Community Infrastructure



Note: The location of new community infrastructure is indicative only and subject to further detailed investigation, including land acquisition.

East Planning Sector

Profile

Base population at 2021	66,907
Projected population at 2041	72,306
Population change 2021 - 2041	+5,399
List of suburbs:	
<ul style="list-style-type: none">• Carbrook• Cornubia• Daisy Hill• Loganholme• Priestdale• Rochedale South• Shailer Park• Springwood• Tanah Merah	

The East Planning Sector comprises a mix of urban and rural areas in the eastern part of the city and shares its boundary with the City of Brisbane, City of Gold Coast and Redland City local government areas.

ShapingSEQ identifies Springwood as a Principal Regional Activity Centre, described as a regionally significant centre that is “highly accessible and contains concentrated business, services and facilities for employment, research and education, as well as higher density residential development”. It also identifies Springwood as one of SEQ’s “great places” and Logan’s primary commercial centre featuring public realm spaces, alfresco dining areas, cinemas, restaurants, art and community facilities, parks and open spaces, and higher density residential development.

The East Planning Sector has good access to major road networks, including the Pacific Motorway and Gateway Motorway, and is reasonably well serviced by public transport compared to other planning sectors. Springwood and the broader area will benefit from a number of planned future transport infrastructure improvements, including the Pacific Motorway upgrade from Eight Mile Plains to Daisy Hill, the South East Busway extension to Springwood and completion of the Veloway extension.

Existing Council community infrastructure

The following Council-owned community infrastructure is located in this planning sector:

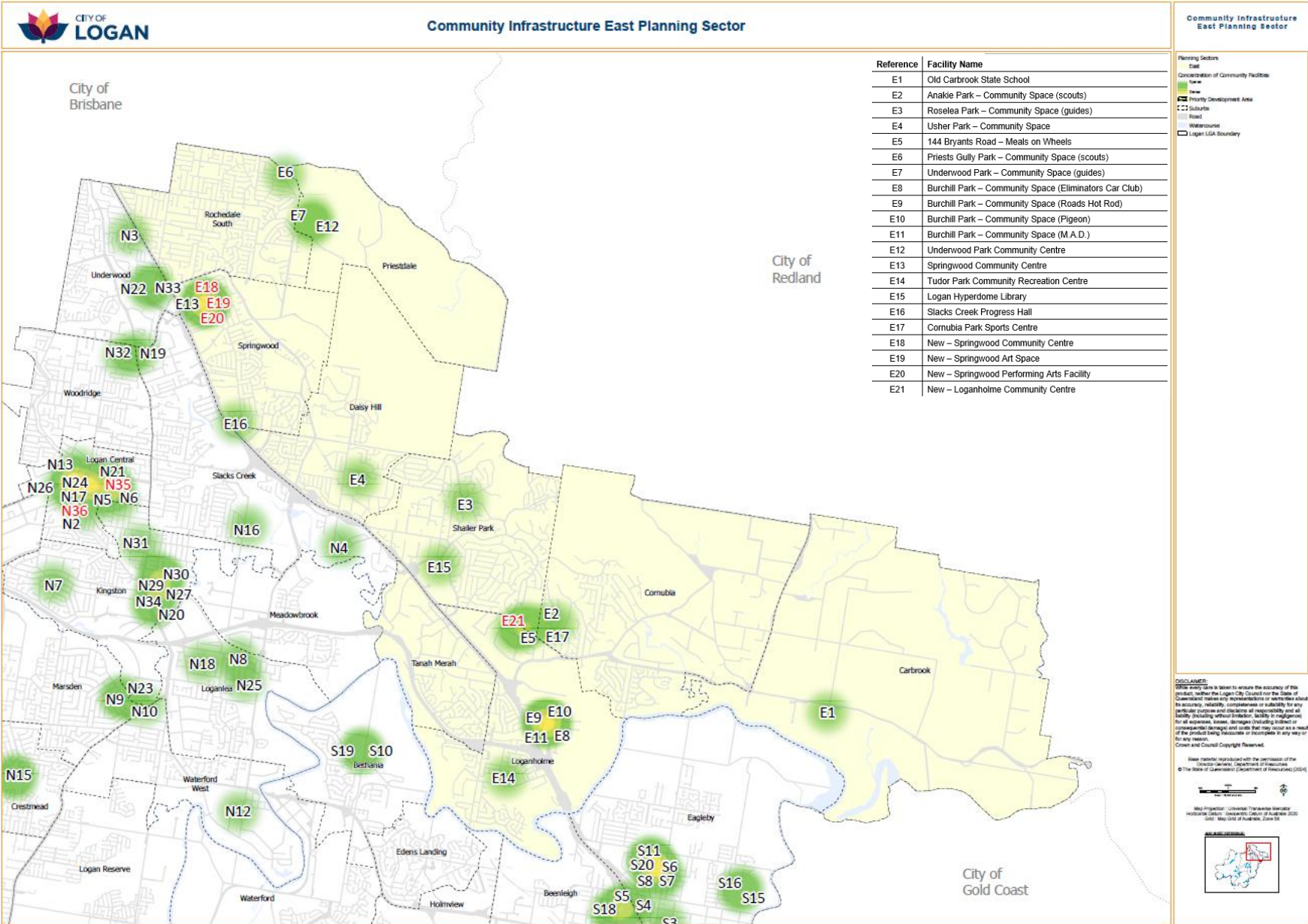
- 12 general community spaces
- Springwood Community Centre
- Tudor Park Community Recreation Centre
- Logan Hyperdome Library
- Slacks Creek Progress Hall
- Cornubia Park Sports Centre



Future Directions for Community Infrastructure

Reference	Location	Facility Type	Future Directions	Timing
E18, E19, E20 (linked to E13)	Springwood town centre	Community hub: • Community centre • Art gallery / space • Performing arts facility / space	New facility - Community centre ➤ Deliver a new community centre in the Springwood town centre master plan area to replace the existing Springwood Community Centre.	Short to Medium
			New facility - District art gallery or art space ➤ Deliver a new district level art gallery or art space in the Springwood town centre master plan area, co-located with the new community centre and new performing arts facility or space.	Short to Medium
			New facility - District performing arts facility or space ➤ Deliver a new district level performing arts facility or space in the Springwood town centre master plan area, co-located with the new community centre and new art gallery or space.	Short to Medium
E4	Usher Park, Daisy Hill	General community space	Decommission - Usher Park general community space ➤ Decommission the vacant Usher Park general community space (this facility has been vacant since 2008 and is unusable due to no electricity, toilets or kitchen).	Short
E21	Loganholme	Community centre	New facility - Community centre ➤ Deliver a new community centre, located east of the motorway, to service Loganholme, Shailer Park, Carbrook, Cornubia and surrounding communities.	Short to Medium

Map 3. East Planning Sector - Future Directions for Community Infrastructure



Note: The location of new community infrastructure is indicative only and subject to further detailed investigation, including land acquisition.

South Planning Sector

Profile

Base population at 2021	60,975
Projected population at 2041	85,178
Population change 2021 - 2041	+24,203
List of suburbs:	
<ul style="list-style-type: none">• Bahrs Scrub• Bannockburn• Beenleigh• Belivah• Bethania• Eagleby• Edens Landing• Holmview• Mount Warren Park• Waterford• Windaroo• Wolffdene	

The South Planning Sector covers an urban area in the southern part of the city and shares a section of its boundary with the City of Gold Coast local government area.

ShapingSEQ identifies Beenleigh as a Principal Regional Activity Centre, described as a regionally significant centre that is “highly accessible and contains concentrated business, services and facilities for employment, research and education, as well as higher density residential development”. It also identifies Beenleigh Town Square as one of SEQ’s “great places”, providing a community focus for placemaking.

The South Planning Sector has good access to major road networks, including the Pacific Motorway, and is reasonably well serviced by public transport compared to other planning sectors. The broader area will likely benefit from the planned Logan and Gold Coast Faster Rail project, providing increased train frequency and supporting increased dwelling densities and employment growth around existing train stations (Beenleigh, Holmview, Edens Landing and Bethania train stations).

Existing Council community infrastructure

The following Council-owned community infrastructure is located in this planning sector:

- 8 general community spaces
- Beenleigh Neighbourhood Centre
- Bethania Community Centre
- Eagleby Community Centre
- Beenleigh Events Centre
- Beenleigh Library
- Beenleigh Theatre
- Olivers Sports Complex Community Space (music 1)
- Olivers Sports Complex Community Space (music 2)
- Mount Warren Sports Centre
- Beenleigh Aquatic Centre
- Bethania Aquatic Centre
- Eagleby Aquatic Centre



Future Directions for Community Infrastructure

Reference	Location	Facility Type	Future Directions	Timing
N/A - investigate	Beenleigh town centre	Community hub: <ul style="list-style-type: none"> Community centre Art gallery / space 	Investigate - Community and arts centre <ul style="list-style-type: none"> Investigate the delivery of a new district level creative, cultural and community facility or space in the Beenleigh Town Centre Master Plan area. 	Short
S13	Beenleigh town centre	Library	Investigate - Upgrades to Beenleigh Library <ul style="list-style-type: none"> Investigate the feasibility of delivering a new metro level library in the Beenleigh Town Centre Master Plan area to replace the existing district level Beenleigh Library. The new library should have sufficient space for programming and general community meeting space. The new library may require relocation to a larger site/space and in this instance, consider options to use the existing site to accommodate the proposed community and arts centre. 	Medium
S9	Beenleigh town centre	Community centre	Investigate – Upgrades Beenleigh Neighbourhood Centre <ul style="list-style-type: none"> Investigate options for upgrading the Kent Street building of the Beenleigh Neighbourhood Centre. 	Medium
S18	Dauth Park, Beenleigh	Aquatic centre	Upgrade - Beenleigh Aquatic Centre (in progress) <ul style="list-style-type: none"> Progress stage 2 of the redevelopment of the Beenleigh Aquatic Centre. The redevelopment will include a new standard-size swimming pool to replace the existing pool; expansion of the splashpad and play area; new changerooms, office and café/kiosk; and improvements to the adjacent parkland. 	Short
S4	Dauth Park, Beenleigh	General community space	Investigate – Upgrades to Beenleigh PCYC <ul style="list-style-type: none"> Investigate options for upgrading the Beenleigh PCYC in line with the Dauth Park Precinct Master Plan. 	Medium
S5	Dauth Park, Beenleigh	General community space	Investigate – Upgrades to Beenleigh and District Senior Citizens Centre <ul style="list-style-type: none"> Investigate options for upgrading the Beenleigh and District Senior Citizens Centre in line with the Dauth Park Precinct Master Plan. 	Medium
S20	Bishop Street Park, Eagleby	Aquatic centre	Investigate – Review Eagleby Aquatic Centre Operations <ul style="list-style-type: none"> Review the ongoing operations of the Eagleby Aquatic Centre once it reaches its end of useful life. 	Medium
S11	Bishop Street Park, Eagleby	Community centre	Investigate – Upgrades to Eagleby Community Centre <ul style="list-style-type: none"> Investigate options for upgrading the Eagleby Community Centre. 	Short
S21	Bahrs Scrub	General community space	New facility - General community space <ul style="list-style-type: none"> Work with the developer to deliver a new general community space in line with the Infrastructure Agreement. 	Short

Community Infrastructure South Planning Sector

Legend:

- Priority Development Area
- Road
- Watercourse
- Logan LGA Boundary

Reference	Facility Name
S1	Tobruk Park – Community Space (Guides)
S2	Tallagandra Park – Community Space (Scouts)
S3	Albert River Park – Community Space (T.S. Walrus)
S4	Dauth Indoor Recreation Park – Youth (PCYC)
S5	Beenleigh & District Senior Citizens Centre
S6	Eagleby Community Hall
S7	Eagleby Youth Space
S8	Bishop Street Park – Community Space (Scouts)
S9	Beenleigh Neighbourhood Centre
S10	Bethania Community Centre
S11	Eagleby Community Centre
S12	Beenleigh Events Centre
S13	Beenleigh Library
S14	Beenleigh Theatre
S15	Olivers Sports Complex Community Space (music 1)
S16	Olivers Sports Complex Community Space (music 2)
S17	Mount Warren Sports Centre
S18	Beenleigh Aquatic Centre
S19	Bethania Aquatic Centre
S20	Eagleby Aquatic Centre
S21	New – Bahrs Scrub General Community Space

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West Planning Sector

Profile

Base population at 2021	63,824
Projected population at 2041	144,881
Population change 2021 - 2041	+81,057
List of suburbs:	
<ul style="list-style-type: none">• Berrinba• Boronia Heights• Browns Plains• Chambers Flat (part of)• Forestdale• Greenbank (part of)• Heritage Park• Hillcrest• Logan Reserve• Park Ridge• Park Ridge South (part of)• Regents Park	

The West Planning Sector is located in the north-western part of the city and incorporates both urban and growth areas.

ShapingSEQ identifies Browns Plains as a Major Regional Activity Centre, described as a regionally significant centre that is “highly accessible and contains concentrated business, services and facilities for employment, research and education, as well as higher density residential development”.

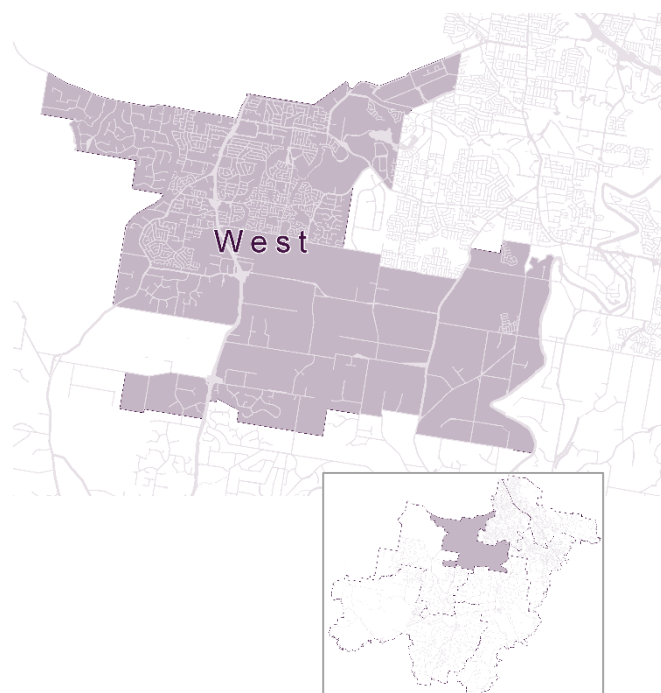
ShapingSEQ identifies Park Ridge as a Major Enterprise and Industrial Area (MEIA) and identifies the planned Park Ridge Connector as ‘Priority Region-Shaping Infrastructure’ needed to connect Park Ridge MEIA to the strategic road freight network, as well as support increased take-up of land in Park Ridge MEIA.

The West Planning Sector has good access to major road networks, including the Gateway Motorway and Mount Lindesay Motorway. Browns Plains and the broader area will likely benefit from the planned enhancements to high frequency public transport connections between Browns Plains and the South East Busway as part of *ShapingSEQ*’s priority region-shaping infrastructure projects.

Existing Council community infrastructure

The following Council-owned community infrastructure is located in this planning sector:

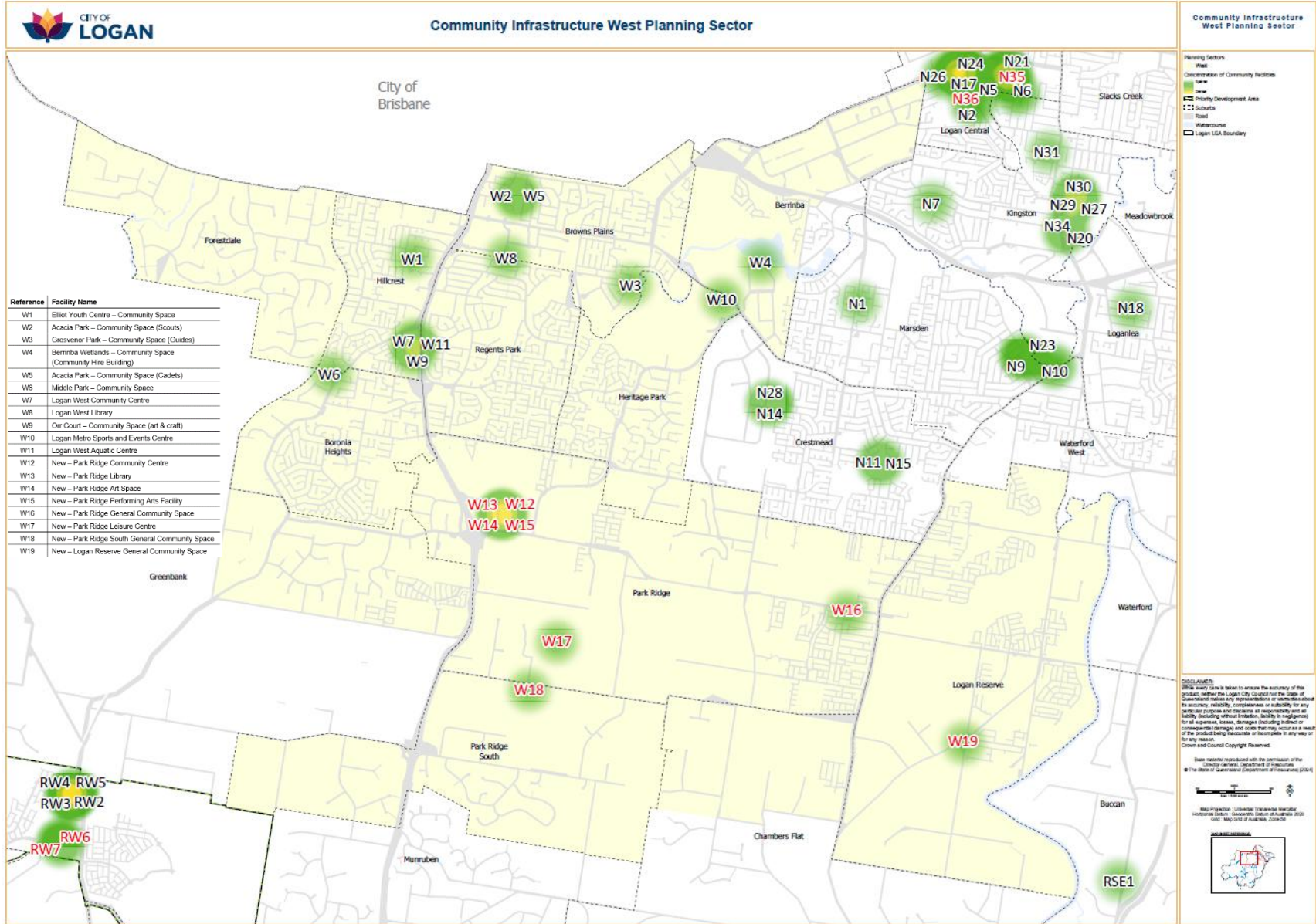
- 6 general community spaces
- Logan West Community Centre
- Logan West Library
- Orr Court - Community Space (art & craft)
- Logan Metro Sports and Events Centre
- Logan West Aquatic Centre



Future Directions for Community Infrastructure

Reference	Location	Facility Type	Future Directions	Timing
W12, W13, W14, and W15	Park Ridge town centre	Community hub: <ul style="list-style-type: none"> Community centre Library Art gallery / space Performing arts facility / space 	New facility - Community centre <ul style="list-style-type: none"> ➤ Deliver a new community centre co-located with the new library, art gallery/space and performing arts facility/space. 	Short to Medium
			New facility - District library <ul style="list-style-type: none"> ➤ Deliver a new district level library co-located with the new community centre, art gallery/space and performing arts facility/space. 	Short to Medium
			New facility – District art gallery or space <ul style="list-style-type: none"> ➤ Deliver a new district level art gallery or space co-located with the new community centre, library and performing arts facility/space. 	Short to Medium
			New facility - District performing arts facility or space <ul style="list-style-type: none"> ➤ Deliver a new district level performing arts facility or space, co-located with the new community centre, library and art gallery/space. Determine the type of performing arts facility or space (e.g. community-based, commercial). 	Short to Medium
W16	Park Ridge East (corner of Chambers Flat and Park Ridge Roads)	General community space	New facility - General community space <ul style="list-style-type: none"> ➤ Deliver a new general community space. 	Short
W17	Park Ridge	Leisure centre	New facility - District leisure centre <ul style="list-style-type: none"> ➤ Deliver a new district level indoor sports facility and district level aquatic centre to service Park Ridge and surrounding communities. 	Short
W18	Park Ridge South	General community space	New facility - General community space <ul style="list-style-type: none"> ➤ Deliver a new general community space. 	Long
W19	Logan Reserve	General community space	New facility - General community space <ul style="list-style-type: none"> ➤ Deliver a new general community space. 	Medium
W11	Hillcrest	Aquatic centre	Investigate – Upgrades to Logan West Aquatic Centre <ul style="list-style-type: none"> ➤ Investigate the feasibility of upgrading and expanding the Logan West Aquatic Centre. If the upgrades/expansion is determined to be feasible, consider options to use the Council-owned land located adjacent to the existing aquatic centre. 	Medium

Map 4. West Planning Sector - Future Directions for Community Infrastructure



Note: The location of new community infrastructure is indicative only and subject to further detailed investigation, including land acquisition.

Rural South East Planning Sector

Profile

Base population at 2021	24,287
Projected population at 2041	47,055
Population change 2021 - 2041	+22,768
List of suburbs:	
<ul style="list-style-type: none">• Buccan• Cedar Creek (part of)• Chambers Flat (part of)• Kairabah• Logan Village• Mundoolun• Stockleigh• Tamborine (part of)• Yarrabilba	

The Rural South East Planning Sector covers a large area in the southern part of the city and includes a mix of rural and growth areas. It includes the rural centre of Logan Village and growing major centre of Yarrabilba.

ShapingSEQ identifies Yarrabilba as a Major Regional Activity Centre and Growth Expansion Area, intended to accommodate high levels of residential and economic growth. It also identifies Logan Village as one of SEQ's "great places", a traditional town with rural charm that attracts residents and visitors.

The Rural South East Planning Sector is relatively remote from existing urban areas and requires significant upgrades/extensions to existing transport networks and other infrastructure to realise its growth potential. Overall, the Rural South East Planning Sector has limited access to major road networks and poor public transport compared to other planning sectors.

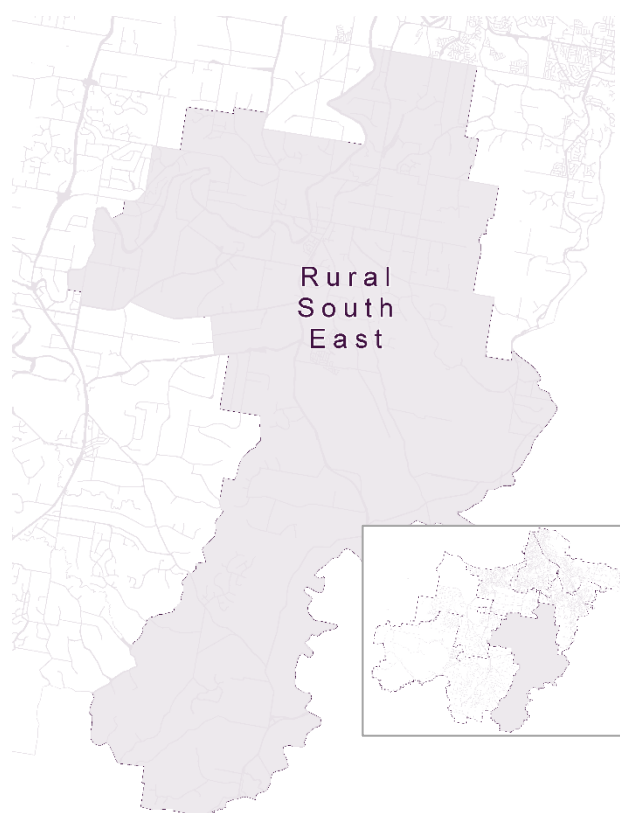
Note: The Rural South East Planning Sector includes the Yarrabilba PDA, which when fully developed will provide 20,000 dwellings for a population of up to 50,000 people. It is expected to develop as a self-contained community, comprising a series of neighbourhoods with a range of housing choices, local employment opportunities, and infrastructure and services.

The directions for community infrastructure provision in the Yarrabilba PDA, as identified in the network plan, have been informed by Economic Development Queensland's strategic planning. The location and timing of this community infrastructure will be dependent on population growth, development sequencing, funding, and infrastructure agreement(s) between relevant parties.

Existing Council community infrastructure

The following Council-owned community infrastructure is located in this planning sector:

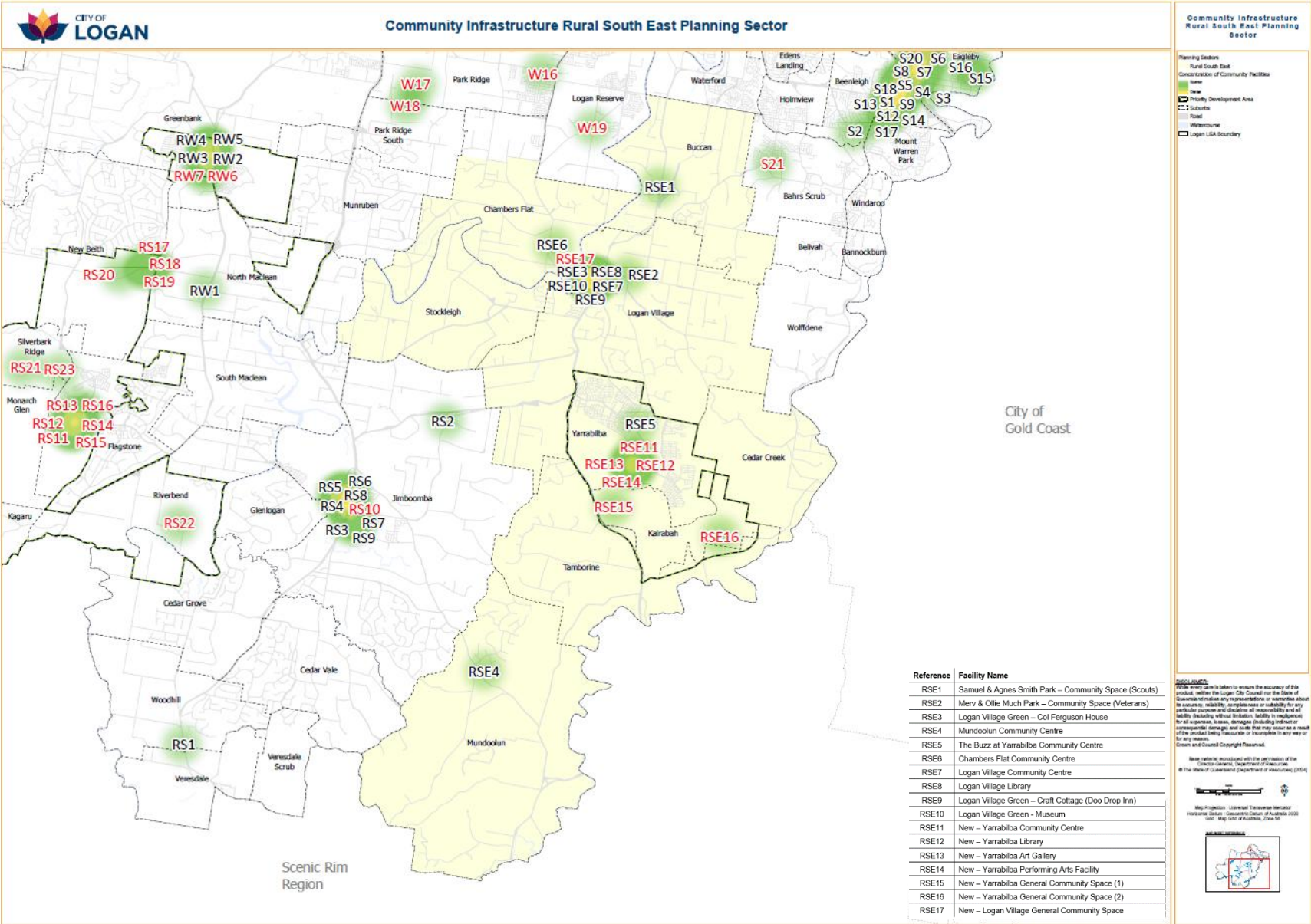
- 4 general community spaces
- The Buzz at Yarrabilba Community Centre
- Chambers Flat Community Centre
- Logan Village Community Centre
- Logan Village Library
- Logan Village Green - Craft Cottage (Doo Drop Inn)
- Logan Village Green – Museum



Future Directions for Community Infrastructure

Reference	Location	Facility Type	Future Directions	Timing
RSE11, RSE12, RSE13, and RSE14	Yarrabilba town centre	Community hub: • Community centre • Library • Art gallery / space • Performing arts facility / space	New facility - Community centre ➤ Deliver a new community centre co-located with the new library, art gallery and performing arts facility/space.	Short to Medium
			New facility - District library ➤ Deliver a new district level library co-located with the new community centre, art gallery and performing arts facility/space.	Short to Medium
			New facility – District art gallery ➤ Deliver a new district level art gallery co-located with the new community centre, library and performing arts facility/space.	Short to Medium
			New facility - District performing arts facility or space ➤ Deliver a new district level performing arts facility or space, co-located with the new community centre, library and art gallery/space. Determine the type of performing arts facility or space (e.g. community-based, commercial).	Short to Medium
RSE15	Yarrabilba (west)	General community space	New facility - General community space ➤ Deliver a new general community space.	Short to Medium
RSE16	Yarrabilba (south east)	General community space	New facility - General community space ➤ Deliver a new general community space.	Long
RSE8	Logan Village	Library	Investigate - Review Library Services ➤ Review the ongoing library services delivery within the Rural South East Planning Sector following the delivery of the new district level library in Yarrabilba.	Long
RSE17	Logan Village	General community space	New facility - General community space ➤ Deliver a new general community space.	Short

Map 5. Rural South East Planning Sector - Future Directions for Community Infrastructure



Note: The location of new community infrastructure is indicative only and subject to further detailed investigation, including land acquisition.

Rural South Planning Sector

Profile

Base population at 2021	28,636
Projected population at 2041	84,922
Population change 2021 - 2041	+56,286
List of suburbs:	
<ul style="list-style-type: none">• Cedar Grove• Cedar Vale• Flagstone• Flinders Lakes• Glenlogan• Jimboomba• Kagaru• Lyons• Monarch Glen• New Beith• Riverbend• Silverbark Ridge• Undullah• Veresdale• Veresdale Scrub• Woodhill	

The Rural South Planning Sector covers a large area in the south-western part of the city and includes a mix of rural and growth areas. It includes the centres of Jimboomba and Flagstone.

ShapingSEQ identifies Flagstone as a Major Regional Activity Centre, a focal point for a range of business and employment activities, and the delivery of major and district level services. It identifies Jimboomba as a Major Rural Activity Centre to provide a concentration of employment and business activities, and the delivery of services. It also identifies Jimboomba Town Centre as one of SEQ's "great places", a traditional town with rural charm that attracts residents and visitors.

The Rural South Planning Sector is relatively remote from existing urban areas and requires significant upgrades/extensions to existing transport networks and other infrastructure to realise its growth potential. This sector has poor public transport services compared to other planning sectors.

Note: The Rural South Planning Sector includes the Greater Flagstone PDA, which when fully developed will provide 50,000 dwellings for a population of up to 120,000 people. Greater Flagstone is expected to develop as a self-contained community, comprising a series of neighbourhoods with a range of housing choices, local employment opportunities, and infrastructure and services.

The directions for community infrastructure provision in the Greater Flagstone PDA, as identified in the network plan, have been informed by Economic Development Queensland's strategic planning. The location and timing of this community infrastructure will be dependent on population growth, development sequencing, funding, and infrastructure agreement(s) between relevant parties.

Existing Council community infrastructure

The following Council-owned community infrastructure is located in this planning sector:

- 6 general community spaces
- Caddies Community Centre
- Jimboomba Library
- Jimboomba Park Indoor Sports Centre

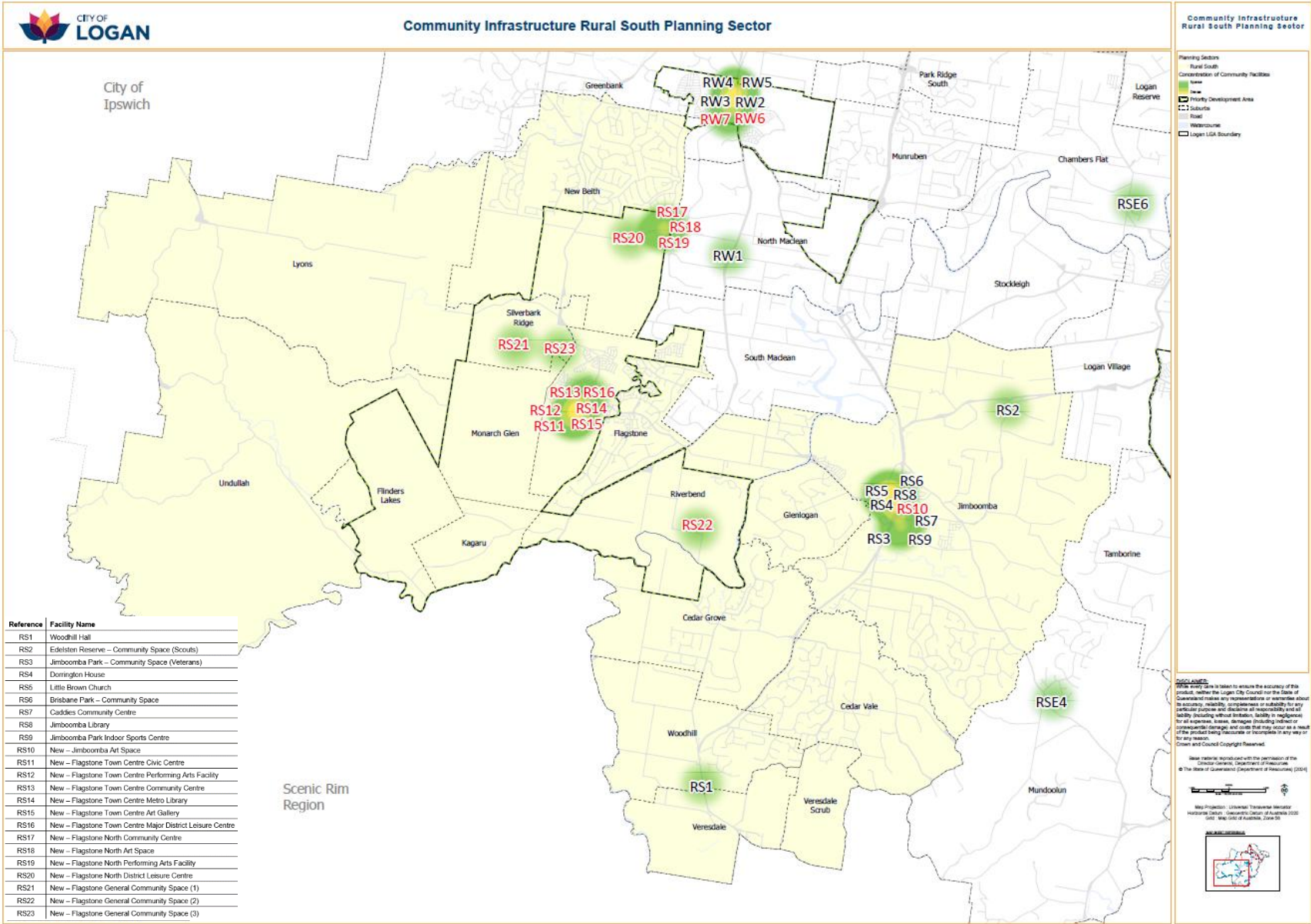


Future Directions for Community Infrastructure

Reference	Location	Facility Type	Future Directions	Timing
RS8	Jimboomba town centre	Library	Investigate – Upgrades to Jimboomba Library ➤ Investigate opportunities to upgrade and expand the Jimboomba Library on the existing site, including consideration of acquiring the adjacent Council-owned community space.	Short
N/A – Investigate	Jimboomba town centre	General community space	Investigate - General community space ➤ Investigate the delivery a new general community space in the Jimboomba town centre, subject to the Jimboomba Library expanding into the adjacent Council-owned community space.	Short
RS10	Jimboomba town centre	Art gallery/space	New facility or space - Art space ➤ Deliver a new art space, for example, incorporated as part of the library or as public art.	Short
RS9	Jimboomba Park	Indoor sports	Upgrade - Jimboomba Park Indoor Sports Centre ➤ Upgrade the Jimboomba Park Indoor Sports Centre to bring it to a higher standard.	Short to Medium
RS11 and RS12	Flagstone town centre	Community hub: • Civic centre • Performing arts facility/space	New facility - Civic centre ➤ Deliver a new civic centre co-located with the new performing arts facility or space (similar to the Beenleigh Events Centre). Depending on population growth and the ability to secure funding, a multi-staged development may be required.	Medium to Long
			New facility - District performing arts facility or space ➤ Deliver a new district level performing arts facility or space co-located with the new civic centre (similar to the Beenleigh Events Centre). Determine the type of performing arts facility or space (e.g. community-based, commercial). Depending on population growth and the ability to secure funding, a multi-staged development may be required.	Medium to Long
RS13	Flagstone town centre	Community centre	New facility - Community centre ➤ Deliver a new community centre.	Short
RS14 and RS15	Flagstone town centre	Community hub: • Library • Art gallery/space	New facility - Metro library ➤ Deliver a new metro level library co-located with the new art gallery or space.	Medium to Long
			New facility - District art gallery or space ➤ Deliver a new district level art gallery or space co-located with the new library.	Medium to Long
RS16	Flagstone town centre	Leisure centre	New facility - Major district leisure centre ➤ Deliver a new major district level indoor sports facility and major district level aquatic centre, located in or near the town centre close to schools and sporting fields.	Medium to Long
RS17, RS18, and RS19	Flagstone north district centre	Community hub: • Community centre • Art gallery/space • Performing arts facility/space	New facility - Community centre ➤ Deliver a new community centre co-located with the new art gallery or space and performing arts facility or space.	Medium to Long
			New facility - District art gallery or space ➤ Deliver a new district level art gallery or space co-located with the new community centre and performing arts facility or space.	Medium to Long

			New facility - District performing arts facility or space ➤ Deliver a new district level performing arts facility or space co-located with the new community centre and art gallery or space. Determine the type of performing arts facility or space (e.g. community-based, commercial).	Medium to Long
RS20	Flagstone north district centre	Leisure centre	New facility - District leisure centre ➤ Deliver a new district level indoor sports facility and aquatic centre, located in or near the district centre close to schools and sporting fields.	Medium to Long
RS21	Flagstone north west	General community space	New facility - General community space ➤ Deliver a new general community space.	Short to Medium
RS22	Flagstone south east	General community space	New facility - General community space ➤ Deliver a new general community space.	Medium
RS23	Flagstone north	General community space	New facility - General community space ➤ Deliver a new general community space.	Long

Map 6. Rural South Planning Sector - Future Directions for Community Infrastructure



Note: The location of new community infrastructure is indicative only and subject to further detailed investigation, including land acquisition.

Rural West Planning Sector

Profile

Base population at 2021	15,431
Projected population at 2041	20,679
Population change 2021 - 2041	+5,248
List of suburbs:	
<ul style="list-style-type: none">• Greenbank (part of)• Munruben• North Mclean (part of)• Park Ridge South (part of)• South Maclean	

The Rural West Planning Sector is located in the western part of the city and includes a mix of rural and growth areas.

The Rural West Planning Sector has access to the Mount Lindesay Highway, which connects with the Logan Motorway. This sector has poor public transport services compared to other planning sectors.

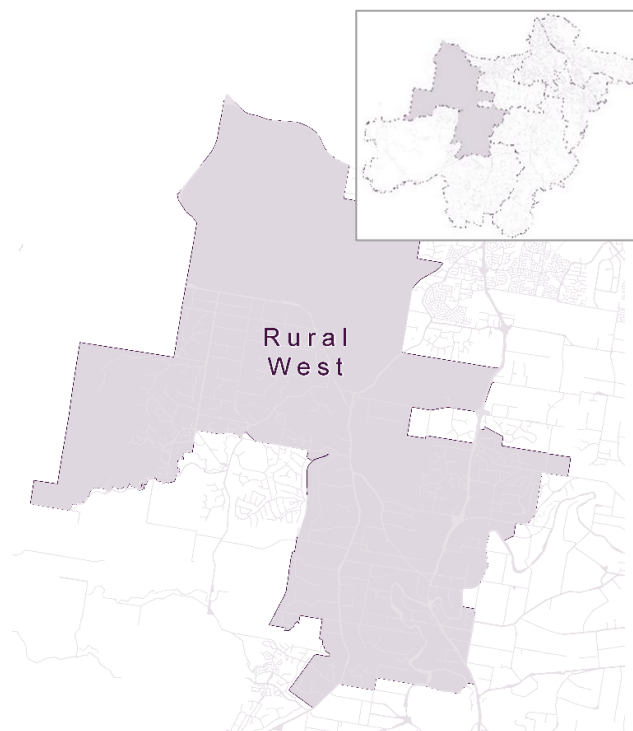
Note: The Rural South Planning Sector includes part of the Greater Flagstone PDA, which when fully developed will provide 50,000 dwellings for a population of up to 120,000 people. Greater Flagstone is expected to develop as a self-contained community, comprising a series of neighbourhoods with a range of housing choices, local employment opportunities, and infrastructure and services.

The directions for community infrastructure provision in the Greater Flagstone PDA, as identified in the network plan, have been informed by Economic Development Queensland's strategic planning. The location and timing of this community infrastructure will be dependent on population growth, development sequencing, funding, and infrastructure agreement(s) between relevant parties.

Existing Council community infrastructure

The following Council-owned community infrastructure is located in this planning sector:

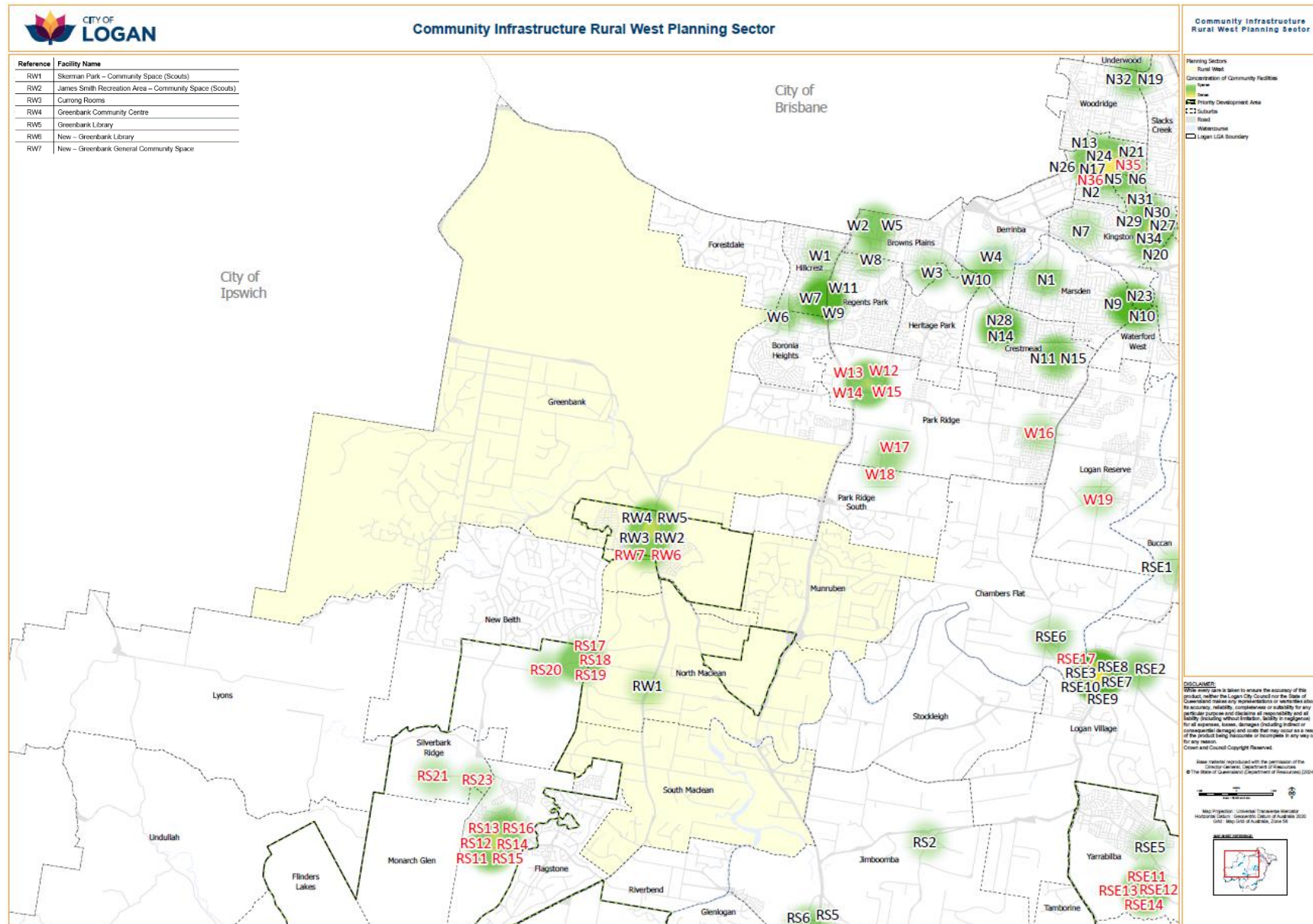
- 3 general community spaces
- Greenbank Community Centre
- Greenbank Library



Future Directions for Community Infrastructure

Reference	Location	Facility Type	Future Directions	Timing
RW6 and RW7 (linked to RW5)	Greenbank district centre	Community hub: <ul style="list-style-type: none"> Library General community space 	New facility - District library <ul style="list-style-type: none"> ➤ Deliver a new district level library to replace the existing Greenbank Library. Investigate opportunities to repurpose the existing Greenbank Library. 	Short to Medium
			New facility - General community space <ul style="list-style-type: none"> ➤ Deliver a new general community space as part of the new district level library. 	Short to Medium

Map 7. Rural West Planning Sector - Future Directions for Community Infrastructure



Note: The location of new community infrastructure is indicative only and subject to further detailed investigation, including land acquisition.

Action Plan

An action plan has been prepared detailing the key activities, initiatives and complementary work required to support the implementation of the Community Infrastructure Plan. The actions respond to the research, analyses and stakeholder consultation undertaken to date and aim to address any gaps and shortfalls in the policy, planning and governance arrangements that impact upon community infrastructure provision.

Some of the actions build upon current projects and programs being undertaken by Council. Other actions signify new and innovative ways to plan, deliver and activate community infrastructure. This work will occur over the lifecycle of the Community Infrastructure Plan and may result in future amendments and updates to the plan.

The actions are grouped under four priority areas, as listed below. They will be prioritised on an annual basis determined by Council and community priorities, budget allocations and available resources.



Priority Area 1:
Customer Focused



Priority Area 2:
Funding and Strategic Partnerships



Priority Area 3:
Sustainable and Efficient



Priority Area 4:
Organisational Leadership and
Governance



This Community Infrastructure Plan leads the way for a more transparent, evidence-based program of work that will strengthen Council's ability to advocate, collaborate and secure investment to help deliver the community infrastructure needed in our city over the next 15 years and beyond.

Priority Area 1: Customer Focused

Aim: To ensure that community values, needs and aspirations are at the centre of every decision we make for community infrastructure.

Strategy	Actions	Priority
Deliver high quality, fit-for-purpose community infrastructure that meets community needs and expectations.	1.1 Conduct a city-wide accessibility audit of Council's existing community facilities to establish baseline data and identify accessibility issues. Use the findings of this audit to inform future community infrastructure planning and design decisions aimed at removing barriers to participation and improving the accessibility of our spaces and places.	High
	1.2 Facilitate community engagement processes in the planning and design of all new community infrastructure projects to ensure community values, priorities and aspirations are represented.	Ongoing
Activate community facilities to match community needs and increase participation opportunities.	1.3 Continue to work with lessees and other community organisations to build capacity to design and deliver services and programs that respond to identified community needs and aspirations.	Ongoing
	1.4 Continue to provide data and strategic planning advice about community needs to inform Council's leasing process, including expression of interest criteria.	Ongoing
	1.5 Investigate and trial new operating and governance models in Council community facilities to increase activation and effectiveness, including models of collaborative partnerships and integrated service delivery.	Ongoing

Priority Area 2: Funding and Strategic Partnerships

Aim: To adopt new and innovative ways to fund and deliver community infrastructure, where costs are shared across different stakeholders.

Strategy	Actions	Priority
Advocate on behalf of the community to secure increased government investment in community infrastructure.	2.1 Advocate to State and Federal Governments to provide increased funding towards the delivery of community infrastructure projects within the City of Logan.	Medium
	2.2 Monitor relevant community infrastructure funding opportunities and budget announcements and identify strategic opportunities for policy and project alignment.	Ongoing
Continue to support, develop and resource strategic partnerships that will help drive and deliver on the objectives this Community Infrastructure Plan.	2.3 Continue to work with developers and Economic Development Queensland to negotiate and execute infrastructure agreements for the provision of community infrastructure in greenfield areas, including Greater Flagstone and Yarrabilba Priority Development Areas.	Ongoing
	2.4 Continue to explore and trial opportunities to work with other strategic partners to help deliver community infrastructure projects (e.g. State and Federal Government agencies, investment corporations, private developers, philanthropists, not-for-profit community organisations).	Ongoing
	2.5 Continue to work within internal and external stakeholders to provide interim solutions for the provision of community infrastructure and services in new communities before community infrastructure can be provided, for example: temporary community spaces; community development programs; community engagement events; and outreach service delivery.	Medium
	2.6 Leverage opportunities from the 2032 Olympics and Paralympic Games to support and facilitate provision of community infrastructure and other relevant legacy initiatives.	Medium

Priority Area 3: Sustainable and Efficient

Aim: To provide a sustainable and efficient network of community infrastructure that delivers maximum socio-economic benefit from Council's investment now and into the future.

Strategy	Actions	Priority
Council's community infrastructure network is well managed, functional and sustainable; operating as an integrated network of facilities that work together to provide different, but complementary functions.	3.1 Continue to undertake a building audit program for Council's existing community facilities to inform future planning, delivery, maintenance and renewals, and compliance. Use this information to inform Council's capital works program for facility upgrades and replacement, maintenance and renewals program, long-term asset management planning, and long-term financial planning.	High (every 2 years)
	3.2 Undertake a functional audit program of Council's existing community facilities to assess their fitness for purpose, utilisation and performance, and to determine how well they meet community needs and expectations. Use this information to inform Council's capital works program, long-term asset management planning, service delivery planning, and leasing arrangements.	High (in line with Community Infrastructure Plan review schedule)
	3.3 Informed by the building and functional audits, rationalise, upgrade or replace ageing, inadequate and/or surplus community infrastructure to improve on the service and function of existing facilities and / or help facilitate the provision of new and improved community facilities: <ul style="list-style-type: none"> ➤ Identify ageing, inadequate and/or surplus community infrastructure. ➤ Develop a prioritised plan and opportunities for upgrading, replacing, or rationalising (e.g. disposing, selling, or re-purposing) the community facilities identified. 	High (in line with audit schedules)
	3.4 Develop a framework to assess and evaluate properties identified for potential acquisition to ensure that land for community infrastructure is unconstrained and suitable for development. Include consideration of land located in Priority Development Areas that will be transferred to Council in the future.	Medium
Maximise the socio-economic value of community infrastructure.	3.5 Continue to apply an outcomes-based operating framework to measure the socio-economic impact of community infrastructure through the sorts of services and programs they provide. Use this data to communicate the value of investing in community infrastructure to government, non-government organisations, developers, local businesses, and the community.	Medium

Priority Area 4: Organisational Leadership and Governance

Aim: To embed the strategic directions of the Community Infrastructure Plan across all stakeholders and their programs, to achieve coordinated and efficient community infrastructure planning and delivery.

Strategy	Actions	Priority
Communicate and embed the Community Infrastructure Plan across different stakeholders to achieve coordinated community infrastructure planning and delivery.	4.1 Review and update the Community Infrastructure Plan, including a review of the desired standards of service, as part of the Local Government Infrastructure Plan (LGIP) review schedule.	Medium (in line with LGIP review schedule)
	4.2 Review Council's breakdown of infrastructure charges contributions and advocate for a fair allocation to the land for community infrastructure network.	Ongoing
	4.3 Use the Community Infrastructure Plan to inform the development of Council's Integrated Lifestyle Infrastructure Network Plan to achieve greater coordination and alignment between Council's sports, parks and community infrastructure networks.	High
	4.4 Continue to work with Council's sports and parks planning teams to achieve greater alignment across planning processes and methodologies, including for example: shared terminology, shared guiding principles, and greater alignment of planning sector boundaries.	Medium
	4.5 Continue to communicate and embed the strategic directions of the Community Infrastructure Plan across all stakeholders and their programs, to facilitate transparent and coordinated community infrastructure planning and delivery. Stakeholders to include, for example: relevant Council branches, Council's Community Infrastructure Working Group, City Growth Service Delivery Coordination Team (SDCT), Economic Development Queensland, and relevant State and Federal Government agencies.	Medium
Prioritise community infrastructure projects and proactively plan for investment, advocacy and partnership opportunities.	4.6 Develop an annual work plan (of capital and non-capital projects) for Council to prioritise and resource the implementation of the Community Infrastructure Plan. The work plan will identify actions and initiatives to undertake each financial year, in line with corporate priorities, budget allocations and available resources.	High
	4.7 Prepare a 10-year capital works program to schedule the delivery and timing of community infrastructure projects.	High (updated annually)
	4.8 Informed by the annual action plan and 10-year capital works program, proactively prepare project plans, designs and documentation to better position Council to apply for future funding announcements, service enhancements and other opportunities.	Ongoing

Monitoring and Review

This Community Infrastructure Plan is a living document and will be reviewed and updated as new information becomes available and as community needs change, to ensure it remains relevant.

This plan will be subject to ongoing monitoring and review through a combination of the following activities:

- Regular monitoring of population growth, changing demographics and development patterns.
- Regular monitoring of policy and legislative changes, and any other factors that may impact upon the applicability of the plan.
- Regular monitoring of relevant community consultation processes to stay up to date with community values, needs and aspirations.
- Strategic oversight by the Community Infrastructure Working Group to ensure effective leadership and governance to drive and support implementation of this plan.
- Quarterly reporting to Council to provide an update on key achievements and project progress.
- A review and update of the Community Infrastructure Plan to be undertaken in the first two years after its adoption, as part of the next LGIP review. Thereafter it will be reviewed and updated every five years in line with the LGIP amendment schedule.

Any future updates to this Community Infrastructure Plan will also consider new and innovative approaches to community infrastructure planning, delivery and activation to support Council's efforts towards continuous improvement and best practice.



Implementation of this Community Infrastructure Plan aims to build upon Council's significant investment in community infrastructure assets in recent years and will be fundamental to attracting new and exciting investment to Logan over the next 15 years and beyond.

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Glossary of Terms

Term	Description
Activation	Services, programs, design, and management arrangements that draw people into a space or facility to encourage their participation and interaction.
Active transport	Non-motorised travel such as walking, cycling and wheeled devices that can be legally used on the footpath.
Advocate	Influencing decisions that impact upon peoples' lives. Typically, advocacy efforts aim to obtain public and government support for projects, policies and/or programs.
Amenity	The quality of a location which makes it desirable or agreeable, providing comfort, convenience or enjoyment.
Average Recurrence Interval	The average or expected value of the periods between exceedances of a given rainfall total accumulates over a given duration.
Base date	Base date means the start date from which the local government has estimated future population and infrastructure.
Community infrastructure	The buildings and spaces that are provided for the community to access a wide range of programs, activities, services, events, and resources.
Crime Prevention Through Environmental Design	The design and the effective use of the built environment, which when applied has an impact on perceptions of safety and security, as well as reducing the actual incidence of crime.
Cultural heritage	The cultural heritage significance of a place or feature of a place, meaning its aesthetic, architectural, historical, scientific, social, or other significance to the present generation or past or future generations.
Desired Standards of Service	The performance standards applicable to Council's community infrastructure network determined to be appropriate for the city, including the hierarchy, rate of provision, maximum distance people should ideally travel, minimum land area, and minimum gross floor area for each community facility type.
Equitable	Fair and reasonable in a way that treats everyone equal.
Governance	The framework for effective project decision-making and refers to the set of policies, regulations, functions, processes, procedures, and responsibilities that define the establishment, management and control of projects.
Greenfield area	Undeveloped land.
Gross Floor Area	Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building.
Infill development	Development in existing developed areas usually involving the use of vacant land or the replacement or removal of existing uses to allow for new uses.
Infrastructure agreement	A written agreement between Council and a developer or land owner about the supply or funding of infrastructure.
Infrastructure charges	Fees that Council collects as part of the development assessment process to help fund essential infrastructure such as local roads, parks, land for community facilities, stormwater, water supply, and sewerage.
Local Government Infrastructure Plan	Council's plans for priority infrastructure that is necessary to service urban development in a coordinated, efficient and financially sustainable manner.
Priority Development Areas	Land designed for priority development and regulated by the Queensland Government, through Economic Development Queensland (EDQ).
Urban area	A built-up area with a high population density and an infrastructure of built environment.

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