

# Report

## **Addressing concentrations of disadvantage Logan Central/Logan City case study report**

authored by

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for the

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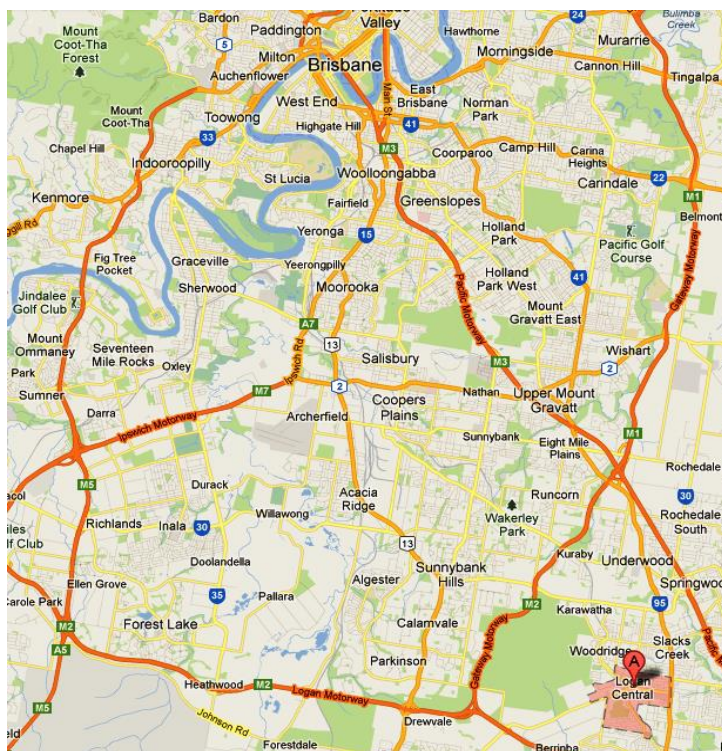
# 1 INTRODUCTION

## 1.1 Case study area overview

Logan Central is an outer-ring suburb in the Brisbane metropolitan area located within the Local Government Area (LGA) of Logan City, and the Level 3 Statistical Area (SA3) of Springwood-Kingston. Logan Central is approximately 20 kilometres south of the Brisbane CBD and has a 2011 population of 6174 residents. The case study site, Logan Central, is one of 63 suburbs that comprise Logan City and was formerly part of the low-income suburb of Woodridge. As such, its fortune cannot be understood in isolation of the broader area in which it is located. In light of this, the discussion frequently refers to issues facing Logan City as a whole, and not simply the single suburb of Logan Central. Logan City is physically divided by the Pacific highway which runs through the LGA from north to south. On the eastern side of the highway are the affluent suburbs of Daisy Hill, Springwood and Shailer Park, while the western side contains the more disadvantaged suburbs of Logan Central, Woodridge, Kingston Slacks Creek, Loganlea, Eagleby, Beenleigh, Crestmead, Marsden and Waterford West. Reference to Logan as a place of disadvantage typically applies to these western suburbs—a practice that will be followed in this report.

Aboriginals from the Yugambeh and Jaggera language groups were the original inhabitants of the Logan River district. Today, Logan Central's population is relatively Anglo-dominant (i.e. English, Irish, Scottish) although the suburb reports an above average concentration of recently arrived migrants. More broadly, 26.1 per cent of the total population of Logan City is identified as being born overseas. Logan Central is also a relatively young suburb, with one quarter of the population aged zero to 14 years.

**Figure 1: Logan Central**



Source: Google Maps



Logan Central is the administrative centre of Logan City and a key business activity node alongside Browns Plains, Marsden, Meadowbrook, Shailer Park and Springwood. District level community facilities such as the Central Library, Art Gallery, Central Community Centre, the Logan Entertainment Centre and the Logan City Council administration building are located in Logan Central. Logan Central is service rich with a range of social support services located within the suburb.

In 2011, Logan Central was identified as a socioeconomically disadvantaged suburb, with all SA1s in the suburb belonging to the lowest quintile of SEIFA Index of Relative Socioeconomic Disadvantage (IRSD) within Australia. A low IRSD signifies the prevalence of the following characteristics: low income; a high level of unemployment; a high proportion of workers in low-skilled occupations; low rent; overcrowding; a high proportion of families with children under 15 and jobless parents; a high proportion of single-parent families; a high number of carless households; a high proportion of non-age-related disability; poor English proficiency; a high number of separated/divorced residents; and a high proportion of households with no (or dialup) internet connection. In the current study, Logan Central represents a 'Type 4' disadvantaged suburb that is high on overseas movers, somewhat low on change in unemployment and low on change in incidence of low status jobs.

While SEIFA data indicate that Logan Central is a community with significant social needs, stakeholders and residents interviewed for this study often described the community as one with a strong sense of pride. Interviewees referred to the people of Logan City as 'resilient', pointing to the way the community comes together at times of crisis to assist and support one another. Through interaction and engagement with the individuals who contributed to the research (i.e. key stakeholders, service providers, and residents) it is evident that they share a common vision for the city and one that places Logan and its people on an upward trajectory. Often overlooked by the media are the many community champions who are committed to investing in a positive future for their city; the strong social networks and community groups working to bring about change; and the young people who, with guidance and support, are seen as bringing to fruition the future success of Logan.

## **1.2 Case study research aims**

The case study work was undertaken as part of a larger project examining concentrations of disadvantage in Australia's major capital cities—Sydney, Melbourne and Brisbane. The overall aims of the research are to investigate:

1. How concentrations of social disadvantage are conceptualised, defined and measured?
2. What housing and urban processes contribute to the creation and perpetuation of these patterns?
3. The consequences of living in a disadvantaged area for the residents concerned.
4. How policy-makers and others can respond to spatial disadvantage in 'best for people, best for place' terms?

The main objectives of the case study work were to better understand the experience of living in a 'disadvantaged area', to explore the pros and cons of these places from residents' perspectives, and to investigate the role that housing, planning and associated interventions may play in either exacerbating or tackling local problems.

Higher level aims included exploring the extent to which urban Australia's 'most disadvantaged areas' are seen as such by local people and whether negative 'neighbourhood effects' are operative. This refers to the possibility that living in a 'poor

neighbourhood' can compound the impact of poverty and disadvantage affecting an individual (Atkinson & Kintrea 2001).

Also important in the fieldwork was to 'groundtruth' or validate the disadvantaged area typology category attributed each case study locality.

### **1.3 Case study methodology**

Undertaken during April to November 2013, the case study work involved five elements:

1. Background analysis of 2001 and 2011 census data on the selected suburb.
2. Media coverage relating to the selected suburb (and, in this instance, the broader area of Logan City).
3. Document analysis—government and other reports about the selected suburb (and, in this instance, the Logan City area as a whole).
4. In-depth interviews with local stakeholders.
5. Resident focus group meeting.

News databases Factiva and Press Display were utilised to undertake initial searches for media content with the key search term *Logan City* applied to a date range of 1 January 2004 to 19 April 2013. Sources included *The Australian* (website and publication content), *The Courier Mail*, *Brisbane Times*, *ABC Network* (all sources) and SBS World News Headline stories and commercial television new programs such as *A Current Affair*. Individual media sites for these outlets were also reviewed utilising each site's search engine.

Stakeholder interviewee selection was, to some extent, guided according to a standard list of potentially relevant participants. However, it also involved 'snowballing'—that is, being guided by interviewee recommendations as to other potentially appropriate contributors. A total of 13 stakeholders from local, state and federal government; the NGO community sector; police/justice; education providers; housing providers; and community representatives participated in the research. In line with our ethical protocol, respondent views represented in this report are not attributed to individuals.

The resident focus group involved an ethnically and demographically diverse group of fourteen local residents recruited with the kind assistance of Logan City Council.

Stakeholder interviews and resident focus group discussions were structured according to master topic guides common to all case studies within the wider project. However, for stakeholder meetings, these were necessarily adapted as appropriate to the area of knowledge/responsibility of the interviewee concerned.

## **2 BACKGROUND TO THE AREA**

### **2.1 Historical context of Logan City**

Historically, urban growth in Logan accelerated during the 1960's in what was originally the Albert Shire, with developers purchasing land in this region. The heightened interest was predominantly due to Brisbane City's new town plan (released in 1965) requiring developers to provide town water, sewerage and kerb and channelling to all new subdivisions (Logan City Council (LCC) 2010). Land prices were significantly cheaper in the region of Logan, which attracted young families who purchased land and settled in the area around this time. Plans for construction of the South East Freeway were in place, with completion occurring in 1985, which encouraged further urban growth due to the connectivity that the freeway provided between Brisbane and the Gold Coast.

The Queensland Housing Commission also invested in large tracts of land in Kingston and Woodridge at this time for the provision of public housing with an aim to address the post war shortage of housing (LCC 2010). Historically, social housing was built in Logan to house working families on low incomes. The shift towards accommodating only people with more acute forms of disadvantage is a result of the Department of Housing and Public Works' (DHPW) current housing allocation policy. Interview participants acknowledge that the historical development of large tracts of public housing in Queensland—and specifically Logan City—during the era of the Bjelke Peterson State government has created a situation of concentrated disadvantage in Logan some 30 years later as public housing stock is concentrated in the 10 suburbs of Woodridge, Kingston, Slacks Creek, Loganlea, Eagleby, Logan Central, Beenleigh, Crestmead, Marsden and Waterford West.

Logan Shire was formed in 1979 with Logan being declared a city on 1 January 1981. The Queensland State government's reform of local government in March 2008 saw the expansion of Logan City's boundaries. As a result of amalgamation, the northern areas of Gold Coast City, including the former Beaudesert Shire, were included in the newly formed boundaries. Logan City LGA is now the sixth largest local authority in Australia.

Logan City is experiencing steady growth with an estimated population of 293 485 residents as of 30 June 2012, which is an increase of 2.09 per cent on the 2011 figure (ABS 2013). The South East Queensland Regional Plan 2009–13 (SEQRP) estimates the need for an additional 70 000 residential dwellings to accommodate the region's growth (Department of Infrastructure and Planning (DIP) 2009). The SEQRP 2009–13 identifies Logan Central as a Major Regional Activity Centre (MRAC), with a future role 'as a strategic civic and cultural centre accommodating regional government and commercial precincts to service the subregion' (AECOM 2011, p.5).

In 2011, manufacturing, retail trade and construction are the dominant industries providing employment for 46 298 of Logan City residents (profile.id 2012). With almost half (49%) of Logan City residents working outside of the city boundaries, attracting and retaining economic activity and enhancing local employment opportunities has been identified as a priority focus of the Logan City Council, (Logan City Council 2013b). In a recent report by the former Australian Government Department of Education, Employment and Workplace Relations (DEEWR), it was identified that the high percentage of people working outside of the LGA may be indicative of limited vacancies for lower to medium skilled workers within Logan itself (DEEWR 2013).

## 2.2 The socio economic profile of Logan Central

Logan Central is a relatively young suburb with a higher percentage of the population aged zero to 14 years (24.0%) compared to the Brisbane Metropolitan area (20.1%).

**Table 1: Age profile of Logan Central**

	Logan Central		Springwood-Kingston region		Brisbane metropolitan area	
Total population	6,174		75,356		2,065,995	
Males	3,112	50.4%	37,354	49.6%	1,019,556	49.3%
Females	3,062	49.6%	38,001	50.4%	1,046,439	50.7%
ATSI	256	4.1%	2,413	3.2%	41,906	2.0%
Median age	32		33		35	
% aged 0–14 years	1,480	24.0%	16,909	22.4%	414,501	20.1%
% aged 65 or older	623	10.1%	7,365	9.8%	242,791	11.8%
% aged 0–4 years	509	8.2%	6,129	8.1%	144,169	7.0%
% aged 5–11 years	647	10.5%	7,552	10.0%	189,288	9.2%
% aged 12–17 years	642	10.4%	6,736	8.9%	164,932	8.0%
% who needed assistance with core activity	351	5.7%	3,298	4.4%	86,454	4.2%

Compared to the Springwood/Kingston statistical area (4.4%) and the Brisbane Metropolitan area (4.2%), a slightly higher percentage (5.7%) of the resident population of Logan Central requires assistance with one or more core activity areas (i.e. self-care, mobility and communication), indicating profound or severe disability. Additionally, Logan Central has a relatively higher proportion of lone person households (22.8%—more than one-fifth of all households) as well as single-parent families (18.8%) than found in the Springwood-Kingston region and Brisbane Metropolitan area.

Across the city more broadly, the Logan community is culturally and linguistically diverse with over 215 ethnicities represented across the LGA (LCC 2013). According to 2011 Census data, the top five countries of birth for the suburb of Logan Central include Australia, New Zealand, Burma, United Kingdom and Samoa, with 39.8 per cent of the resident population born overseas and 26.8 per cent from a non-English speaking background. Census data also indicate that of the 6174 resident population, 256 people (4.1%) identify as Aboriginal and Torres Strait Islander, which is double that of the Brisbane Metropolitan area. Interview participants' and residents described Logan's cultural diversity as a unique and positive aspect of the city. Table 2 exemplifies this by illustrating the changing population of Logan Central in a 10-year period from 2001 to 2011.

**Table 2: Top 5 countries of birth 2001 and 2011**

		Logan Central				
		2001			2011	
Top 5 countries of birth*	Australia	3,945	62.8%	Australia	3,101	50.2%
	New Zealand	477	7.6%	New Zealand	592	9.6%
	United Kingdom	362	5.8%	Burma^	195	3.2%
	Philippines	77	1.2%	United Kingdom	157	2.5%
	FR~ Yugoslavia	58	0.9%	Samoa	152	2.5%

\* The number of countries listed in the 2001 Census tables represents the 31 most common birthplaces across Australia only.

~ FR stands for 'Federal Republic of'

^ Also known as 'Republic of the Union of Myanmar'

## 2.3 Key issues facing Logan

The key issues facing Logan Central and Logan City more broadly, as expressed by stakeholders and residents, can be understood as including the following:

- Affordability issues for low-income households in the private rental sector.
- Challenges with social housing: the age of housing stock, the lack of diversity, and long waiting times to secure a tenancy.
- Homelessness and a lack of emergency housing.
- Consistently high levels of unemployment and job seekers who are not 'work-ready' and do not possess the skills for entry-level jobs.
- Economic disadvantage.
- Young people who are disengaged from education and the workforce.
- A lack of adequate public transport and connectivity across the city.
- Cultural tensions between different ethnic groups notably Indigenous Australians and Pacific Islanders.
- The stigma associated with Logan City.

### 3 LOGAN CENTRAL: A PLACE WHERE DISADVANTAGED PEOPLE LIVE

Logan Central is identified as a socioeconomically disadvantaged suburb. Table 3 highlights several factors that contribute to this profile. To begin with, the median weekly individual income for Logan Central is \$373, which is significantly lower than that of the Springwood-Kingston region (\$542) and the Brisbane Metropolitan area (\$633). Employment in low-skilled/low-status jobs is prevalent for residents of Logan Central, with over half of the population (60.2%) working in these sectors. Table 3 illustrates that 14.7 per cent of the resident population is unemployed, which is double that of the Brisbane Metropolitan Area (5.9%). Youth unemployment is high with 43.8 per cent of Logan Central residents aged between 15–24 years old without work, compared to 17.3 per cent in the Springwood-Kingston region and 21.3 per cent in the Brisbane Metropolitan area.

**Table 3: Employment profile of Logan Central**

	Logan Central		Springwood-Kingston region		Brisbane metropolitan area	
% employed full-time <sup>2</sup>	1,138	24.3%	21,290	36.4%	654,899	39.7%
% employed part-time	542	11.6%	9,326	16.0%	296,516	18.0%
% unemployed <sup>3</sup>	321	14.7%	2,947	8.2%	62,862	5.9%
Participation rate <sup>2</sup>	2,189	46.7%	35,803	61.3%	1,073,480	65.0%
% in low-skilled/low status jobs <sup>4</sup>	1,123	60.2%	13,559	41.3%	323,594	32.0%
% youth (15–24) unemployed <sup>5</sup>	121	43.8%	1,154	17.3%	25,390	21.3%
Managers <sup>4</sup>	79	4.2%	2,824	8.6%	117,054	11.6%
Professional <sup>4</sup>	118	6.3%	4,995	15.2%	224,568	22.2%
Technicians and Trades Workers <sup>4</sup>	250	13.4%	5,046	15.4%	136,905	13.5%
Community and Personal Service Workers <sup>4</sup>	212	11.3%	3,112	9.5%	97,524	9.6%
Clerical and Administrative Workers <sup>4</sup>	274	14.7%	5,394	16.4%	163,675	16.2%
Sales Workers <sup>4</sup>	158	8.5%	3,145	9.6%	95,326	9.4%
Machinery Operators and Drivers <sup>4</sup>	334	17.9%	3,200	9.7%	64,295	6.4%
Labourers <sup>4</sup>	380	20.3%	4,433	13.5%	92,929	9.2%
Median weekly individual income	\$373		\$542		\$633	

<sup>2</sup> % of population aged 15 or older.

<sup>3</sup> number of unemployed persons as % of the total labour force.

<sup>4</sup> % of employed persons aged 15 or older.

<sup>5</sup> % of youths aged 15–24 years in the labour force.

Whilst disadvantage can be understood as being concentrated in suburbs such as Logan Central, Woodridge and Kingston, there are also areas of affluence that are

part of Logan City. Only nine minutes by car northeast of Logan Central on the other side of the M1 Pacific Motorway is Daisy Hill, one such affluent suburb of Logan City. In regard to socio-economic status, Daisy Hill and the surrounding suburbs of Shailer Park and Springwood provide a stark contrast to the case study site of Logan Central and surrounding suburbs.

Such is the distinction between these two parts of Logan that the M1 Pacific Motorway is often recognized as symbolizing both a 'psychological and a ... physical split—acting as a social, economic and cultural barrier' (Ohlin 1996 cited in Buchanan nd, p.108). One interviewee referred to the highway as 'the great divide' which separated the 'haves and the have nots'. Another described the situation as follows:

... it's a two-part city. If you're heading down the coast anywhere off to the left, is middle to upper-middle class, very gentile, everyone does very well and you've got John Paul College down there, you've got Daisy Hill, you've got everyone living a wonderful lifestyle. If you turn right off the freeway and head past IKEA, you're in amongst all these 1950s and '60s government and ex-government houses populated by people with very low employment rates, low education, poverty and boredom really. (NGO community worker/support provider)

### 3.1 Disadvantaged people

There are several groups living in both Logan Central and Logan City who were identified by interview participants and residents as being disadvantaged. These include: migrants, the unemployed, young people, and social housing tenants. Several service providers working directly with the community recounted how they regularly witness the manifestation of disadvantage in peoples' lives. For example, emergency food parcels were said to be unable to meet growing demand while several interview participants also spoke of the existence of generational disadvantage among families.

#### 3.1.1 The unemployed

While 2011 census data indicate that unemployment rates for Logan Central decreased in the 10-year period from 2001 to 2011 (18.9% in 2001 to 14.7% in 2011), youth (15–24 years of age) unemployment remains high and has increased during this period from 28.6 per cent in 2001 to 43.8 per cent in 2011. Additionally, Table 4 illustrates that educational attainment is considerably lower for Logan Central, with only 24.7 per cent of residents completing Year 12—half that of the Brisbane metropolitan area and 20 percentage points lower than the Springwood-Kingston region. The percentage of Logan Central residents with a vocational or tertiary qualification is relatively low when compared to the Springwood-Kingston region and Brisbane Metropolitan area (14.6% and 3.7% respectively).

**Table 4: Educational attainment**

	Logan Central		Springwood-Kingston region		Brisbane metropolitan area	
% who left school at Year 10 or before <sup>1</sup>	1,970	31.9%	21,099	36.1%	522,068	31.6%
% who left school at Year 12 <sup>1</sup>	1,523	24.7%	26,373	45.1%	872,764	52.8%
% with vocational qualification <sup>1</sup>	902	14.6%	15,471	26.5%	431,710	26.1%
% with tertiary qualification <sup>1</sup>	231	3.7%	6,871	11.8%	332,608	20.1%

<sup>1</sup> % of persons aged 15 or older.

Interview participants acknowledge that the very nature of disadvantage can create barriers for local job seekers accessing employment. In a recent Campbell Page report, *State of Our Community*, the city's employment service providers noted that Logan residents face several barriers to gaining and sustaining employment with the most significant including: 'housing insecurity and homelessness; drug and alcohol dependency; and a lack of transport access to employment and services' (Campbell Page 2010, p.4). Additionally, service providers noted that there was a general lack of 'job readiness' among the unemployed of Logan Central; an observation shared by prospective employers. An employee who is 'job ready' was described as someone who demonstrated behaviours that include punctuality and reliability. Furthermore, several participants made reference to the existence of a culture of welfare dependency, which they saw as having developed over several generations and indicative of what they saw as a general unwillingness to work.

Additionally, interview participants highlighted a skills shortage among the labour force for entry-level positions—a situation recognised by the Logan Office of Economic Development (LOED) as presenting a challenge to job seekers and industry alike. The LOED acknowledges that Logan City is an attractive location for large businesses due to several factors that include: the city's geographic location (i.e. situated between Brisbane and the Gold Coast) resulting in reduced logistical costs; land affordability; and the growing population of South East Queensland providing business with a diverse consumer population. The LOED reported that while some of these industries and large businesses are keen to exercise their social responsibility by employing Logan residents, they find that local people lack the entry-level skills that make them desirable, thereby forcing employers to look outside the city for labour. The LOED is working to address this through a range of programs that identify industry and business needs and then work to skill the local population to meet these needs. The Skills for Industry initiative is one such program facilitated by LOED.

### 3.1.2 Migrants

Logan City has been identified by the Department of Immigration and Citizenship (DIAC) as a region for the settlement of refugee and humanitarian migrants. As a result, DIAC funds several service providers in Logan Central to address the needs of these groups (specific programs are discussed in Section 6.3.1). Through DIAC's program, 9381 people have been settled in the city during the period from 1 October 2008 to 31 September 2013 (DIAC 2013).

The Ethnic Communities Council of Logan (ECCL) is an associate member of the Federation of Ethnic Communities Council of Australia (FECCA) and strives to advocate for the needs of the multicultural community in Logan. ECCL acknowledges that migrants and refugees are vulnerable to the experience of disadvantage and their vision is to ensure equal access to services, social justice and representation for the culturally and linguistically diverse (CALD) communities of Logan (ECCL nd). The ECCL suggests that migrants are drawn to Logan City due to housing affordability (relative to private rents in Brisbane) and established family networks.

Recent community engagement undertaken by Logan City Council to inform Council's development of their Cultural Diversity Strategy 2013–16 highlights 25 key challenges faced by Logan's Culturally and Linguistically Diverse (CALD) communities (LCC 2013b). The challenges include (LCC 2013b, p.7):

- Difficulty accessing information and services and the need for improved communication strategies.
- Difficulty accessing employment and training opportunities.



- Communication and language barriers.
- Lack of appropriate, affordable and/or sustainable housing (including overcrowding of houses).
- Lack of cross-cultural understanding throughout the community.
- Family breakdowns.
- Discrimination and potential for community conflict.
- Problems with youth who are becoming disengaged, including crime and homelessness.
- Difficulties in accessing transport services.
- Experiences of cultural and social exclusion.
- Experiences of poverty and disadvantage.
- Suffering associated with past experiences and worry for family who are overseas.
- Pressure to pay debts and support family back home.
- Many people's qualifications from overseas are not recognised.
- A sense of hopelessness and exacerbation of problems for Pacific Islander and New Zealand populations impacted by the federal Trans-Tasman Agreement. According to the council, limited awareness about the implications of the Agreement on individuals prior to arriving and the impact on existing residents are major issues (LCC 2013b, p.7).

New Zealand citizens arriving in Australia after February 2001 under a Special Category Visa (SCV) are required to apply for a permanent visa to gain full access to Australian citizenship. For many New Zealand migrants, the Trans-Tasman Travel Arrangement (TTTA) can exacerbate the experience of disadvantage as the conditions of the SCV denies access to social security benefits such as income support payments.

Stakeholders identified that disadvantage for New Zealand citizens in Australia who are impacted by the conditions of the TTTA manifests in several ways. The dominant theme emerging from the fieldwork indicates that access to suitable housing is a key factor. There is a trend for extended families to provide informal social support that often results in overcrowded homes. Additionally, young people seeking to undertake tertiary education face financial barriers as the SCV denies access to the Australian Higher Education Loan Program (HELP). A state government officer recognised this barrier:

... Ipswich and Logan and the Gold Coast, all have relatively high populations of Pacific Islanders in the community. Because they are largely not eligible to access to certain things, services, employment services, HECS help and those sorts of things, then that creates barriers because those kids who do, say for example at school, those kids who do aspire and do go on to get really good grades and what have you, if they have a financial barrier to then actually going on to tertiary education, then that creates a disincentive for all the other kids to even work at that. (State government officer)

While the impact of this policy is not limited to Logan, or indeed disadvantaged groups, it does work to compound disadvantage by making it more difficult for low income or unemployed Pacific Island and New Zealand migrants to access the resources they need to secure employment, services and housing.

### *3.1.3 Young people*

With high percentages of early school leavers (in 2011, 31.9% of persons aged 15 years and over left school at Year 10 or earlier) and high youth unemployment (43.8% of young people aged between 15–24 years), the younger demographic of Logan Central are identified as being vulnerable to the experience of disadvantage. Education providers who participated in the research described young people as lacking vision for their own lives. One interview participant acknowledged the prevalence of mental illness and youth suicide among this group and considered these outcomes to be symptomatic of a sense of hopelessness that resulted from entrenched disadvantage which extends across generations.

Interrelated factors such as intergenerational unemployment, welfare dependency and family dysfunction also place young people at risk of abuse, neglect and engagement in anti-social and criminal behaviour. Furthermore, an interview participant suggested that the lack of positive role models and peers whose 'success' they can aspire to, is creating an attitude among young people where they 'have expectations of rights but no responsibilities'.

Finally, interview participants also identified young people as being at risk of homelessness and/or experiencing homelessness due to the breakdown of the family unit—in many instances as a result of domestic violence. These factors have the potential to impact on opportunities for education and there is a tendency towards truancy and disengagement from learning.

### *3.1.4 Social housing tenants*

Historically, social housing in Logan Central and other suburbs was provided for working families on low incomes. As the demand for social housing has increased and current social housing stock is unable to meet this demand, tenancies are limited to applicants presenting with high and very high needs. During the period June 2011 to May 2012, the DHPW identified that 91 per cent of social housing clients in the Logan LGA were classified as having 'very high needs' (DHPW 2012). One NPF housing provider interviewed for this project described these needs as including: 'people escaping domestic violence, isolation, family trauma, family violence, mental health problems, and criminality'. The very nature of their existing vulnerabilities makes this group susceptible to homelessness and extreme disadvantage should they not be able to access appropriate housing.

Compared to Brisbane, the private rental market in Logan is understood to be affordable, yet residents who cannot obtain social housing are forced to look to the private rental market even though they may not possess the capacity to secure or maintain a private tenancy. A NFP housing provider described the private rental market as volatile and highlighted the trend for short-term leases (six months) that frequently involved rent increases upon renewal. Ultimately, households who find themselves unable to afford private rents in Logan are forced to look further afield for housing solutions, with interview participants reporting that people move to regional centres such as Toowoomba, or to the Southern Moreton Bay Islands which draw them away from their existing support networks and access to appropriate social services.

## **4 PLACE DISADVANTAGE IN LOGAN CENTRAL**

The following section discusses the place characteristics of Logan Central and Logan City more broadly that were identified by interview participants as exacerbating the experience of disadvantage for some residents.

### **4.1 A lack of transport**

The Beenleigh-Ferny Grove railway line services Logan Central, with the Woodridge rail station located towards the northwestern end of the suburb and the Kingston rail station just outside to the southeast. The M1 Pacific Motorway is a major arterial road providing access to Brisbane and the Gold Coast with the Logan Motorway, a toll road, providing access to Ipswich in the west.

In this sense, Logan is well-connected to major transport and city hubs. Yet residents still encounter disadvantage with respect to transport provision, especially public transport. Interviewees reported, for example, that there is limited co-ordination between public transport providers in Logan City (i.e. Logan City Bus Service and Park Ridge Transit), including with the Brisbane City Translink bus services. While the Ferny Grove-Beenleigh/Gold Coast train line is a major rail corridor that provides stations at several suburbs in Logan City including Trinder Park, Woodridge, Kingston, Longanlea and Beenleigh, east to west connectivity across the City via rail is non-existent.

Lack of transport has been identified as a barrier to employment in regard to accessing key employment hubs, such as the Yatala Enterprise Area located 17 kilometres from Logan Central. For Logan residents who may not hold a driver's license or own a vehicle, a one-way trip would take in excess of one hour with a minimum of two transfers. With a Go-card, the adult fare costs in excess of \$5 one-way (\$7.50 with a single paper ticket). Furthermore, for those with a work shift commencing prior to 6:30am at Yatala, there are no public transport options. The following interviewee summed up the transport challenges for Logan residents as follows:

Transport's always been an issue, I think, in Logan City. I guess there are some key transport corridors where it's not a problem, so if you're on the train line or if you're on the bus route, then it's not drama, but a couple of our major industrial estates aren't necessarily on those transport lines, so getting around the city, or getting people to work is a challenge. Again, if you put in place initiatives to support the long term unemployed who don't necessarily have their own transport, getting people to work is a challenge and some of the industries' operated hours aren't necessarily in line with when buses or trains run. (Local government officer)

### **4.2 Community 'strength' alongside social tensions**

Whilst Logan Central is defined as a socio-economically disadvantaged suburb, several counter-narratives are present among those who live in the area. The first is that the community of Logan is seen as strong and resilient. According to several service providers and state government representatives, this strength is evident in the way the community unites in times of need. By way of example, several interviewees spoke of a tragic house fire in Slacks Creek in 2011 in which 11 people died. As well as praising the work of community elders, church groups, local government, emergency services and local police who provided support to the community through this devastating experience, interviewees also referred to the resilience and strength of the community in pulling together at this difficult time:

It's a community. I've never seen a community so reactive to events. ... They come together when there's a crisis. (State government officer)

Logan is a survivor. (NFP housing provider)

There's a real strength in this community. Like no other. (Education/training provider)

A second perceived strength of Logan's community is the cultural and ethnic diversity of its resident population:

Interviewer: From your experience can you identify some of the strengths of the area ....

Interviewee: It's quite; I think quite committed people work in this area, as well as a lot of the residents are very proud of being part of this area; the fact that it's so diverse. Yesterday it was featured—I just listened to part of the transcript earlier this morning on AM on the radio and the man who owns a fish shop on Station Road was interviewed and he talked about just the richness of all the diverse cultures that live here as well as the people who may not be from a cultural background to have all those different people together. (NGO community worker/service provider)

Certainly diversity is our strength. There's over 200 ethnic groups represented. In saying that, there's a lot of work that needs to happen in terms of bringing people together and learning from each other. (Police/justice)

But, as the second excerpt illustrates, interviewees also saw ethnic harmony as a work in progress and believed that some social tensions and conflict continued to exist between different ethnic groups. This is supported by the findings from the community consultation process conducted for the Logan City Council's Cultural Diversity Strategy 2013–16, in which it was reported that CALD communities of Logan are susceptible to discrimination and cross-cultural conflict (LCC 2013b). These social tensions have been played out in the public arena and 'framed' by the media as race riots. This has been exemplified most recently by an argument between an Indigenous and a Pacific Islander family in Douglas Street, Woodridge that sparked national and international media attention.

Interview and focus group participants attributed the social tensions to a lack of cohesion between different ethnic groups, fostered by a lack of cultural awareness, ongoing conflicts between ethnic groups that originated in their countries of origin, and a perception that some groups were receiving more in the way of government assistance than others. The following excerpt from the resident focus group around the issue of Logan's refugee population illustrates this latter point clearly:

But what I find that the other kids are going 'oh they get rent paid for a year for nothing living there. They get all their food provided for one year. They get all their food provided for one year. They get \$25 000 a year per family and in that year they've got to find a job. But why are they getting the housing? Why are they getting all the white goods? Why are they getting free accommodation and why are they getting the food paid for and they're living like that when the Australians are struggling and don't have accommodation.' (Resident)

In attempting to address these issues, Logan City elders from various cultural groups play a pivotal role in encouraging community cohesion in Logan. Of note is the work undertaken by Indigenous and Pacific Islander elders to increase cultural awareness

among young people in an aim to engender respect through awareness and understanding.

### **4.3 Perceptions that the city is an unsafe place to live**

In Logan, interview participants reported problems with drug related crime including vehicle and property offences occurring in the area. A number of focus group residents had direct experiences of their homes being broken into while others reported having lived in Logan for decades and encountering no problems. But most acknowledged that perceptions of community safety in the area are low, and this is supported by a recent council survey, Logan Listens (Iris Research 2013), which reports that fear of crime is a primary concern among local residents despite reports that crime in Logan is trending downwards.

Perceptions of the city as an unsafe place to live have not been improved in recent years by a small number of high profile, violent crimes which have captured national media attention and contributed further to the stigmatisation of the city.

### **4.4 Logan as the 'emergency room'**

Interview participants recognised that Logan is perceived as a region that attracts disadvantaged people and they attributed this to the availability of, and ready access to, an array of social support services. When discussing the nature of the complex and multiple needs of much of the clients presenting for state housing assistance, one interview participant described how difficult clients would be channelled into Logan because it had the facilities to support them:

Over the last 10 years we've really used Logan as a bit of an emergency room for the state. So we'll bring them in, fix them up, [and they] go live somewhere else. (State housing provider)

The expression 'dumping ground' was also adopted on several occasions to infer that state and federal government policies have acted to facilitate the influx of low-socioeconomic households and high needs people to Logan City with little regard for the effect of their actions on existing residents. This perception is woven into the narrative that the city needs to engage in a process of rebranding in an aim to raise its profile and challenge the stigma associated with Logan. It can be argued that labelling Logan City as a 'dumping ground' further pathologises the people living in Logan who are understood as disadvantaged and furthermore sustains the stigma associated with the city.

### **4.5 A negative identity for Logan**

Over time, Logan City has come to attract a negative identity based on its concentrations of disadvantage and social housing, and perceptions of high crime and anti-social behaviour. Sections of Logan's community are consistently portrayed as being entrenched in a culture of welfare dependency, while 'Bogan from Logan' is a disparaging quip used to label residents of Logan City. This unfortunate city image has led to a stigma of which the community is well aware and rejects wholeheartedly. The effects of this stigma upon residents can be profound, with stigmatised neighbourhoods experiencing residential instability (as residents gaining the resources to do so move away), a lack of business investment, declining property prices and difficulty in attracting and retaining key public sector personnel such as teachers (Hastings & Dean 2003; Hastings 2004; Kearns et al. 2013). Residents themselves may also suffer from the tarnish of stigma by encountering discrimination in the employment market, as some interviewees reported:

It was when my boys were going and looking for jobs. They wouldn't put Logan down as their address. Because I'm divorced they used to put their father's who lived at Mt Gravatt. (Resident)

It is evident that the media play a key role in influencing external perceptions of a place, particularly through excessive reporting of crime (Kearns et al. 2013). A review of the media coverage during the period from 1 January 2004 to 19 April 2013 revealed that incidents of anti-social behaviour and criminal activity are the dominant themes of both print and online media concerning Logan Central and Logan City. The fatal bashing of an Aboriginal man, the uncle of rugby league star Jonathan Thurston, by nine Pacific Islander men in Logan's Ewing Park occurred in late October 2008 and at the time dominated media content with reference to Logan City. The incident continued to receive media attention a year later with the subsequent court case and jailing of eight men on the charge of murder. A similar example is the media's portrayal of what has come to be referred to as 'the Douglas Street riot', which attracted media headlines of 'Gangs wage suburban war' (Berry 2013); 'Race a factor as melting pot hits boiling point' (Fraser & Elks 2013) and; 'Race tension erupts in simmering south' (Murray & Vonow 2013).

An interview participant reflected on the media's tendency for sensationalism, suggesting that the reality of the Douglas Street incident is a stark contrast to outsiders' accounts:

But things can get out of control and that is when bad news sells and that is when we're portrayed as a city out of control. I can assure you, in the 17 years that I've been here, that these out of control moments are very, very short-lived. Behind the scenes almost immediately are all the stakeholders to that out of control situation, who are coming together and looking at ways to identify how it happened and to solve it and fix it. That's across so many different areas of the community from council through to cultural groups. (Police/justice)

It was an argument between two families that had been friends for many years that escalated beyond what it should have and was fuelled by the media. I have, yeah, spoken to a couple of the people that were in the house in one of the houses—and their strong sense of it is that the media played a very large part in exacerbating the whole issue. They weren't simply reporting on the issue. They actually created the issue and they were receiving their information from the news about what was happening with their neighbours and vice versa. That just blew everything out of proportion and out of control. (Local government officer)

## 5 THE ROLE OF HOUSING MARKETS IN SHAPING THE SPATIAL MANIFESTATION OF DISADVANTAGE IN LOGAN CENTRAL

This section of the report discusses the role of the housing market in influencing the spatial manifestation of disadvantage in Logan Central and more broadly Logan City. Large tracts of social housing were developed in Logan City in the 1960s to meet the shortage of affordable housing and these are now viewed as forming the basis of many of the city's perceived problems. This is evident in light of more recent changes to social housing allocation policies, which have caused working class families to be replaced with a population that has the most complex needs. In a place like Logan City where there are suburbs with relatively large numbers of social housing properties, and in a relatively high concentration, these problems appear more acute.

At the same time, there are other housing-related problems in Logan, most notably the quality and suitability of public housing stock; the growing challenge of housing affordability (despite the fact that Logan is recognised as being relatively affordable compared to Brisbane and the Gold Coast); and homelessness. These have all been identified as key issues for Logan by the Logan Housing and Homeless Network (LHHN)—a network comprising around 100 members from 50 separate Logan organisations and funded by Queensland Shelter—the state's peak housing organisation. The network functions as a platform 'to identify and seek innovative approaches to service delivery' around housing and homelessness in the Logan region (LHHN 2012, p.5) as well as to provide a vehicle for the exchange of ideas, including through its annual forum.

Table 5 illustrates the higher proportion of social housing in Logan Central (16.5% in 2011 compared to 4.2% in Brisbane). It also shows that the proportion of homeownership (combining people who fully own their properties and those with a mortgage) is lower than in Brisbane (combined 51.8% for Logan Central in 2011 compared to 66.3% for Brisbane) and that full home ownership has declined slightly in the decade since 2001. In contrast, private renting has increased during this period from 28.8 per cent in 2001 to 36.2 per cent in 2011.

**Table 5: Changes in the housing market in Logan Central 2001 to 2011**

	Logan Central				Brisbane metropolitan area			
	2001		2011		2001		2011	
	No	%	No	%	No	%	No	%
% Fully owned	630	27.3	438	20.1	210,655	36.3	214,186	27.2
% Owned with mortgage	565	24.5	530	24.3	174,029	30.0	295,512	37.6
% Private rental	665	28.8	790	36.2	152,428	26.3	222,597	28.3
% Social rental	369	16.0	360	16.5	26,043	4.5	33,360	4.2
% Other tenure type	80	3.5	65	3.0	17,117	2.9	20,579	2.6
Total	2,309	100.0	2,183	100.0	580,272	100.0	786,234	100.0
Owned (with or without mortgage)	1,195	51.8	968	44.3	384,684	66.3	509,698	64.8

## 5.1 The 'problem' of social housing in Logan

As outlined earlier, much of the development of Logan has been driven by prior investments by the Queensland government into a large stock of public housing in the city as a way of providing affordable housing to working class families. In total, there are 4734 public housing dwellings in the Logan LGA owned and managed by the Department of Housing and Public Works (DHPW 2012). These are located across 10 suburbs although mostly concentrated in Woodridge and Kingston, followed by Slacks Creek, Loganlea, Eagleby, Logan Central, Beenleigh, Crestmead, Marsden and Waterford West.

Authors such as Jacobs et al. (2004) have described how policy changes to the availability and allocation of public housing stock in Australia have lead to what many term the 'residualisation' of social housing as a tenure of last resort. With demand for social housing exceeding supply, housing is now allocated on the basis of acute need such that only those with the most complex problems are now likely to be allocated social housing. The effect, as stakeholders in Logan observed, is that areas with high concentrations of social housing are simultaneously areas with high concentrations of unemployment, poor mental health, alcohol and drug dependency and acute disadvantage.

Despite a host of programs and support structures designed to address these social issues, the policy of social housing allocation works to ensure that locational disadvantage remains in Logan even if individuals themselves are assisted out of disadvantage. One interviewee described the effect of this situation as follows, reflecting on how disadvantaged people were churned through the social housing system in such a way that the spatial concentration of disadvantage remained constant even as individuals were successful in securing employment and became socially mobile:

I know this is a very simplistic view of the world, but an unemployed person moves into Woodridge because they can get access to public housing. They might then get in touch with an organisation like us who might help them find employment. They then get employment, they may get money, they move out of social housing into something else, then the next lot of unemployed people move into social housing. I guess that's a fairly simplistic view of it, but until we address social housing, we're never really going to address long term unemployment in the city. As the individuals move on, and they move on to better opportunities, but the next lot of disadvantaged people move into the social housing. (Local government officer)

Section 4.5 described the negative reputation that has been bestowed upon Logan City and the role that high concentrations of social housing have played in this process. Tired of constantly having the city unfairly stigmatised, the Logan City Council has been proactive in attempting to re-brand Logan and highlight some of the more positive aspects of the city. As outlined later in this document, this includes an ambitious program of housing renewal that involves demolishing some of the old stock of public housing and replacing it with mixed tenure dwellings. For those working in the area of social housing provision, it was important that the number of social housing dwellings will be maintained through this process with the aim of increasing this stock in the future. Yet there was a view among these actors that this goal was not shared by the local council who saw the renewal process as a means of modernising the city and decreasing its social housing stock:



They would much prefer that we weren't here. There have been various political statements made that, you know, if housing wasn't here, Logan would be better and all that sort of stuff. (State housing provider)

Their [the council's] view really is that they would like to see a de-concentration of social housing in the area one way or another. They're okay with the idea of introducing more affordable housing, but under the State Government's Housing 2020 Strategy, one of the initial goals is to provide an additional 1000 units of social or affordable housing in the area by 2020. Council really did not like that at all. They said if anything, they want less social. They'll probably compromise. (NFP housing provider)

We found no real evidence of this view being held by the council representatives that we interviewed, although they were certainly aware of the social challenges created by high concentrations of public housing as the earlier quote illustrates.

## **5.2 Housing affordability and availability problems**

The comment I was thinking about before with housing is, you know, we've got 5000 [social rental] houses out here. There are 235 000 houses. How can we [social housing] be the major issue? The major issue with housing is that there's not enough affordable housing. (State government housing provider)

For housing service providers, the concentration of public housing in Logan is far less of an issue than housing affordability more generally. With social housing accounting for such a small proportion of an estimated city total of 235 000 homes, the interviewee above wondered aloud how the presence of social housing in Logan could really be such a problem. For this interviewee, and others, the most pressing challenges were the lack of available (and *suitable*) social housing; the pressure this placed on housing affordability as even the most disadvantaged are forced to negotiate the private rental sector; and the age and poor quality of much of the housing.

### **5.2.1 Limited availability of social housing**

It is widely recognised, in Logan and elsewhere, that there is insufficient public housing and that the list of those waiting to access social housing is long. This has been acknowledged by the Queensland Department of Housing and Public Works (DHPW 2012), which identified 2365 applicants registered on the Housing Assistance Register in Logan City alone. A state government housing representative explained that for one division, this translated into approximately 800 people in the high and very high needs category on the waiting list for social housing, only 20 of whom were likely to be allocated to a property in any given month. Presently, single person households (36%) and single parent households (42%) comprise the largest housing demand for the area (DHPW 2012). It is expected that demand for social housing will continue to increase in line with Logan's projected population growth.

### **5.2.2 A lack of housing diversity**

A further challenge with the public housing stock in Logan is the lack of diversity and the subsequent mismatch between the needs of social housing clients and the types of dwellings typically available. While, as noted above, single people and single parent families make up the majority of households requiring social housing, most of the dwellings were historically constructed for families. As a result, the DHPW estimates that 65 per cent of its stock comprises three-bedroom detached houses, with one third currently under-occupied (DHPW 2012, p.9). At the other end of the scale, housing providers report that houses to suite larger families are equally difficult to come by.

Migrant families, particularly those from Africa, and the Pacific islands of Tonga and Samoa generally have large, extended families that require more than three bedrooms. Housing providers consistently spoke of this imbalance of housing stock and the absence of suitable accommodation for the smallest and largest families, as the following excerpts illustrate:

So now we've got in Logan virtually no accommodation for single people, there's none, it's really, really incredibly difficult. So there's accommodation for families, but there's no accommodation for the bigger families either and I mean big families. We've got some with 11 kids, especially the families that are coming from Africa now have got big, big families. If we're allowing them to come here and be residents we should be able to provide some sort of accommodation for social housing for them and there's nothing. (NFP housing provider)

### *5.2.3 Poor quality housing*

Even if social housing does become available, it is increasingly of poor quality given that the housing stock is now ageing and in need of repair and upgrade. This situation is not limited to social housing either. As Table 5 illustrated earlier, private renting has grown as a tenure category in Logan alongside the fall in outright home ownership, suggesting that investor landlords are buying up housing stock as it comes onto the market. Among the issues associated with private renting that interviewees identified as problematic in Logan more broadly, the most significant one was the poor quality of the housing, with participants recounting stories of mould- and rat-infested properties being leased for \$300 per week and of families sleeping in makeshift accommodation, such as sheds and garages:

We've got a family at the moment who came here on a bridging visa from [name of country]. They arrived by plane and applied for residency. Mum, dad, a girl about three and the boy about five or six and they were sleeping in a shed here at Woodridge and paying \$250 a week for it. A shed; not lined, concrete floor, no furniture, no bed, no cutlery, no—nothing. (NGO community worker/service provider)

### *5.2.4 Problems of housing affordability*

In terms of housing affordability, Logan City is still considered relatively affordable although this varies by suburb. The real estate website *realestate.com.au* reports that median weekly rents for two, three and four bedroom houses in Logan Central are \$270, \$320 and \$350 respectively and \$230, \$250 and \$260 for one, two and three bedroom units. This compares favourably with Brisbane City where median weekly rents for two and three bedroom houses are \$590 and \$650 respectively and \$500, \$620 and \$870 for one, two and three bedroom units. The median house price in Logan Central for a three-bedroom house is \$244 000.

In comparison to Logan Central, Daisy Hill is one suburb where median weekly rents are considerably more expensive. For example median weekly rents for three and four bedroom houses are \$390 and \$480 respectively although this is still significant lower than comparable rents in Brisbane as a whole.

In general, then, and as Table 6 shows, Logan is characterised by relatively low housing costs, with median mortgage repayments one-quarter lower and median rent one-third lower than Brisbane Greater Metropolitan Area. On the basis of this, a number of stakeholders identified housing affordability as one of the main factors attracting people into Logan:

I think it is a transient population in a lot of ways. I mean there is not a lot of employment in these areas so they don't move here for employment. The biggest thing Logan has going for it is affordability. Our rental market, we have rentals available and we have them at affordable prices. ... So there's still availability and affordability within Logan. (NGO community worker/support provider)

One interviewee, however, also recognised this as a challenge for Logan because it meant the city generally attracted low-income groups who were simply looking for low-cost housing. With the city anticipated to grow by an additional 200 000 through the development of new land in Yarrabilba (by Lend Lease) and Flagstone (by the Urban Land Development Authority) alone, this interviewee described the pressure on the developers and the Logan City Council to 'get it right' by ensuring that economic development and job opportunities would be provided alongside affordable housing, thereby avoiding many of the mistakes of earlier housing initiatives:

If people are just moving here for affordability reasons, then Yarrabilba and Flagstone become the same sorts of social issues that we have in other prime suburbs in the city. (Local government officer)

Yet interviewees also spoke of a *lack* of housing affordability in Logan, identifying it as one of the area's main housing-related challenges. This apparent contradiction arises because household incomes are generally low in Logan—a point illustrated clearly in Table 6 which shows 26.4 per cent of the population in Logan Central having weekly household incomes below \$600 per week compared to 18.7 per cent in the Springwood-Kingston SA3 and 16.4 per cent in the Greater Brisbane metropolitan area. As a result, one-third of low-income households in Logan Central find themselves paying more than 30 per cent of their household income in rent—a figure often considered indicative of housing stress. For households in this situation, particularly those renting properties through the private rental market, the risk of losing a tenancy is high. When asked what happens to people who can no longer afford to remain in the Logan housing system, housing providers observed one of two options. Either people become homeless and/or forced into overcrowded or temporary accommodation, or they leave Logan and move to areas where housing is even cheaper. Beaudesert, Toowoomba and Russell Island were identified as prospective destinations for those priced out of the Logan market, with the latter being noted as raising new challenges for disadvantaged people by virtue of being so disconnected from employment opportunities and the provision of social support.

**Table 6: Housing and income profile of Logan Central**

	Logan Central		Springwood-Kingston region		Brisbane metropolitan area	
No. of occupied private dwellings	2,419		29,686		828,197	
Average household size	2.6		2.5		2.5	
Median monthly mortgage repayment	\$1,430		\$1,700		\$1,950	
Median weekly rent	\$240		\$280		\$325	
% household with weekly income less than \$600	639	26.4%	5,555	18.7%	135,888	16.4%
% household with weekly income more than \$3,000	42	1.7%	1,904	6.4%	95,084	11.5%
% low-income household paying more than 30% in rent <sup>2</sup>	211	33.0%	1,511	27.2%	30,362	22.3%

<sup>2</sup> % of low-income households with weekly household income < \$600.

### 5.2.5 Overcrowding

Stakeholders also identified overcrowding as an issue in Logan City, partly as a result of the difficulties large families face in securing adequate size accommodation, but also—as one housing provider noted—because migrant families often provided informal support to others who are unable to afford a place of their own or who are discriminated against because of the size of their family. As such, it is not unusual to have multiple, large families residing in one house, which simply compounds the problem:

... we've got families that sneak other families in just to help them, so you've got 20 people in some places. This is not unusual to have 15 to 20 people living in one house, especially some of the islanders around these areas.  
(NGO community worker/service provider)

## 5.3 The risk of homelessness

The limited supply of social housing in Logan means that even those in greatest disadvantage are often unable to secure social housing and thus have no option but to negotiate the private rental market. For some social groups, this can be challenging, either because they cannot afford the rent of the private sector despite the perceived relative affordability of the Logan housing market, or because they have complex problems that create barriers to a secure tenancy in the private rental market. As outline later in Chapter 6. *Addressing Disadvantage in Logan Central*, the DHPW, in combination with various other health and welfare agencies, offers a range of programs to assist clients who struggle to meet the conditions of a tenancy agreement. These programs include transitional supported accommodation schemes that place families at risk of homelessness into emergency accommodation and case manage them for a period of months until they are in a better position to transition into the private rental market. But providers of these services also reported that demand far outweighs supply and that they are often forced to make difficult choices about who to help first.

The result is that homelessness is a significant risk in Logan. The Queensland Audit Office (2013) estimates from ABS figures that there are approximately 1066 people in the Logan-Beaudesert region defined as being homeless by virtue of living in improvised, temporary or severely crowded dwellings, sleeping rough, or staying in supported accommodation for the homeless. This compares with a similar figure for Ipswich City (1157 people) although it is lower than that found in inner city Brisbane (1943 people). People were also reported to be sleeping in parks, while one interviewee recounted the experience of a family with four young children sleeping in a car and being subjected to an attack on their vehicle one night.

Even then, there is concern among stakeholders that homelessness is a widely underreported phenomenon and that the problem is actually much larger in Logan than is generally acknowledged. While the inadequacy of official statistics is consistently viewed as a problem in measuring homelessness, some participants believed there was a general reluctance by city leaders to acknowledge the true extent of the problem out of fear that it would further consolidate the negative reputation already bestowed upon the city.

In the proceedings of its 2012 forum, The Logan Housing and Homeless Network presented the following statistics for 2011–12 to provide a more accurate portrayal of the extent of the homelessness problem in Logan:

- Wesley Mission Brisbane's (WMB) Logan City Services reported 2249 requests for assistance from families and individuals who were homeless or at risk of homelessness.
- Kingston East Neighbourhood Group Inc. (KENG) received 1495 requests for assistance. KENG provided assistance to 710 people, but were unable to help 630. They were able to house 107 people and had 48 housing referrals from their Emergency Relief Service.
- Youth and Family Services Inc. received almost 20,000 requests for assistance, with 47 per cent of presentations being people who were homeless or at risk of homelessness. YFS were able to assist with 25 per cent of requests referring 75 per cent to external Logan support services (LHHN 2012, p.4).

In the words of one service provider, it was thus important for Logan as a community to accept that it did have a problem of homelessness and that this would be a way for the city to offer better homeless services.

## 6 ADDRESSING DISADVANTAGE IN LOGAN CITY

This section of the report outlines several of the key interventions adopted by federal, state and local governments, along with non-government and community organisations, that aim to address place disadvantage in Logan City. While the report does not provide an exhaustive list, it does document the most current initiatives, as identified through an initial desktop scan, as well as those considered by interview participants to be the most important. These include various capital works programs as well as interventions designed to address a lack of community facilities and the upgrade of existing social infrastructure; improve education outcomes for schools located in low-socio-economic suburbs; improve the health, physical fitness and wellbeing of local residents; and enhance perceptions of community safety. Where possible, an indication of the efficacy of these initiatives has been provided, sourced from evaluation documents and observations provided by interview participants.

What these initiatives share in common is that they are all examples of what Randolph (2004) terms 'place-focussed initiatives'. Randolph defines place-focussed initiatives as programs that do not have an explicit locational focus, yet do have impacts on specific places 'due to the fact that much of the activity they fund or support takes places in areas of high disadvantage' (2004, p.65). He also notes that few such initiatives are actually targeted at designated areas but more frequently at specific groups within the population. In this sense, he argues, they operate more accurately '*in places for people*'—'primarily aimed at the problems facing groups within ... [disadvantaged areas], rather than the problems associated with living in these areas *per se*'.

In line with the broad structure of the report, this section is organised across three themes: initiatives targeted at disadvantaged places; initiatives targeted at disadvantaged people; and housing market initiatives. This section opens with a brief overview of the key federal, state and non-government service providers present in Logan Central, including their function within the locality and the broader region.

### 6.1.1 Logan Central services

Interview participants described Logan Central, and Logan City more broadly, as 'service rich', referring to the substantial representation from federal and state government departments, including various non-government and not-for-profit community organisations concentrated in the locality. There is an emphasis on services and facilities that seek to provide support for: newly arrived migrants and refugees; people who are unemployed or underemployed; those with mental health problems; public housing tenants as well as those struggling to navigate the private rental market; and young people who are disengaged from education, employment and at risk of homelessness. Of note is a Community Care Unit, recently opened in October 2013, which is a facility provided by the Queensland Department of Health for the Metro South Addiction and Mental Health Services, providing support for Logan residents recovering from mental illness.

A non-exhaustive list of key service providers that are located within the geographical boundaries of Logan Central include the following state and federal government departments:

- Department of Housing and Public Works—Woodridge Housing Service Centre (Social Housing, RentConnect)
- Department of Justice and Attorney-General—Logan Youth Justice Conferencing Service Centre

- Queensland Health—Logan Central Community Health Centre: Metro South Addiction and Mental Health Services, Child Health Social Work Team
- Queensland Police—Police & Citizens Youth Club (Braking the Cycle program)
- Department of Human Services—Centrelink Customer Service Centre; Medicare.

Additionally non-government and not-for-profit community organisations include:

- ACCESS Community Services Ltd—settlement, employment, training and youth support services with a focus on CALD communities.
- ADRA—Logan Central: emergency food relief and referrals.
- Break Thru People Solutions - employment services for people with mental health illness, a disability or physical health issue, long-term unemployment, unmet education goals or homelessness including ATSI, refugee and migrant populations.
- Campbell Page—employment services.
- Centre Against Sexual Violence Inc.—sexual assault services for women from 12 years of age providing support, group work, advocacy, community education and awareness raising activities in the Logan, Beenleigh and Beaudesert regions.
- Ethnic Communities Council of Logan Inc..
- Family Relationship Centre Logan—provides family dispute resolution for separated families, including support programs for children after separation, and financial counselling.
- Lutheran Community Care—provides Bridges Reconnect: a program targeted at young people aged 12 to 18 who are homeless or at risk of homelessness.
- MatchWorks—specialising in employment services for people with a disability.
- Max Employment—employment services.
- Mission Australia Employment Solutions—employment services.
- MultiLink Community Services Inc.—migrant and cultural services; settlement support services; aged, disability and social care; child, youth and family services.
- Youth and Family Service Inc. (Logan City)—provides information and referral services across a broad range of services and programs that include mental health; tenant and advocacy advice; young people; legal; housing disability; domestic and family violence.

Given this multiplicity of service organisations, several research participants noted a general tendency towards a lack of coordination between state departments and across service providers. Attempts have been made to rectify this through the establishment of area coordinators and local advisory groups as one stakeholder described:

Every government, every time there's an initiative that's announced Logan seems to be the place where they're going to run pilots. That we've had to put together a coordinators group to talk to each other, the three levels of government, made up of representatives from just about every department that actually have something to do with Logan. Just so we don't step over each other and we can work together on projects rather than against each other, trying to make more efficiencies I guess within the three levels of government. So that's within government without even looking at the services that are

popping up outside of the government staff that work in Logan. (Federal government representative)

## **6.2 Initiatives targeted at disadvantaged places**

### *6.2.1 Community Renewal Program 1998 to 2009*

Community renewal programs and neighbourhood regeneration are targeted initiatives that aim to alleviate place disadvantage and employ a collaborative approach to engaging the wider community in understanding local needs (Cameron et al. 2004). The Queensland Community Renewal program was implemented in two phases from 1998 to 2009 and operated in 24 of Queensland's most disadvantage suburbs across the state. During that period, the Department of Housing allocated a total of \$158.5 million in funding to over 600 projects (DoC 2005). The program was designed as a whole-of-government approach with local government providing additional funding (Stark & McCullough nd). The program had three stated aims, each of which was to be underpinned by a process of community engagement. These were:

- Improved outcomes for renewal areas by stimulating new responses to locally identified priorities.
- Increased capacity of renewal communities to harness the full resources of government, business and community sectors to develop sustainable responses to local issues and priorities.
- Improved responsiveness by government to the aspirations and needs of renewal communities through the use of whole-of-government processes and local actions that link government to community (Stark & McCullough nd, p.2).

In Logan City, three suburbs were identified for Community Renewal funding: Loganlea, Kingston and Woodridge. These suburbs received a total of \$7.5 million of Community Renewal funding from 1998 to 2001. Projects undertaken across the three suburbs include:

- Youth Hub, Crestmead Park: designed to provide a safe space for young people to participate in various activities (\$1.25 million in funding: Logan City Council \$500 000, Queensland Government Community Renewal \$500 000 and Federal Government Regional Partnerships Program \$250 000).
- Community Access Schools Pilot Projects: Woodridge State High School Truancy program: sought to address young peoples' engagement with education; Loganlea High School arts group: enabled young people to participate in community art projects that were aimed at enhancing the visual aesthetics of the community; and the Kingston College Community Access Centre.
- Connecting Indigenous Youth Project: targeted at-risk Indigenous youth who were susceptible to crime or volatile substance abuse and provided sporting, cultural and personal development opportunities.
- Financial Literacy Project: sought to improve the financial literacy of social housing tenants.
- Yatala Enterprise Area Skills and Labour Supply Chain Project: assisted Beenleigh residents to gain employment at the Yatala Enterprise Area and Industrial Estate.
- Beenleigh Neighbourhood Centre Development Project: construction of a multi-functional community centre in partnership with Logan City Council.
- Panui Pasifika Project: aimed to enhance communication networks between the diverse Pan Pacific Islander residents of Logan City.



- Capacity Building and Organisational Improvement Project: aimed at building the capacity of MultiLink Community Services Inc. in regard to the provision of services to its refugee and migrant clients.

Funding was also allocated to capital works projects, including \$2.6 million for the regeneration of Station Road near the Woodridge train station and a key retail and business precinct that services Logan Central. The revitalisation occurred over two phases and included the installation of eight CCTV cameras along Station Road in 2001. The Safety Camera program is a key component of a suite of community safety and crime prevention strategies adopted by Council to enhance the liveability of the City. These are discussed further later in this report.

Despite no longer running, the Community Renewal Program was acknowledged by interview participants as a 'stand-out' initiative due to several factors that included: the building of much needed community facilities, which continue to be managed by Logan City Council; the upgrading of existing community facilities such as scout halls and parks; and the provision of a range of programs that included a home-based training environment for young people with a disability, domestic violence and parenting programs. Several interview participants spoke of the success of the Community Renewal initiative and attributed this success to the dual aims of the program; specifically that funding was provided for capital works projects.

### *6.2.2 Better Futures Local Solutions*

The Australian Government Department of Human Services' (DHS) program Better Futures Local Solutions provides funding for locally based initiatives aimed at increasing social and economic participation and addressing disadvantage. It provides funding 'for innovative and creative solutions to increase social and workforce participation through projects designed for the local community' (Department of Education, Employment and Workplace Relations (DEEWR) 2013). Logan City has been identified as one of a number of LGAs to receive funding through the initiative, and a Local Advisory Group has been established to administer the grants. The first round of grant applications were awarded in July 2012 and a second round announced in May 2013, with a total of seven programs currently operating across Logan City. Discussed below are Braking the Cycle and the Woodridge State High School Community Hub, which are programs based in Logan Central.

Braking the Cycle is administered by the Queensland Police-Citizens Youth Club (PCYC) and was initially based in Logan City and Ipswich, with additional programs now being rolled out elsewhere. Braking the Cycle is a community based driver mentor program that provides supervised driving experience to disadvantaged people under the age of 25 to achieve their 100 hours of logged driver training. It was launched in August 2012 through the Skilling Queenslanders for Work initiative and continues through funding received from Better Futures Local Solutions.

In November 2012, Braking the Cycle won a National Road Safety Award in the Innovation Category and a Queensland Road Safety Award for the most outstanding community road safety program. Other program achievements include: 7389 driving hours; 110 licences; 88 mentors; and 128 learner drivers across six sites in Queensland (PCYC 2013). A member of the Better Futures Local Solutions Local Advisory Group spoke of the effectiveness of Braking the Cycle, and attributed the program's success to the ongoing retention of volunteers and the commitment they bring to the program.

The Woodridge State High School Community Hub project was awarded \$362 506 funding and follows a 'collaborative model where community services, education and training providers, and government ... work together to assist vulnerable Year 12

students and their families to enter the workforce' (DHS nd, p.2). The project is a follow on of programs implemented as part of the Low Socio-Economic Status Communities Smarter Schools National Partnerships funding that closed at the end of 2013.

### *6.2.3 Improving education outcomes in disadvantaged areas*

Chapter 3 of this report provided 2011 census data that indicate low educational attainment for many Logan Central residents, with only 24.7 per cent of residents aged 15 or older completing Year 12. This figure is half that of the Brisbane Metropolitan area and 20 percentage points lower than the Springwood-Kingston region. Additionally, the National Assessment Program for Literacy and Numeracy (NAPLAN) 2012 results indicate that Year 9 students at Woodridge State High School achieved below to substantially below the Australian school's average in regard to literacy and numeracy outcomes (Australian Curriculum Assessment and Reporting Authority (ACARA) 2012).

The Low Socio-Economic Status Communities Smarter Schools National Partnerships Program (otherwise known as The Partnerships Program) is a key policy intervention that seeks to address issues of low literacy and numeracy outcomes for primary and secondary students in Logan Central. The program has been implemented in Woodridge State School and Woodridge State High School (located in Logan Central) as part of Phase Two of the initiative. The program is jointly funded by the former Federal Department of Education, Employment and Workplace Relations (DEEWR) and the Queensland State Government Department of Education, Training and Employment (DETE). Funding obtained through the program is aimed at increasing student-learning outcomes and schools are required to develop strategic plans in consultation with local communities to identify how to best respond to local needs. Improving literacy and numeracy, 'closing the gap', improving attendance, behaviour management and building leadership capacity are some of the key priorities common to the schools' strategic plans.

In Logan Central, school truancy officers funded by the program have been engaged to improve attendance rates at the primary and high schools through various initiatives including home visits to truanting students and an attendance program with local businesses. Student attendance rates at Woodridge State High School have seen a gradual increase during the period 2008 to 2012 from 82 to 90 per cent across the four years (ACARA 2012b). The program has since finished and stakeholders noted that this simply means the funding has run out with no plan in place for the work to continue.

### *6.2.4 Healthy Logan*

The Healthy Communities Initiative is funded through the Australian Federal Government Department of Health and is underpinned by the National Partnership Agreement on Preventative Health that seeks to address the increasing prevalence of lifestyle-related chronic disease among Australians. The initiative provides support to local councils 'in delivering effective community-based physical activity and healthy eating programs, as well as developing a range of local policies that support healthy lifestyle behaviours' (Department of Health (DOH) 2013, p.1). In 2011, during phase two of the initiative, Logan City Council was one of 33 LGAs that received \$703 607 in funding. The council's Healthy Logan program utilises this funding to provide a suite of activities for enhancing residents' health and wellbeing through programs that support healthy lifestyle behaviours. Programs are provided in partnership with local community organisations and are targeted at Logan residents aged 18 years and over

who are unemployed or employed on a casual or part-time basis. Various Healthy Logan programs include:

- BEAT IT. Provided by Logan Metro Indoor Sports Centre, this 10-week physical activity and lifestyle program is targeted at people with or at risk of Type 2 diabetes and other chronic conditions.
- Grow It. Eat It. Live It. This program provides participants with an opportunity to learn how to lead healthier lifestyles through information sessions, gardening, cooking and shopping classes. The Grow It Eat It Live It program is provided by MultiLink Community Services Inc.
- Health and wellbeing programs provided by Medicare Local that aim to support community members to achieve and maintain a healthy lifestyle. Programs include: chronic disease self-management; diabetes self-management; pain self-management; positive change; and living strong.
- Heart Foundation walking—Logan City Council in partnership with the Heart Foundation coordinate the Heart Foundation walking groups that provide city-side indoor and outdoor walking groups.
- Yoga Jimboomba and Logan Central.
- Multicultural Touch Football program.

The Healthy Logan initiative was awarded the Heart Foundation's Healthy Community as State Winner November 2012.

In January 2012 Logan City Council, in partnership with the Good Food Foundation, hosted the Jamie's Ministry of Food mobile kitchen. Over 240 Logan residents participated in 90-minute cooking classes across a 10-week period. Participants learnt basic cooking skills to enable them to make nutritious meals on a budget.

In addition to the Healthy Logan initiative, Logan City Council co-ordinates a range of physical activity programs through its Active Logan Strategy that aims to promote physical fitness and wellbeing. A recent evaluation of Active Logan indicates that 'community satisfaction levels are very high, and participants reported that the program is of enormous value to them' (Strategic Leisure Group 2013, p.4).

#### *6.2.5 Community safety and crime prevention*

Logan City Council works in partnership with various state and federal government agencies, community organisations and industry groups such as the Queensland Police Service (QPS), Queensland Rail, Youth and Family Service Inc. (Logan City), and the Liquor Industry Action Group, to deliver a suite of community safety and crime prevention initiatives with the key aim of enhancing residents' perceptions of safety. In a recent 'Logan Listens' survey undertaken on behalf of Logan City Council, 89 per cent of respondents ranked community safety programs as being of high importance (Iris Research 2013). Furthermore, enhancing residents' perceptions of safety is a key priority for Council and there is a broadly shared sentiment that increasing perceptions of safety are closely linked with improving the overall image of the city.

In working to meet this aim, Logan City Council has made substantial financial investment in the provision of mechanical surveillance. Since the inception of the Safety Camera program in 2001, the number of CCTV cameras has increased to over 350 units, which are located at several precincts and identified crime 'hot spots' across Logan City (LCC 2013c). The council's Annual Budget 2013–14 commits \$1.4 million to broader community safety programming and specifically \$400 000 to the maintenance and operation of its Safety Camera Program.

In addition to the Safety Camera Program, the council provides Operation Bounce Back, (funded by the National Motor Vehicle Theft Reduction Council), that seeks to address car theft in Logan City by providing 100 free engine immobilisers to eligible Logan residents. In 2011–12 the Safety for Seniors initiative funded by Suncorp Insurance and QPS Safer Queensland Community Grants provided personal safety sessions to over 500 seniors at locations across Logan City. The Creating a Safer City 2010–15 strategy outlines the Councils' commitment to community safety and crime prevention.

### *6.2.6 Improving cross-cultural awareness*

Just over a quarter (26.1% or 72 618 people) of Logan City residents were born overseas and, of these, approximately one-fifth arrived in Australia within the last five years (LCC 2013b). Additionally, 2.8 per cent of Logan's population identify as being of Aboriginal and Torres Strait Islander descent. This creates some challenges for Logan, as outlined earlier, in that divisions often arise between different cultural groups, most notably the Indigenous and Samoan communities.

In attempting to celebrate the cultural diversity of its residents and create greater harmony among them, Logan City Council provides various forums, initiatives and events that foster a greater sense of respect and understanding of different cultures. These include: the Local Area Multicultural Partnership (LAMP) Program; Welcome to Logan; Corporate Cultural Awareness Induction Training; Ethnic Leaders Advisory Group (ELAG), Disaster Management Education and Awareness; Youth and Experience Project (YEP); Three Levels of Government Forum; and library, literacy and cultural programs. Additionally the council partners with community organisations to deliver cultural events such as the Kaleidoscope and Refugee week celebrations, Logan Drumming, and Harmony and Refugee week celebrations. Logan City Council's Cultural Diversity Strategy 2013–16, underpins these commitments. Interview participants also praised the collaborative work of various CALD community elders for playing a key role in strengthening communication and therefore awareness across different ethnic communities.

### *6.2.7 Creating a new Logan—Logan: City of Choice Two-Year Action Plan*

The Logan: City of Choice Summit was a recent initiative lead by Logan City Council and endorsed by Queensland Premier. Well aware—and tired—of the negative reputation attached to Logan and of the moral panics generated in response to isolated instances of crime and violence, the Council has long been working to 're-brand' the city through a strategy of building communities, business and pride. A recent initiative of this citywide image and re-branding campaign is Council's suite of publications entitled, Rediscover Logan, that showcase the city. In particular, Our Stars, features testimonies from prominent and well-known public, sporting and industry figures, which celebrate their connection to Logan City. The rationale for this re-branding is that a more desirable and positive image of the city will be a catalyst to attracting new people to the area; encouraging industry investment and greater economic activity; and generating more local employment opportunities which will subsequently address high unemployment rates and disadvantage. The Logan Office of Economic Development is integral to this process and seeks to work closely with the community, business owners and industry to generate interest and investment in the city.

While the Logan Summit was a direct reaction to Logan hitting the national headlines following the so-called 'Douglas Street riot', it was also viewed as a chance for the city to progress its vision and—in the words of one interviewee—'draw a line in the sand':

It was significant—the [Douglas Street] incident itself—it was more the intensity of the reporting, the international and national media that the incident received. Which again just continued to stigmatise the city and it was the mayor's decision to draw a line in the sand, as she's put it, and to say, okay, it's time that we moved forward. These types of incidents and the way that they're reported do nothing to promote our community and provide the opportunities that our community needs. In fact, they do just the opposite and now's the time that we need to all come together and say, enough's enough. Let's look at what are our challenges as a community and build on our strengths. So that was the impetus. (Local government officer)

The summit involved all levels of government with representation from Logan's business sector, several community organisations, and residents (LCC 2013d). The *Logan: City of Choice Two-Year Draft Action Plan* is a direct output of the pre-summit and summit engagement, and outlines priority actions across the five key areas of education, employment, housing, safety, and social infrastructure. The explicit aim of the action plan is to guide future community, business and government decision making across these key five areas. A leadership team governs the finalisation and implementation of the action plan, with members drawn from community organisations, local, state and federal government, and service providers including tertiary education institutions.

### **6.3 Interventions targeted at disadvantaged people**

Particular groups have been identified in Logan City as experiencing disadvantage or at risk of becoming disadvantaged. These groups include the unemployed, young people (often as a result of being disengaged from education and the labour market), Aboriginal and Torres Strait Islander people, and migrants (particularly humanitarian refugees). The following section outlines several of the policy interventions and subsequent programs that seek to provide support to these identified groups.

#### **6.3.1 Migrants**

Australia's refugee and humanitarian settlement program, administered by the Department of Immigration and Citizenship (DIAC), facilitated the migration of 9381 people to Logan City in the period from 1 October 2008 to 31 September 2013 (DIAC 2013). ACCESS Community Services Ltd and MultiLink Community Services Inc. are two key community-based not-for-profit organisations that provide settlement support to newly arrived migrants in Logan City. Funded by DIAC, programs provided across the two organisations include:

- Humanitarian Settlement Services (HSS)
- Settlement Grants Program
- Complex Case Support
- Community Assistance Support
- Asylum Seeker Assistance Scheme
- Community Detention.

ACCESS is a registered Job Services Provider and provides specialised assistance to HSS clients including migrants from culturally and linguistically diverse backgrounds. The availability of, and access to, support services for humanitarian migrants, is recognised by research participants as a characteristic of Logan City that draws these groups to the region.

A recent National Housing Supply Council report, *State of Supply* (2011) indicated that migrants settling in Australia on humanitarian and skilled visas generally do not share the same established networks as migrants coming to Australia on family visas (NHSC 2011). Humanitarian and skilled migrants who settle in Logan City and are reliant upon the private rental sector to meet their housing needs may face barriers to access such as affordability.

MultiLink Community Services Inc. Child, Youth & Family unit provides the Newly Arrived Youth Support Service (NAYS), which is a Reconnect initiative funded by the Australian Government Department of Social Services. NAYS providers specialise in assisting young people aged 12 to 21 years who are newly arrived migrants and focuses on people entering Australia on humanitarian visas and family visas, and who are homeless or at risk of homelessness.

### 6.3.2 *The unemployed*

Logan Central service providers and government agencies alike grapple with the suburb's consistently high unemployment rate. 2011 census data indicate that 14.7 per cent of the resident population of Logan Central is unemployed, which is double that of the Brisbane Metropolitan Area (5.9%). Additionally, youth unemployment remains high and, in the 10-year period from 2001 to 2011, has increased (from 28.6% in 2001 to 43.8% in 2011). There are several community organisations and non-government services that provide employment programs in Logan Central and Logan City more broadly. BoysTown, a not-for-profit organisation specialises in providing transition to work programs for young people by enabling them to gain employment and on-the-job training and skills by participating in social enterprises.

Skilling Queenslanders for Work (SQW) was a Queensland State Government initiative funded by the Department of Education, Training and Employment (DETE) through a suite of targeted, grants-based programs. The purpose of the initiative was to address unemployment and under-employment among disadvantaged groups, 'including those marginally attached to or disengaged from the labour market' (Deloitte Access Economics 2012, p.i). The DETE invested just over \$36 million in Logan City through the SQW initiative, which was provided through community-based not-for-profit organisations and Logan City Council. Programs such as the First Star, Youth Training and Green Army provided 474 apprenticeships for young people in the Logan area. Replacing the Breaking the Unemployment Cycle initiative, Skilling Queenslanders for Work was launched in 2007, with the cessation of funding occurring in July 2012.

Youth and Family Service Inc. (Logan City) provided a program entitled Participate in Prosperity (PiP). Employment assistance services and programs such as PiP were designed to ensure a flexible approach to address individuals' needs and local circumstances. Several interview participants spoke of the effectiveness of the SQW initiative and the subsequent programs made possible as a result of this particular funding stream. The following interview excerpt illustrates this point and refers specifically to the PiP program.

... we had a fantastic program that was state funded for five years. It had an unusual name. It was PIP, which stood for Participate In Prosperity, but it was part of the Skilling Queensland suite of services and why it was fantastic is it was really broad. It basically did case management for unemployed people. So it was the people who slipped through in particular the cracks of the job services world who didn't fit and it would be, you know someone might come and they're unemployed, they've lost their job a couple of years and they're in

their 50's but it might do some case work and it looked at their barriers to employment. So if their barrier was mental health, making sure they then got a good doctor or if their barrier was transport, even we had some flexibility of brokerage money; getting them a bike and linking them; and linking them to a few courses that gave them a few more [skills], you know like a forklift license. (NGO community worker/support provider)

### 6.3.3 *Families*

With the pressures of disadvantage frequently accompanied by problems of housing stress, mental health issues, relationship breakdown, child safety and domestic violence, a range of measures have been targeted exclusively at families to help deal with these problems.

Underpinned by the National Framework for Protecting Australia's Children 2009-2020, Helping Out Families (HOF) is a Queensland State Government Department of Communities (Child Safety Services) (DCCSS) initiative that provides tailored support for vulnerable families in an aim to reduce the risk of abuse and neglect of children (DCCSS 2010). Launched in 2010 at three pilot sites in Queensland (Underwood, Eagleby/Beenleigh/Nerang and the Gold Coast), the HOF initiative will receive \$55 million in funding over four years.

The HOF initiative has facilitated the establishment of Family Support Alliance Services in Logan City that are designed to act as a central referral pathway from the state's Child Safety Services. Families who require support but not ongoing statutory involvement are referred to the Family Support Alliance Service by DCCSS. Referrals are received from several of the DCCSS's child safety service centres that include Logan Central, Loganlea, Woodridge, Beenleigh and Nerang.

The role of the Family Support Alliance Service is to work with the family to identify their needs and, for those who require support, refer them to the Intensive Family Support Service that seeks to provide specialised case management using the most appropriate services required. Services include domestic and family violence services, health home visiting programs, and specialised counselling.

A recent evaluation has indicated that families who engage with Intensive Family Support services through the HOF initiative are less likely to experience further involvement with the Child Safety Services, with a decrease of 40 per cent in re-reporting rates (DCCSS 2013).

Families Around Beenleigh, provided by Wesley Mission Brisbane, is funded through the Department of Human Services (Centrelink) and aims to provide support to families experiencing housing stress as a result of initial rent or mortgage arrears from recent loss of employment, unemployment, and health and relationship issues. A number of Family Support Workers are provided as part of the program to assist with counselling and to determine ways to increase housing stability for their clients. The Families Around Beenleigh program assists families from Loganlea to Upper Coomera.

### 6.3.4 *Young people*

The Queensland Government Department of Communities, as part of the Youth and Community Combined Action program, has funded a suite of initiatives aimed at providing early intervention and support services to young people 'most at risk of becoming involved in the youth justice system' (DoC 2009, p.32). These initiatives also address issues such as substance abuse, violent behaviour and mental health and include:

- Safe Youth-Safe Community: \$500 000 in funding provided to the Logan/ Ipswich corridor (including Woorabinda) to assist 50 at risk young people involved in violent behaviour.
- Addressing Volatile Substance Misuse: funded services to provide support to young people at risk of misuse or who are misusing volatile substances such as paint, petrol and glue in public spaces. The program was aimed at providing a safe, supervised environment for young people to recover from the effect of volatile substance misuse.
- Logan-Beenleigh Young Persons Project: intensive support for young people with mental health issues aimed at improving employment, educational, health and social wellbeing outcomes for this group. Wesley Mission Brisbane provides The Next Step service for young parents and young women aged 12–19 years who are pregnant, including young women aged 15-25 years who are experiencing or showing signs of mental illness.
- Life Without Barriers: support for young people transitioning from state care to independent living. Targeted at young people aged 15–17 years from Logan and Goodna and the project provides support for gaining access to education, training, employment, housing and health services.
- Time Out House: \$2.5 million (2009–11) aimed at providing early intervention for young people aged 15 to 25 years experiencing mental illness. The initiative was piloted in two sites across Queensland that included Logan City and Cairns. In Logan City, Youth and Family Service Inc. was funded to provide support for young people that included case management in the community for up to three months, and a stay of up to three weeks in the Heads Up house (Youth and Family Services Inc. (Logan City) (YFS) 2010). Designed as an early intervention program, the Time Out House initiative aimed to support 50 young people per year over the three-year life of the initiative.

Logan City Council also facilitates several activities and events for young people that are underpinned by Council's Youth Vision 2011–13. These include the KRANK school holiday activities program provided at a nominal fee and predominantly free to ensure activities are affordable and accessible (13–17 years), and the McDonald's School holiday program (6–12 years). Additionally, Council provides funding and support for events that occur as part of National Youth Week. Council works in partnership with government agencies and local organisations such as QPS, Crestmead PCYC and Logan Central PCYC, Youth and Family Service Inc. (Logan City), BoysTown, Wesley Mission Brisbane, ACCESS Services Inc., and Beaucare.

## **6.4 Housing interventions**

### **6.4.1 Social housing interventions**

The issues surrounding public housing in Logan City as identified by the DHPW refer to: the age of housing stock (over half of the stock is 21–30 years old); the lack of diversity (as indicated by the high levels of under occupancy—32% under-occupied, and the dominance of three-bedroom detached houses); and the high concentration of social housing stock in suburbs such as Logan Central (14.9%—360 dwellings); Woodridge (13.2%—645 dwellings) and Kingston (11.6%—567 dwellings), which creates a cluster of the most disadvantaged and marginalised groups into a small number of areas (DHPW 2013). The DHPW are seeking to address these issues through the Logan Renewal Initiative.

Underpinned by the National Regulatory System for Community Housing, the DHPW Logan Renewal Initiative aims to achieve major public housing reforms across



Queensland. This will occur in two ways. First, there is a renewal of the physical stock through the construction of affordable housing for both rent and sale (predominantly in the form of multi-unit dwellings such as townhouses and duplexes) that will be interspersed with public housing stock with the aim of creating more socially integrated communities. Second, the restructuring of social housing governance involving the management transfer of the existing public housing portfolio to a community housing provider. As with earlier 'stock transfer' schemes implemented in Victoria, New South Wales and Tasmania, the process of stock transfer is anticipated to increase the viability of the social housing sector primarily through the ability of community housing providers to attract Commonwealth Rent Assistance (Pawson et al. 2013). As the first large-scale, social housing stock transfer and renewal initiative to be undertaken in Queensland, the Logan Renewal Initiative has been described by Regional Development Australia as having the potential to be a 'catalytic game changer for the area if incorporated within a broader national policy framework' (RDA 2013, p.7).

Whilst several interview participants agreed that renewal of social housing stock in Logan is greatly needed, they expressed some concern at how the process might roll out. To begin with, it was suggested that the process of renewal may potentially 'push out' disadvantaged households, as the following excerpt illustrates:

I think that they'll suffer, because I think the percentages of social housing within these complexes will drop over time, because I think that they're going to get owners saying, with social housing in this complex the price of our properties are going to drop, not to increase. The price of rentals is not going to be as great as we might achieve elsewhere, so I think you're going to have trouble getting a lot of people to buy into these places. I think that you'll find that people that need social housing are going to become more social pariahs really sort of and pushed to the side as a result of it. (NGO organisation community worker)

The potential displacement of already marginalised groups to the outer fringes to such places as Beaudesert and Russell Island where social support services are limited could exacerbate the experience of disadvantage.

Further, as plans for the initiative unfold, there is some unease among local service providers that the prime aim is to help shed Logan's negative reputation, rather than to attend to the underlying disadvantage facing the area since the social profile of the population will likely remain unchanged:

... it's probably more focused around beautifying Logan more than actually getting to the real underlying issues and dealing with that because you see that with some of the NRAS [National Rental Affordability Scheme] properties. You build these fantastic properties and that's great but you're still going to be housing the same people. (NGO community worker/service provider)

Finally, it was reported that social housing tenants were relatively uninformed about the initiative and that this was creating some anxiety among them.

#### *6.4.2 Securing tenancies in the private rental market*

The high demand for public housing in Logan City is currently unmet which means that residents unable to access public housing are reliant upon the private rental sector to meet their housing needs. There are various initiatives in place to assist households with limited resources to access the private rental sector. These include the national policy initiative, RentConnect. RentConnect is a Queensland State Government DHPW initiative that aims to assist people to overcome non-financial

barriers that might otherwise exclude them from securing and sustaining a home in the private rental sector. The core aim of the initiative is to provide an individualised service that seeks to strengthen the client's abilities in regard to the tenancy application process, including sustaining their tenancy agreement. RentConnect officers can also provide financial assistance offered through the DHPW, such as a bond loan or rental grant. RentConnect is targeted at low-income households and the Woodridge Housing Service Centre continues to provide the service since its inception in 2010.

Community organisations such as Youth & Family Service Inc., the Logan East Community Neighbourhood Centre (LECNA) and the Kingston East Neighbourhood Group (KENG) also provide services to assist people at risk of homelessness and those who are already homeless. KENG provides a program called Transitional Supported Accommodation (previously called the Supported Accommodation Assistance Program) that is funded through the Queensland Government Department of Communities. Families, single persons and young people who are homeless, or at risk of homelessness, are provided accommodation for up to six months and given case-by-case assistance for any problems that may put a private rental tenancy at risk, such as drug and alcohol dependence or mental health problems. KENG manage 13 properties, nine houses (three and four bedrooms) and four two-bedroom units. Additionally, Youth & Family Services Inc. manages up to 100 properties in Logan City and utilises emergency relief funding to assist residents with rental arrears to mitigate potential homelessness. LECNA, located in Springwood, manages the Emergency Relief Network and provides referrals for homeless people through this network.

**Table 7: Identified place-focused initiative implemented in Logan Central/Logan City**

Intervention	Objective(s)	Funding body/partners	Scale/location	Current or past	For people	For place	Housing
Community Renewal	Part of Qld's Crime Prevention Strategy to address causes of crime and disadvantage	Qld Department of Housing (Community Renewal unit)	Qld Logan City LGA: Loganlea, Kingston, Woodridge, Crestmead, Beenleigh	Past Phase One 1998–2001 Phase Two 2002–09	x	x	
Safe City Logan	To create a safer city	Aus Gov Attorney-General Department (Crime Prevention) Qld Department of Housing (Community Renewal unit) Logan City Council	Qld Logan City LGA	2001–Current	x	x	
Skilling Queenslanders for Work	To enhance Qld's labour supply by reducing unemployment and under-employment and increasing workforce participation among disadvantaged groups	Qld Department of Education, Training and Employment	Qld Logan City LGA	Past 2007–12	x	x	
National Rental Affordability Scheme	To stimulate the supply of 50 000 new affordable rental dwellings by end of June 2016 whilst reducing rental costs for low to medium income households	Aus Gov (former) Department of Families, Housing, Community Services and Indigenous Affairs	National Qld Logan Central	Current 2008–16	x		x
Low Socio-Economic Status Communities Smarter Schools National Partnerships	To increase student-learning outcomes for students from disadvantaged areas	Aus Gov Department of Education, Employment and Workplace Relations & Qld Department of Education, Training and Employment	Qld Woodridge State School and Woodridge State High School	Past 2009–13	x		

Intervention	Objective(s)	Funding body/partners	Scale/location	Current or past	For people	For place	Housing
Helping Out Families (HOF)	To provide tailored support for vulnerable families in an aim to reduce the risk of abuse and neglect of children	Qld Government Department of Communities (Child Safety Services)	Qld Logan City LGA	Current 2010–14	x		
Healthy Communities Initiative	To address the increasing prevalence of lifestyle related chronic disease in Australians	Aus Gov Department of Health	National Qld Logan City LGA	Current 2011	x		
Better Futures Local Solutions	To increase social and economic participation in the 10 selected Local Government Areas	Aus Gov Department of Human Services	Qld Logan City LGA	Current 2012	x		
Refugee and Humanitarian Settlement Program	To provide settlement support to newly arrived migrants	Aus Gov Department of Immigration and Citizenship	National Qld Logan City LGA	Current	x		
RentConnect	To assist people to overcome non-financial barriers to accessing the private rental market	Qld Department of Housing and Public Works	Qld Logan City LGA	Current	x		
Logan Renewal Initiative	To achieve major public housing reforms across Queensland	Qld Government Department of Housing and Public Works	Qld Logan City LGA	Current 2012	x	x	x

## **7 CONCLUSION: LIVING WITH DISADVANTAGE: A LOCALLY INFORMED REFLECTION?**

In summary, most interview participants share a positive outlook for the future of Logan City and are actively involved with, and committed to, initiatives and programs that aim to realise this vision. It is evident that, in addition to the people who participated in the research, there are countless individuals, community organisations, service providers and government stakeholders who champion the city's cause in various contexts and public arenas. The community of Logan strongly rejects the stereotypes associated with the city and recognise the key role the media plays in perpetuating the negative image. Additionally, a narrative exists that focuses on 'positive change' and underpins the city's future trajectory. In particular, a shared theme was a vision of hope for the young people of Logan and a realisation that the future success of the region was based upon nurturing and supporting this demographic. Interview participants expressed a need for a shift in social norms and behaviours in regard to welfare dependency which they see as present among particular groups in the community, but recognised that this behaviour was not indicative of the entire population. Logan City has challenges to face, yet it is clear that this is not the only story to tell about the city.

The wider community of Logan, residents and stakeholders alike, are presented with the opportunity to respond positively to the ever-changing demographic and cultural profile of the city by embracing diversity with respect and understanding. Interview participants advocated for the community of Logan City and celebrated the diversity of cultures and ethnicities residing in Logan. Logan's diverse community is seen as strength and a unique characteristic of the region. Many interview participants felt that this should be celebrated and harnessed in a positive way to attract economic investment to the area. In contrast to these sentiments, there is evidence of social divisions amongst particular groups living in Logan. If social inclusion and cohesion are to be achieved, future planning for Logan City requires sensitivity to the needs of the community by reflecting the diversity of the resident population.

Many of the residents who participated in the study are long-term residents of Logan Central and, as such, have witnessed rapid change and growth, both locally and in the broader region. Whilst residents understand that change is inevitable, they identify the need for careful planning informed by community input and consultation as essential to ensuring the success of any future local, state, or federal government initiative focused on Logan City. This observation was made in regard to projected population increases and planned development such as the Logan Central Draft Master Plan. Residents expressed a keen interest in being actively involved in decision-making, particularly in terms of outcomes that would affect their wellbeing and the overall liveability of the city. Therefore genuine consultation that endeavours to engage the broader community of Logan City, their perspectives, input and lived-experiences will ensure that future policies and interventions aimed at ensuring 'best for people, best for place' act to enhance the wellbeing of residents and not unintentionally exacerbate the experience of disadvantage.

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## **APPENDIX 1: CASE STUDY AREA PROFILE**

### **Logan Central**

This document has been prepared as part of a multi-year research project being undertaken by researchers at the University of New South Wales, the University of Queensland and Swinburne University, funded by the Australian Housing and Urban Research Institute entitled '*Addressing Concentrations of Disadvantage*'.

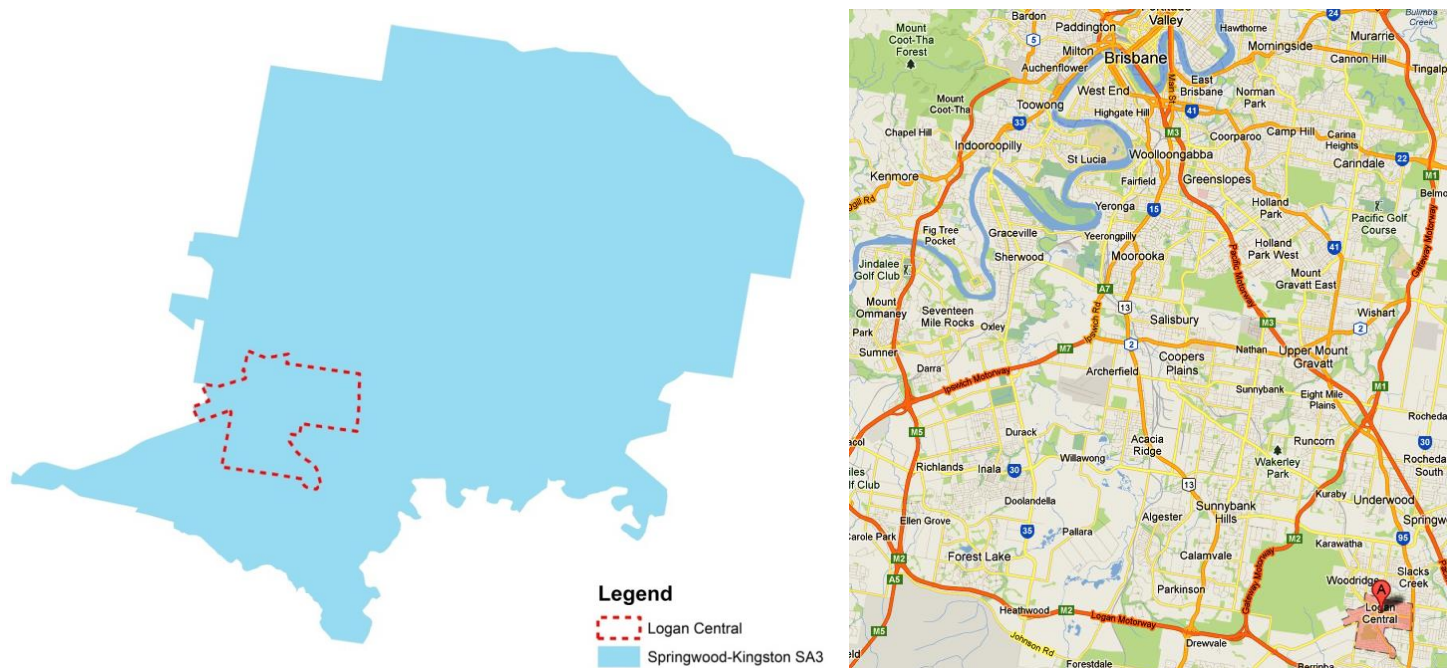
Document prepared by City Futures Research Centre, University of NSW.

May 2013.

## Logan Central

This series of documents presents a demographic and socio-economic profile of the case study suburbs selected for further qualitative fieldwork to take place. Each document comprises five sections: (1) the disadvantaged typology as identified through an earlier analysis; (2) 2011 Socio-Economic Indexes for Areas, Index of Relative Socio-Economic Disadvantage; (3) a 2011 community profile, which includes main demographic and socio-economic statistics of the target suburb; (4) a time-series analysis of changes to main demographic and socio-economic statistics between 2001 and 2011; and (5) thematic maps highlighting transport connectivity, tenure profile, unemployment rate, low-income households and early school leavers of the target suburb using 2011 Census and other data. Logan Central is an outer-ring suburb in Brisbane, located within the Local Government Area of Logan and the Level 3 Statistical Area (SA3) Springwood-Kingston, approximately 20 kilometres south of the Brisbane CBD. In 2011, it had a population of 6174 residents.

**Figure A1: Map of Logan Central**



Source: Google Maps

## Typology

Type 4: High on overseas movers; somewhat low on change in unemployment and change in incidence of low status jobs.

**Table A1: Socio-Economic Indexes for Areas (SEIFA)**

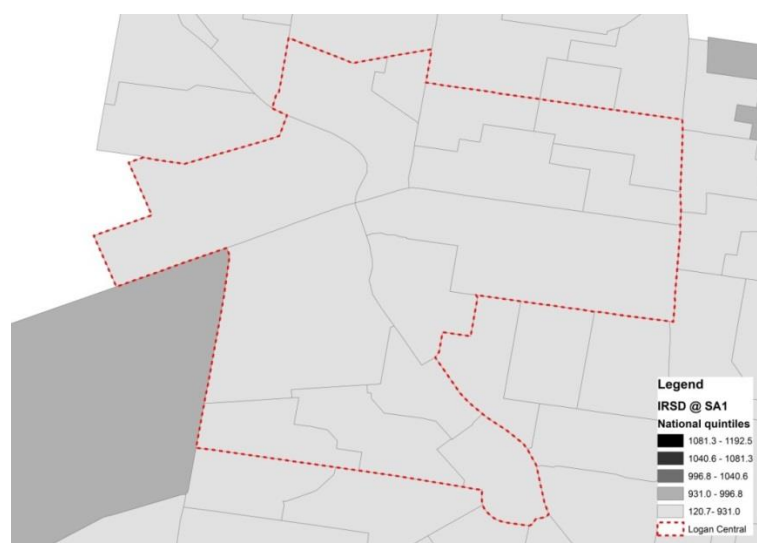
Geography	Name	SEIFA IRSD
Statistical Local Area	Woodridge	801
	Kingston	837
State suburb	Logan Central	767.4

In 2011, Logan Central is a socioeconomically disadvantaged suburb, with all SA1s the suburb belonging to the lowest quintile of SEIFA Index of Relative Socioeconomic Disadvantage (IRSD) within Australia.

A low IRSD signifies the prevalence of the following characteristics:

- low level of income
- high level of unemployment
- high proportion of workers in low-skilled occupation
- low rent
- overcrowding
- high proportion of families with children under 15 and jobless parents
- high proportion of single-parent families
- high number of carless households
- high proportion of non-age-related disability
- poor English proficiency
- high number of separated/divorced residents
- high proportion of households with no or dialup internet connection.

**Figure A2: Socio-Economic Indexes for Areas—Index of Relative Socio-Economic Disadvantage, Logan Central SSC, 2011**



Source: 2011 SEIFA IRSD

## Community profile

The suburb of Logan Central comprised just over 6000 residents in 2011, making up less than one-twelfth the Springwood-Kingston SA3. It is a relatively young suburb, with one-quarter of the population zero to 14 years, with higher than average (though only marginally) proportions of children aged five to 11 and 12–17 years than compared to the SA3 and Brisbane Greater Metropolitan Area (GMA). Care needs for people with disability are also slightly higher. It is socioeconomically disadvantaged, with residents' median income about two-thirds that of the SA3's and Brisbane GMA's levels.

**Table A2: Selected demographic characteristics for Logan Central suburb, Springwood-Kingston SA3 and Greater Metropolitan Brisbane, 2011**

	Suburb		SA3		Greater metropolitan area	
Total population	6,174		75,356		2,065,995	
Males	3,112	50.4%	37,354	49.6%	1,019,556	49.3%
Females	3,062	49.6%	38,001	50.4%	1,046,439	50.7%
ATSI	256	4.1%	2,413	3.2%	41,906	2.0%
Median age	32		33		35	
% aged 0–14 years	1,480	24.0%	16,909	22.4%	414,501	20.1%
% aged 65 or older	623	10.1%	7,365	9.8%	242,791	11.8%
% aged 0–4 years	509	8.2%	6,129	8.1%	144,169	7.0%
% aged 5–11 years	647	10.5%	7,552	10.0%	189,288	9.2%
% aged 12–17 years	642	10.4%	6,736	8.9%	164,932	8.0%
% who needed assistance with core activity	351	5.7%	3,298	4.4%	86,454	4.2%
Median weekly individual income	\$373		\$542		\$633	

Logan Central is relatively Anglo-dominant, with the majority of the population being of Australian or Anglo-Celtic backgrounds (English, Irish, Scottish) although it also has a strong Samoan presence. Half of the suburb's population was born in Australia, with another one-tenth in New Zealand. There is also a small concentration of residents born in Burma.

**Table A3: Ancestry and countries of birth for Logan Central suburb, Springwood-Kingston SA3 and Greater Metropolitan Brisbane, 2011**

	Suburb			SA3			Greater metropolitan area		
Top 5 ancestries <sup>1</sup>	English	1,582	25.6%	English	24,332	32.3%	English	757,713	36.7%
	Australian	1,512	24.5%	Australian	23,163	30.7%	Australian	714,082	34.6%
	Samoan	379	6.1%	Irish	6,453	8.6%	Irish	238,602	11.5%
	Irish	353	5.7%	Scottish	5,853	7.8%	Scottish	201,525	9.8%
	Scottish	322	5.2%	German	3,554	4.7%	German	122,719	5.9%
Top 5 countries of birth	Australia	3,101	50.2%	Australia	46,974	62.3%	Australia	1,452,895	70.3%
	New Zealand	592	9.6%	New Zealand	6,338	8.4%	New Zealand	99,285	4.8%
	Burma ~	195	3.2%	England	2,663	3.5%	England	90,727	4.4%
	England	157	2.5%	Samoa	861	1.1%	India	22,116	1.1%
	Samoa	152	2.5%	India	688	0.9%	China ^	20,975	1.0%

^ Excludes Taiwan and the Special Administrative regions of Hong Kong and Macau.

<sup>1</sup> Based on multiple responses.

~ Also known as 'Republic of the Union of Myanmar'.

English is the predominant language spoken in Logan Central homes though to a lesser extent than compared to the rest of the SA3 and Brisbane GMA. Its small concentration of Burma-born population is reflected in the number of residents who speaks Karen. It has a similar religious profile as the rest of the SA3 and Brisbane GMA.

**Table A4: Language and religious affiliation for Logan Central suburb, Springwood-Kingston SA3 and Greater Metropolitan Brisbane, 2011**

	Suburb			SA3			Greater metropolitan area		
Top 5 languages spoken at home	English	3,686	59.7%	English	56,474	74.9%	English	1,695,612	82.1%
	Samoan	335	5.4%	Samoan	1,752	2.3%	Mandarin	30,867	1.5%
	Karen	101	1.6%	Arabic	694	0.9%	Vietnamese	19,346	0.9%
	Arabic	83	1.3%	Mandarin	669	0.9%	Cantonese	17,709	0.9%
	Kirundi	81	1.3%	Hindi	659	0.9%	Samoan	11,806	0.6%
Top 5 religious affiliation	No Religion, nfd	1,061	17.2%	No Religion, nfd	15,098	20.0%	Western Catholic	497,896	24.1%
	Western Catholic	1,041	16.9%	Western Catholic	14,703	19.5%	No Religion, nfd	461,035	22.3%
	Anglican Church of Australia	784	12.7%	Anglican Church of Australia	11,145	14.8%	Anglican Church of Australia	353,751	17.1%
	Baptist	332	5.4%	Uniting Church	4,042	5.4%	Uniting Church	124,676	6.0%
	Islam	312	5.1%	Christian, nfd	3,033	4.0%	Presbyterian	65,269	3.2%

**Table A5: Employment and occupation characteristics for Logan Central suburb, Springwood-Kingston SA3 and Greater Metropolitan Brisbane, 2011**

	Suburb		SA3		Greater metropolitan area	
% employed full-time <sup>2</sup>	1,138	24.3%	21,290	36.4%	654,899	39.7%
% employed part-time	542	11.6%	9,326	16.0%	296,516	18.0%
% employed but away from work <sup>2</sup>	188	4.0%	2,240	3.8%	59,203	3.6%
% unemployed <sup>3</sup>	321	14.7%	2,947	8.2%	62,862	5.9%
Participation rate <sup>2</sup>	2,189	46.7%	35,803	61.3%	1,073,480	65.0%
% in low-skilled/low status jobs <sup>4</sup>	1,123	60.2%	13,559	41.3%	323,594	32.0%
% youth (15-24) unemployed <sup>5</sup>	121	43.8%	1,154	17.3%	25,390	21.3%
Managers <sup>4</sup>	79	4.2%	2,824	8.6%	117,054	11.6%
Professional <sup>4</sup>	118	6.3%	4,995	15.2%	224,568	22.2%
Technicians and Trades Workers <sup>4</sup>	250	13.4%	5,046	15.4%	136,905	13.5%
Community and Personal Service Workers <sup>4</sup>	212	11.3%	3,112	9.5%	97,524	9.6%
Clerical and Administrative Workers <sup>4</sup>	274	14.7%	5,394	16.4%	163,675	16.2%
Sales Workers <sup>4</sup>	158	8.5%	3,145	9.6%	95,326	9.4%
Machinery Operators and Drivers <sup>4</sup>	334	17.9%	3,200	9.7%	64,295	6.4%
Labourers <sup>4</sup>	380	20.3%	4,433	13.5%	92,929	9.2%

<sup>2</sup> % of population aged 15 or older.

<sup>3</sup> number of unemployed persons as % of the total labour force.

<sup>4</sup> % of employed persons aged 15 or older.

<sup>5</sup> % of youths aged 15–24 years in the labour force.



Just under half of Logan Central's population aged 15 and older are in the workforce, comparatively lower than in the rest of the SA3 and Brisbane GMA (by about 15 percentage points). As such, lower proportions were employed in full- or part-time positions. Unemployed rate is around twice as high as the Brisbane GMA level, while the proportion of workers employed in low-skilled/low-status jobs is also twice as high as in Brisbane GMA. This is reflected in the high proportions employed as Machinery Operators and Drivers and Labourers (more than twice Brisbane GMA levels). Social capital is marginally lower in Logan Central than in the rest of the SA3 or Brisbane GMA, with lower proportions having done unpaid domestic work or voluntary work. Similar proportions have provided unpaid care to a person with disability, and the proportion of those who provided unpaid child care is marginally lower than in the rest of the SA3 and Brisbane GMA.

**Table A6: Unpaid work for Logan Central suburb, Springwood-Kingston SA3 and Greater Metropolitan Brisbane, 2011**

	Suburb		SA3		Greater metropolitan area	
% who did unpaid domestic work	2,669	43.2%	39,631	52.6%	1,206,145	58.4%
% who provided unpaid child care	1,258	20.4%	17,387	23.1%	481,257	23.3%
% who provided unpaid care for a person with disability	507	8.2%	6,084	8.1%	169,115	8.2%
% who did voluntary work	553	9.0%	9,096	12.1%	310,337	15.0%

Logan Central is serviced by the Woodridge rail station on the Ferny Grove-Beenleigh/Gold Coast Rail Line, as such the proportion of residents who travelled to work or school by train is higher than the rest of the SA3 (three times higher) and Brisbane GMA. The use of private car is therefore less common than in the rest of the SA3, as was bus use.

**Table A7: Travel for work for Logan Central suburb, Springwood-Kingston SA3 and Greater Metropolitan Brisbane, 2011**

	Suburb		SA3		Greater metropolitan area	
% who travelled to work by car <sup>6</sup>	1,237	66.3%	23,061	70.2%	649,143	64.2%
% who travelled to work by train <sup>6</sup>	112	6.0%	614	1.9%	39,744	3.9%
% who travelled to work by bus <sup>6</sup>	53	2.8%	1,890	5.8%	51,888	5.1%
% who walked to work <sup>6</sup>	54	2.9%	539	1.6%	31,319	3.1%

<sup>6</sup> % of persons 15 or older who travelled to work or school.

Educational attainment is relatively low in Logan Central. While there are similar proportions of early school leavers across Logan Central, the SA3 and Brisbane GMA, the proportion of Logan Central residents that has completed high school is half that of the Brisbane GMA level (and 20 percentage points lower than the rest of the SA3), Likewise, the attainment of vocational and tertiary qualifications are also significantly lower than the rest of the SA3 and Brisbane GMA, with tertiary qualification attainment about one-fifth the Brisbane GMA level.

**Table A8: Educational qualifications for Logan Central suburb, Springwood-Kingston SA3 and Greater Metropolitan Brisbane, 2011**

	Suburb		SA3		Greater metropolitan area	
% who left school at Year 10 or before <sup>7</sup>	1,970	31.9%	21,099	36.1%	522,068	31.6%
% who left school at Year 12 <sup>7</sup>	1,523	24.7%	26,373	45.1%	872,764	52.8%
% with vocational qualification <sup>7</sup>	902	14.6%	15,471	26.5%	431,710	26.1%
% with tertiary qualification <sup>7</sup>	231	3.7%	6,871	11.8%	332,608	20.1%

<sup>7</sup> % of persons aged 15 or older.

The population of Logan Central has been relatively stable during the last five years, with lower proportions having relocated than the SA3 and Brisbane GMA.

**Table A9: Residential mobility for Logan Central suburb, Springwood-Kingston SA3 and Greater Metropolitan Brisbane, 2011**

	Suburb		SA3		Greater metropolitan area	
% who lived at different address one year ago <sup>8</sup>	968	17.1%	11,562	16.7%	355,086	18.5%
% who lived at different address five years ago <sup>8</sup>	2,203	38.9%	27,946	40.4%	861,571	44.8%

<sup>8</sup> % of total population aged five years or older.

There were just under 2500 occupied private dwellings in Logan Central in 2011. These homes have relatively low housing costs; with median mortgage repayment one-quarter lower and median rent one-third lower than Brisbane GMA. Despite lower housing costs, one-third of low-income households in Logan Central experience rental stress, a higher proportion than in the rest of the SA3 and Brisbane GMA. There is also a higher proportion of low-income households in Logan Central than in the SA3 and Brisbane GMA.

**Table A10: Housing characteristics for Logan Central suburb, Springwood-Kingston SA3 and Greater Metropolitan Brisbane, 2011**

	Suburb		SA3		Greater metropolitan area	
No. of occupied private dwellings	2,419		29,686		828,197	
Average household size	2.6		2.5		2.5	
Median monthly mortgage repayment	\$1,430		\$1,700		\$1,950	
Median weekly rent	\$240		\$280		\$325	
% household with weekly income less than \$600	639	26.4%	5,555	18.7%	135,888	16.4%
% household with weekly income more than \$3,000	42	1.7%	1,904	6.4%	95,084	11.5%
% low-income household paying more than 30% in rent <sup>9</sup>	211	33.0%	1,511	27.2%	30,362	22.3%

<sup>9</sup> % of low-income households with weekly household income < \$600.

Logan Central has relatively higher proportion of lone person households (more than one-fifth of all households, the second most common household type) as well as single-parent families than in the SA3 and Brisbane GMA. There were as such a lower proportion of couple family households (with or without children).

**Table A11: Household type for Logan Central suburb, Springwood-Kingston SA3 and Greater Metropolitan Brisbane, 2011**

	Suburb		SA3		Greater metropolitan area	
Couple family household with children	593	24.5%	8,783	29.6%	255,184	30.8%
Couple household without children	368	15.2%	6,271	21.1%	205,031	24.8%
Single-parent family	454	18.8%	4,807	16.2%	94,371	11.4%
Other family household	215	8.9%	2,086	7.0%	43,625	5.3%
Lone person household	551	22.8%	5,558	18.7%	159,971	19.3%
Group household	94	3.9%	1,027	3.5%	38,367	4.6%

Despite being an outer suburb in Brisbane GMA and that detached houses still being the dominant dwelling type, Logan Central has a concentration of units/flats/apartments (more than twice as high a proportion than Brisbane GMA, and more than four times as high as in the SA3).

**Table A12: Dwelling characteristics for Logan Central suburb, Springwood-Kingston SA3 and Greater Metropolitan Brisbane, 2011**

	Suburb		SA3		Greater metropolitan area	
% Detached houses <sup>10</sup>	1,712	70.8%	23,731	79.9%	652,976	78.8%
% Semi-detached dwellings <sup>10</sup>	56	2.3%	3,963	13.3%	69,772	8.4%
% Unit/flat/apartment <sup>10</sup>	645	26.7%	1,818	6.1%	97,520	11.8%
% Other dwelling type <sup>10</sup>	6	0.2%	147	0.5%	6,386	0.8%

<sup>10</sup> % of occupied private dwellings.

With a higher concentration of low-income households in the suburb, the proportion of owner-occupation is also relatively low, whether owner-occupied homes are fully owned or under mortgage. In contrast, there is a concentration of social housing (three times as high as in Brisbane GMA, and almost twice as high as in the SA3) but also to a lower extent private rental, which in 2011 is the most common tenure type in the suburb.

**Table A13: Housing tenure for Logan Central suburb, Springwood-Kingston SA3 and Greater Metropolitan Brisbane, 2011**

	Suburb		SA3		Greater metropolitan area	
% Fully owned <sup>10</sup>	438	18.1%	6,591	22.2%	214,186	25.9%
% Owned with mortgage <sup>10</sup>	530	21.9%	10,293	34.7%	295,512	35.7%
% Private rental <sup>10</sup>	790	32.7%	8,069	27.2%	222,597	26.9%
% Social rental <sup>10</sup>	360	14.9%	2,345	7.9%	33,360	4.0%
% Other tenure type <sup>10</sup>	65	2.7%	620	2.1%	20,579	2.5%

<sup>10</sup> % of occupied private dwellings.

## Time-series profile

The 2001 data was aggregated using data downloaded at Collection District (CD) level. Twelve CDs were aggregated: 3251509, 3251511, 3251603, 3251604, 3251611, 3251605, 3251710, 3251609, 3251606, 3251608, 3251610 and 3251704.

Logan Central experienced a population decline between 2001 and 2011 (though only marginal), in contrast to Brisbane GMA trend (which increased by about 24%). This population decline is mostly amongst those of working age, with children aged 0–14 having increased both absolutely and proportionately. Older residents aged 65 and older also increased absolutely and proportionately though more moderately.

**Table A14: Selected emographic characteristics for Logan Central suburb and Greater Metropolitan Brisbane, 2011**

	Suburb				Greater metropolitan area			
	2001		2011		2001		2011	
Total population	6,313		6,174		1,627,535		2,065,995	
Median age	<i>Data not available</i>		32		<i>Data not available</i>		35	
% ATSI	267	4.2%	256	4.1%	26,967	1.7%	41,906	2.0%
% aged 0–14 years	963	15.2%	1,480	24.0%	337,963	21.0%	414,501	20.1%
% aged 65 or older	575	9.1%	623	10.1%	177,125	11.0%	242,791	11.8%
% aged 0–4 years	465	7.3%	509	8.2%	108,952	6.8%	144,169	7.0%
% aged 5–11 years	670	10.6%	647	10.5%	161,453	10.0%	189,288	9.2%
% aged 12–17 years	606	9.6%	642	10.4%	138,037	8.6%	164,932	8.0%

**Table A15: Countries of birth and languages spoken at home for Logan Central suburb and Greater Metropolitan Brisbane, 2011**

	Suburb						Greater metropolitan area					
	2001			2011			2001			2011		
Top 5 countries of birth *	Australia	3,945	62.8%	Australia	5,839	29.5%	Australia	1,199,691	74.6%	Australia	1,452,895	70.3%
	New Zealand	477	7.6%	Vietnam	4,182	21.2%	The UK	92,643	5.8%	New Zealand	99,285	4.8%
	The UK	362	5.8%	India	2,077	10.5%	New Zealand	65,072	4.0%	England	90,727	4.4%
	Philippines	77	1.2%	Cambodia	1,036	5.2%	Viet Nam	10,794	0.7%	India	22,116	1.1%
	FR~ Yugoslavia	58	0.9%	China ^	977	4.9%	South Africa	8,710	0.5%	China ^	20,975	1.0%
Top 5 languages spoken at home #	English	4,734	75.0%	English	3,686	59.7%	English	1,392,341	86.5%	English	1,695,612	82.1%
	Samoan	286	4.5%	Samoan	335	5.4%	Cantonese	13,829	0.9%	Mandarin	30,867	1.5%
	Vietnamese	60	1.0%	Karen	101	1.6%	Vietnamese	13,435	0.8%	Vietnamese	19,346	0.9%
	Khmer	59	0.9%	Arabic	83	1.3%	Mandarin	13,237	0.8%	Cantonese	17,709	0.9%
	Arabic	58	0.9%	Kirundi	81	1.3%	Italian	11,385	0.7%	Samoan	11,806	0.6%

\* The number of countries listed in the 2001 Census tables represents the 31 most common birthplaces across Australia only.

^ Excludes Taiwan and the Special Administrative regions of Hong Kong and Macau.

~ FR stands for 'Federal Republic of'; # Note: The number of languages listed in the 2001 Census tables represents the 34 most common languages spoken at home across Australia only.

A lower proportion of Logan Central's population aged 15 and older was in the workforce in 2011 than in 2001, with fewer residents employed full- and part-time but also a lower number unemployed. The proportion of workers employed in low-skilled/low-status jobs declined from 83 to 60 per cent though still significantly higher than Brisbane GMA. Youth unemployment rate increased to almost half, though mostly due to fewer youths 15–24 in the labour force as the total number of unemployed youths also decreased.

**Table A16: Selected employment characteristics for Logan Central suburb and Greater Metropolitan Brisbane, 2011**

	Suburb				Greater metropolitan area			
	2001		2011		2001		2011	
% employed full-time <sup>2</sup>	1,287	26.2%	1,138	24.3%	479,918	37.8%	654,899	39.7%
% employed part-time <sup>2</sup>	629	12.8%	542	11.6%	238,815	18.8%	296,516	18.0%
% employed by away from work <sup>2</sup>	Data not available		188	4.0%	Data not available		59,203	3.6%
% unemployed <sup>3</sup>	471	18.9%	321	14.7%	62,271	7.8%	62,862	5.9%
Participation rate <sup>2</sup>	2,487	50.7%	2,189	46.7%	802,107	63.1%	1,073,480	65.0%
% in low-skilled/low status jobs <sup>4</sup>	1,690	83.0%	1,123	60.2%	444,506	60.1%	323,594	32.0%
% youth (15-24) unemployed <sup>5</sup>	171	28.6%	121	43.8%	24,471	15.1%	25,390	21.3%

<sup>2</sup> % of population aged 15 or older. <sup>3</sup> number of unemployed persons as % of the total labour force. <sup>4</sup> % of employed persons aged 15 or older. <sup>5</sup> % of youths aged 15–24 years in the labour force.

The population decline has affected the education attainment profile of Logan Central's population. While the number and proportion of residents aged 15+ who left school early declined, there have been no complementary increases in the other categories (except in vocational qualification attainment). Indeed, the number and proportion of residents with tertiary qualification declined significantly during 2001-2011.

**Table A17: Educational qualifications for Logan Central suburb and Greater Metropolitan Brisbane, 2011**

	Suburb				Greater metropolitan area			
	2001		2011		2001		2011	
% who left school at Year 10 or before <sup>7</sup>	2,520	52.1%	1,970	31.9%	507,633	39.9%	522,068	31.6%
% who left school at Year 12 <sup>7</sup>	1,218	25.2%	1,523	24.7%	549,006	43.2%	872,764	52.8%
% with vocational qualification <sup>7</sup>	126	2.6%	902	14.6%	269,821	47.3%	431,710	26.1%
% with tertiary qualification <sup>7</sup>	762	15.7%	231	3.7%	177,061	31.1%	332,608	20.1%

<sup>7</sup> % of persons aged 15 or older.

**Table A18: Housing characteristics for Logan Central suburb and Greater Metropolitan Brisbane, 2011**

	Suburb				Greater metropolitan area			
	2001		2011		2001		2011	
No. of occupied private dwellings	2,416		2,419		601,146		828,197	
Average household size	2.6		2.6		2.7		2.5	
% at same address five years ago <sup>8</sup>	3,042	48.2%	2,822	49.8%	720,974	47.5%	950,883	49.5%
% at different address five years ago <sup>8</sup>	2,412	38.2%	2,203	38.9%	723,423	47.6%	861,571	44.8%
% balance <sup>8</sup>	859	13.6%	1,149	18.6%	74,186	4.9%	253,541	13.2%

<sup>8</sup> % of total population aged five years or older.

The Logan Central population has remained relatively stable, with more than half have had the same address for at least five years. Average household size has also remained steady despite the population decline.

The loss of working age residents during 2001–11 resulted in lower proportions of couple families with and without children and a higher proportion of other family type. One possible 'other family household' maybe young children of those working age residents who left now residing with their grandparents.

**Table A19: Household characteristics for Logan Central suburb and Greater Metropolitan Brisbane, 2011**

	Suburb				Greater metropolitan area			
	2001		2011		2001		2011	
Couple family household with children	676	28.9%	593	24.5%	198,984	34.0%	255,184	30.8%
Couple household without children	471	20.1%	368	15.2%	149,450	25.6%	205,031	24.8%
Single-parent family household	438	18.7%	454	18.8%	70,253	12.0%	94,371	11.4%
Other family household	38	1.6%	215	8.9%	9,030	1.5%	43,625	5.3%
Lone person household	677	28.9%	551	22.8%	133,644	22.9%	159,971	19.3%
Group household	91	3.9%	94	3.9%	29,052	5.0%	38,367	4.6%



There are fewer occupied detached and semi-detached dwellings in Logan Central in 2011 than in 2001, with more units/flats/apartments occupied in 2011 than in 2001.

**Table A20: Dwelling characteristics for Logan Central suburb and Greater Metropolitan Brisbane, 2011**

	Suburb				Greater metropolitan area			
	2001		2011		2001		2011	
% Detached houses <sup>10</sup>	1,811	69.2%	1,712	70.8%	481,333	80.1%	652,976	78.8%
% Semi-detached dwellings <sup>10</sup>	281	10.7%	56	2.3%	39,686	6.6%	69,772	8.4%
% Unit/flat/apartment <sup>10</sup>	308	11.8%	645	26.7%	69,886	11.6%	97,520	11.8%
% Other dwelling type <sup>10</sup>	3	0.1%	6	0.2%	6,542	1.1%	6,386	0.8%

<sup>10</sup> % of occupied private dwellings.

Most of the residents who left Logan Central seem to be owner-occupiers who fully owned their homes, with declines noted both absolutely and proportionately. There were similar numbers for most other tenure type, with private rental the only tenure type with notably increase during 2001-2011.

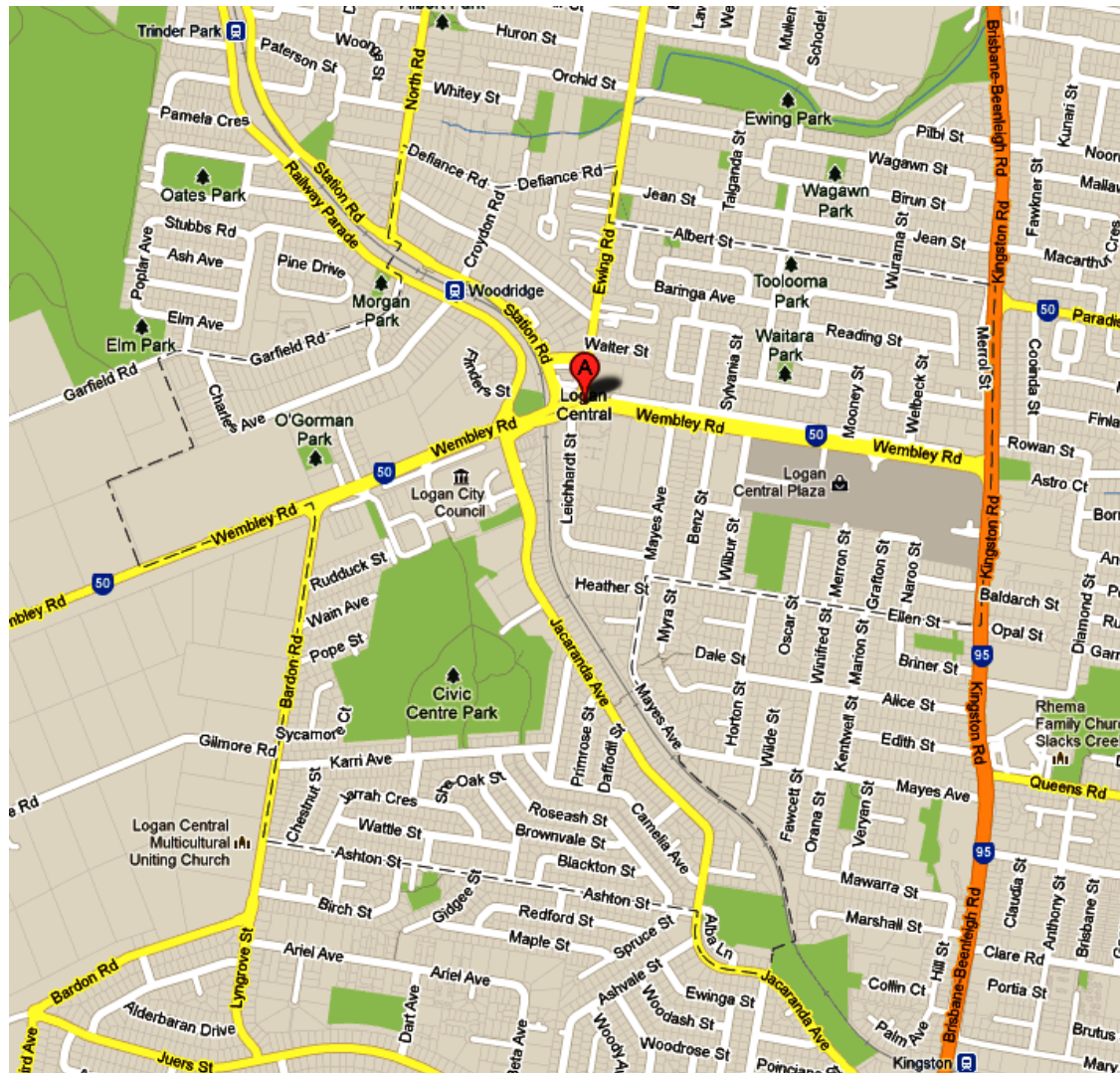
**Table A21: Tenure for Logan Central suburb and Greater Metropolitan Brisbane, 2011**

	Suburb				Greater metropolitan area			
	2001		2011		2001		2011	
% Fully owned <sup>10</sup>	630	25.9%	438	18.1%	210,655	35.0%	214,186	25.9%
% Owned with mortgage <sup>10</sup>	565	23.2%	530	21.9%	174,029	28.9%	295,512	35.7%
% Private rental <sup>10</sup>	665	27.3%	790	32.7%	152,428	25.4%	222,597	26.9%
% Social rental <sup>10</sup>	369	15.2%	360	14.9%	26,043	4.3%	33,360	4.0%
% Other tenure type <sup>10</sup>	80	3.3%	65	2.7%	17,117	2.8%	20,579	2.5%

<sup>10</sup> % of occupied private dwellings.

## Thematic mapping

Figure A3: Logan Central SSC, 2011



Source: Google Maps

Logan Central is bounded to the east by Kingston Road, Ellen Street and Mayes Avenue, to the south by Ashton Street, to the north by Defiance Road and Albert St, and to the west by Bardon, Wembley and Garfield Roads. Its main thoroughfares are Station Road and Railway Parade (which runs either side of the Beenleigh-Ferny Grove rail line), Jacaranda Avenue, and Wembley Road. Civic Centre Park towards the western edge of the suburb is Logan Central's main community facility, with Logan Central Plaza its main commercial/shopping centre. It is serviced by the Beenleigh-Ferny Grove railway line, with Woodridge rail station located towards the north-western end of the suburb. Kingston rail station is located just outside of the suburb's boundary to the southeast.

### *Community profile in detail*

**Figure A4: Population distribution, Logan Central SSC, 2011**



Source: ABS 2011 Census, TableBuilder Pro

Logan Central has a relatively uneven population distribution, with concentrations near Woodridge rail station and along Wembley Road. As a result, the northern and southern ends of the suburb are less densely populated, though SA1s in these areas will fall in the middle quintile within the wider Brisbane GMA context.

**Figure A5: Proportion of low-income household in in rental stress\*, Logan Central SSC, 2011**



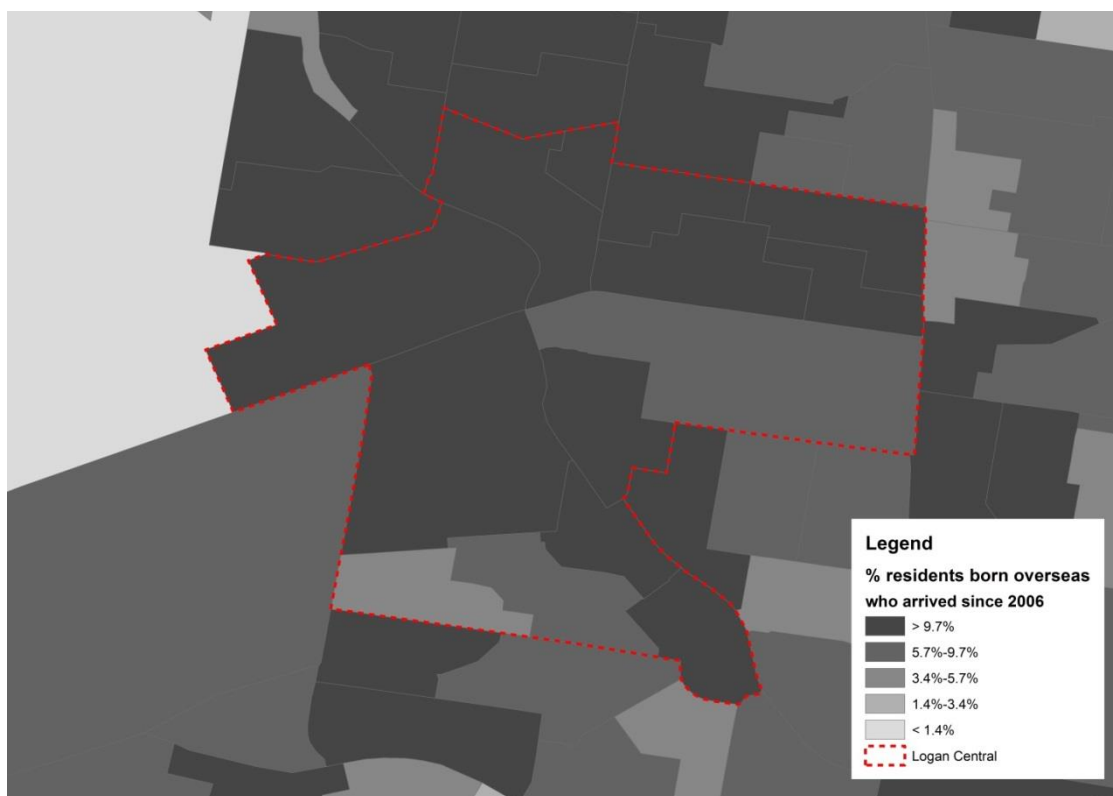
\* Number of low-income households with weekly income less than \$600 and paying weekly rent of \$180 or more, as a percentage of all low-income households

Note: Due to data randomisation, cells with anomalous results were deleted prior to mapping. These SA1s appear blank in the map.

Source: ABS 2011 Census, TableBuilder Pro

There is no distinctive pattern within Logan Central of concentration of low-income households in rental stress, with SA1s within the suburb representing all five quintiles within the Brisbane GMA context. High concentration of low-income households in rental stress are found near Woodridge rail station but also just east of Jacaranda Avenue near the Logan City Council Chambers and in the north-eastern corner of the suburb at the intersection of Kingston Road and Albert Street.

**Figure A6: Proportion of population who are recently arrived overseas born residents (since 2006), Logan Central SSC, 2011**



Source: ABS 2011 Census, TableBuilder Pro

Logan Central has above average concentration of recently arrived migrants, with most of the SA1s in the suburb falling in the highest quintile within wider Brisbane GMA.

**Figure A7: Proportion of employed persons who work in low-status/low-skilled jobs\*, Logan Central SSC, 2011**



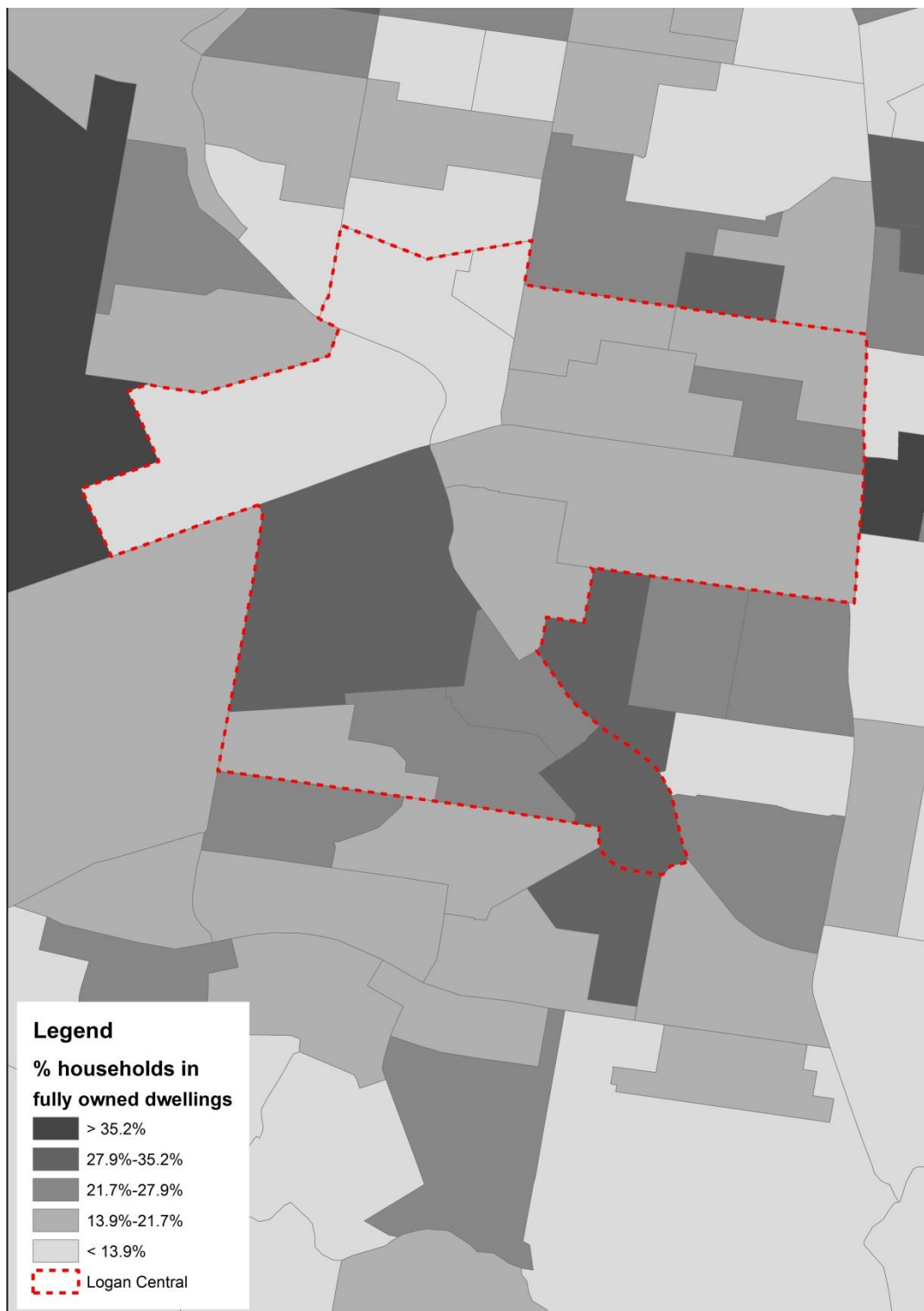
\* Calculated using the Australian Socioeconomic Index 2006 (AUSEI06) at the Australian and New Zealand Standard Classification of Occupations (ANZSCO) 1-digit level.

Source: ABS 2011 Census, TableBuilder Pro

All SA1s of Logan Central belong to the highest quintile of concentration of low-skilled/low-status employees within Brisbane GMA. This denotes that at least three-fifths of all employed persons in each SA1 work in a low-skilled/low-status job.

## Tenure profile

Figure A8: Proportion of households in fully owned homes, Logan Central SSC, 2011



Source: ABS 2011 Census, TableBuilder Pro

Logan Central has a low proportion of owner-occupiers who have full ownership of their homes, with most SA1s in the suburb belonging to the lower quintiles within the Brisbane GMA context. Full ownership is particularly low in the north-western part of the suburb near Woodridge rail station.



**Figure A9: Proportion of households in mortgaged homes, Logan Central SSC, 2011**



Source: ABS 2011 Census, TableBuilder Pro

Owner-occupation with mortgages is also less common in Logan Central than the rest of Brisbane GMA, with the majority of SA1s belong to the lowest quintile. This is especially true for SA1s in the northern half of the suburb (north of Wembley Road) where there are higher concentrations of recently arrived migrants who are more likely accessing private rentals rather than home ownership (see Figure A10).



**Figure A10: Proportion of households in private rental, Logan Central SSC, 2011**



Source: ABS 2011 Census, TableBuilder Pro

**Figure A11: Proportion of households in social rental, Logan Central SSC, 2011**



Source: ABS 2011 Census, TableBuilder Pro

The northern part of Logan Central (north of Jacaranda Avenue and Wembley Road) also has above average concentration of social housing. These SA1s coincide with low owner-occupation (see Figures A8 and A9).

## Unemployment rate

**Figure A12: Proportion of population (15+) who are unemployed, Logan Central SSC, 2011**



Source: ABS 2011 Census, TableBuilder Pro

Unemployment is prevalent throughout Logan Central, with most of the suburb's SA1s belonging to the highest quintile within the wider Brisbane GMA context.

### *Concentrations of low-income households*

**Figure A13: Proportion of households with weekly income less than \$600, Logan Central SSC, 2011**

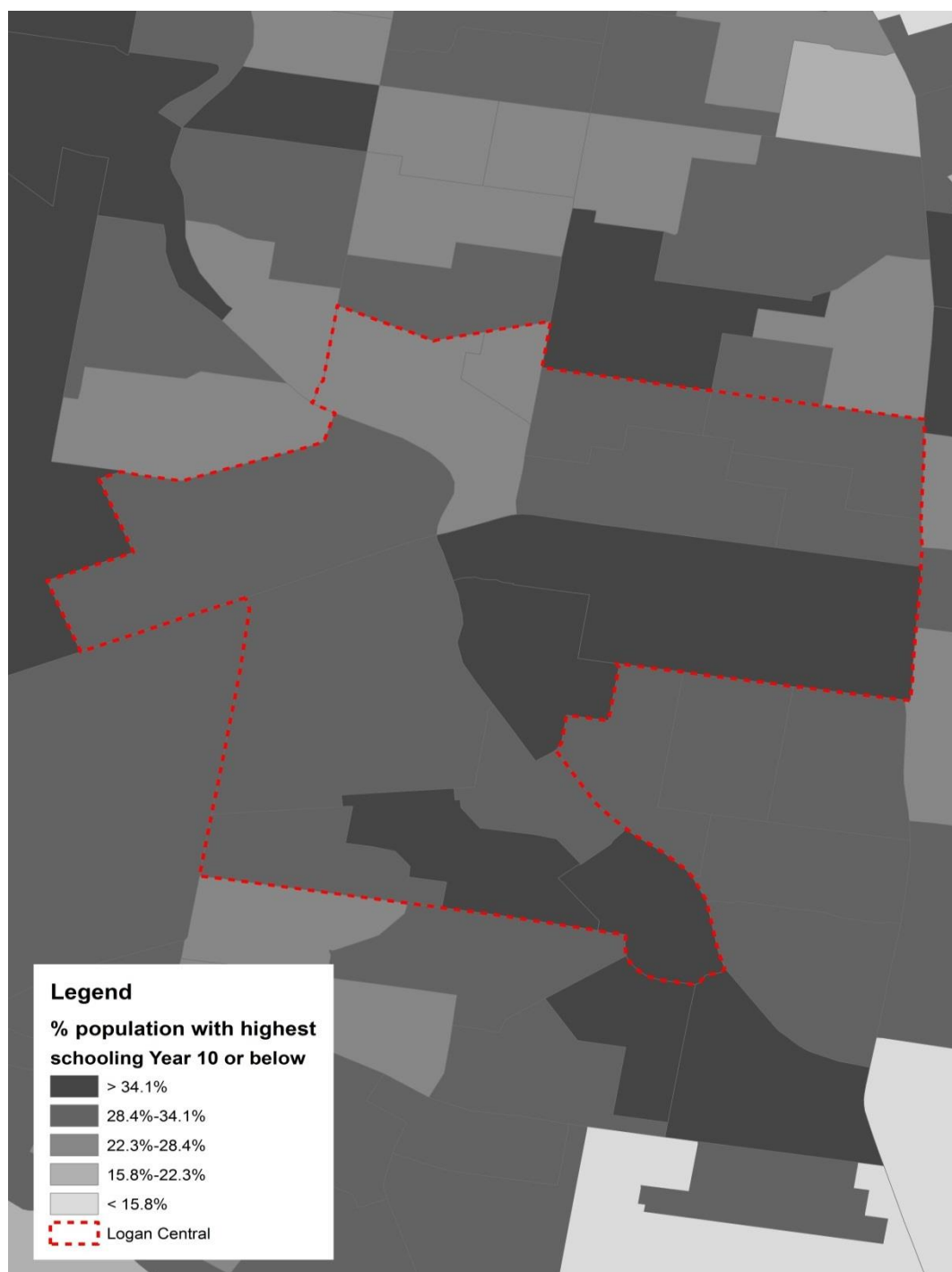


Source: ABS 2011 Census, TableBuilder Pro

Low-income households are concentrated in the northern part of Logan Central, with a similar distribution pattern to those households in social housing and private rental but also recently arrived migrants.

### *Early school leavers*

**Figure A14: Proportion of population who left school at Year 10 or before, Logan Central SSC, 2011**



Source: ABS 2011 Census, TableBuilder Pro

Early school leavers are more readily found immediately south of Wembley Road and around Logan Central Plaza. The two SA1s in this area belong to the highest quintile within Brisbane GMA in terms of concentration of early school leavers.

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