

# Meadowbrook Implementation Plan

## Projects and Programs



INNOVATIVE, DYNAMIC, CITY OF THE FUTURE





Artist impression of a future Meadowbrook



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## List of Abbreviations

<b>DESBT</b>	Department of Education, Small Business and Training
<b>DTMR</b>	Department of Transport & Main Roads
<b>GU</b>	Griffith University
<b>MMP</b>	Meadowbrook Master Plan
<b>QPS</b>	Queensland Police Service
<b>QR</b>	Queensland Rail
<b>Logan City Council Branches</b>	
<b>AD</b>	Administration Branch
<b>AV</b>	Advocacy Program
<b>CECE</b>	Customer Experience & Community Engagement Branch
<b>CF</b>	City Futures Branch
<b>CS</b>	Community Services Branch
<b>CS&amp;AC</b>	City Standards & Animal Care Branch
<b>DA</b>	Development Assessment Branch
<b>EDS</b>	Economic Development & Strategy Branch
<b>ELT</b>	Council's Executive Leadership Team
<b>HEW</b>	Health, Environment & Waste Branch
<b>LCI</b>	Libraries & Creative Industries Branch
<b>MKT</b>	Marketing & Events Branch
<b>Media</b>	Media Branch
<b>Parks</b>	Parks Branch
<b>RCM</b>	Roads Construction Maintenance Branch
<b>RID</b>	Road Infrastructure Delivery Branch
<b>RIP</b>	Road Infrastructure Planning Branch
<b>SLF</b>	Sport, Leisure & Facilities Branch
<b>SP</b>	Strategic Projects Branch
<b>WI</b>	Water Infrastructure Branch

# Introduction

The purpose of the Meadowbrook Implementation Plan is to progress the aims and objectives of the Meadowbrook Master Plan from 'visioning' to 'doing'. The Implementation Plan does this by identifying and prioritising potential capital and non-capital projects and programs to deliver the actions required to progress the aims and objectives of a masterplan. Depending on the type of project or program, these may be delivered by Council, the Queensland Government, the Federal Government, the private sector or the community. Identification and prioritisation is the result of ongoing engagement with stakeholders, ensuring prioritised actions represent the current and future needs of the community, government, industry, business and landowners.

These aspirational projects and programs will assist planning and coordination across Council to deliver the actions required to progress the vision of the Meadowbrook Master Plan. This approach allows Council to commit to a framework to deliver the vision of the master plan over the short term (up to five years), medium term (five to ten years) and long term (more than ten years) whilst allowing a more flexible approach in the delivery of projects and programs.

The projects and programs have been identified by applying the framework for good placemaking that considers the alignment of key places with the shared vision for the activity centre master plans, the urban design themes, the seven implementation strategies and Council's Corporate Plan Priorities. These important shared visions, themes, strategies and corporate priorities can be brought together through Place Management, as depicted in Figure 2 - Framework for Good Placemaking.

The Projects and Programs recommended for Council endorsement are set out in more detail in this document. Where identified, the internal branch/es recommended to ideally lead the project is highlighted in bold text. The Projects and Programs are expected to be updated periodically and do not represent a commitment by Council or other stakeholders to fund or deliver a specific project. The Projects and Programs can be considered for funding, applications for government grants and partnerships with a range of stakeholders that lead to the eventual delivery of the project. The Division 6 Councillor will be consulted on all projects.

Following the Meadowbrook Summit, a number of key initiatives and actions were endorsed by Council which were included in the Meadowbrook

Implementation Plan. The next steps include identifying a number of short term projects and programs to deliver on outcomes from the Meadowbrook Summit and securing funding for delivery. Place Managers (EDS Branch) will lead the collaboration across Council, community and stakeholders to deliver on the vision of the Meadowbrook Implementation Plan.

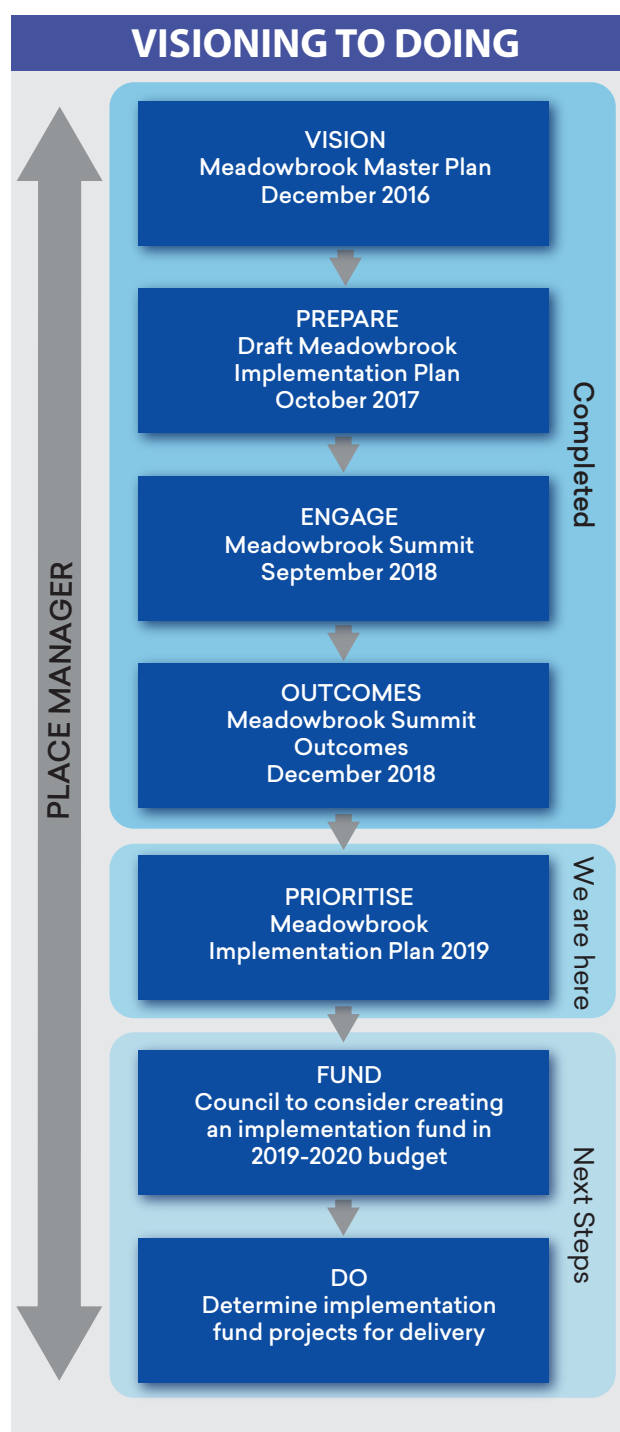


Figure 1 - 'Visioning' to 'Doing'



# Framework for Good Placemaking

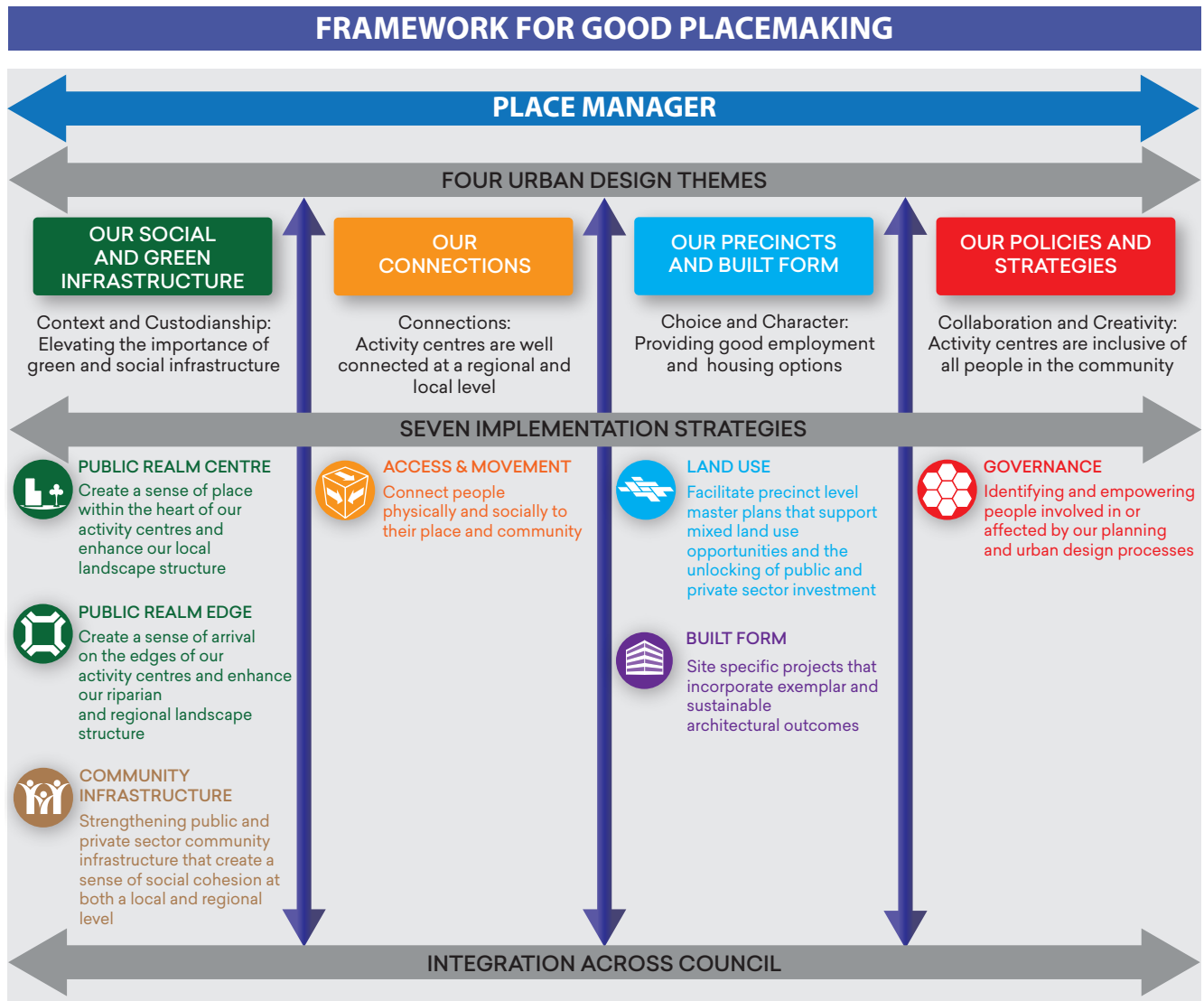



Figure 2 - Framework for Good Placemaking



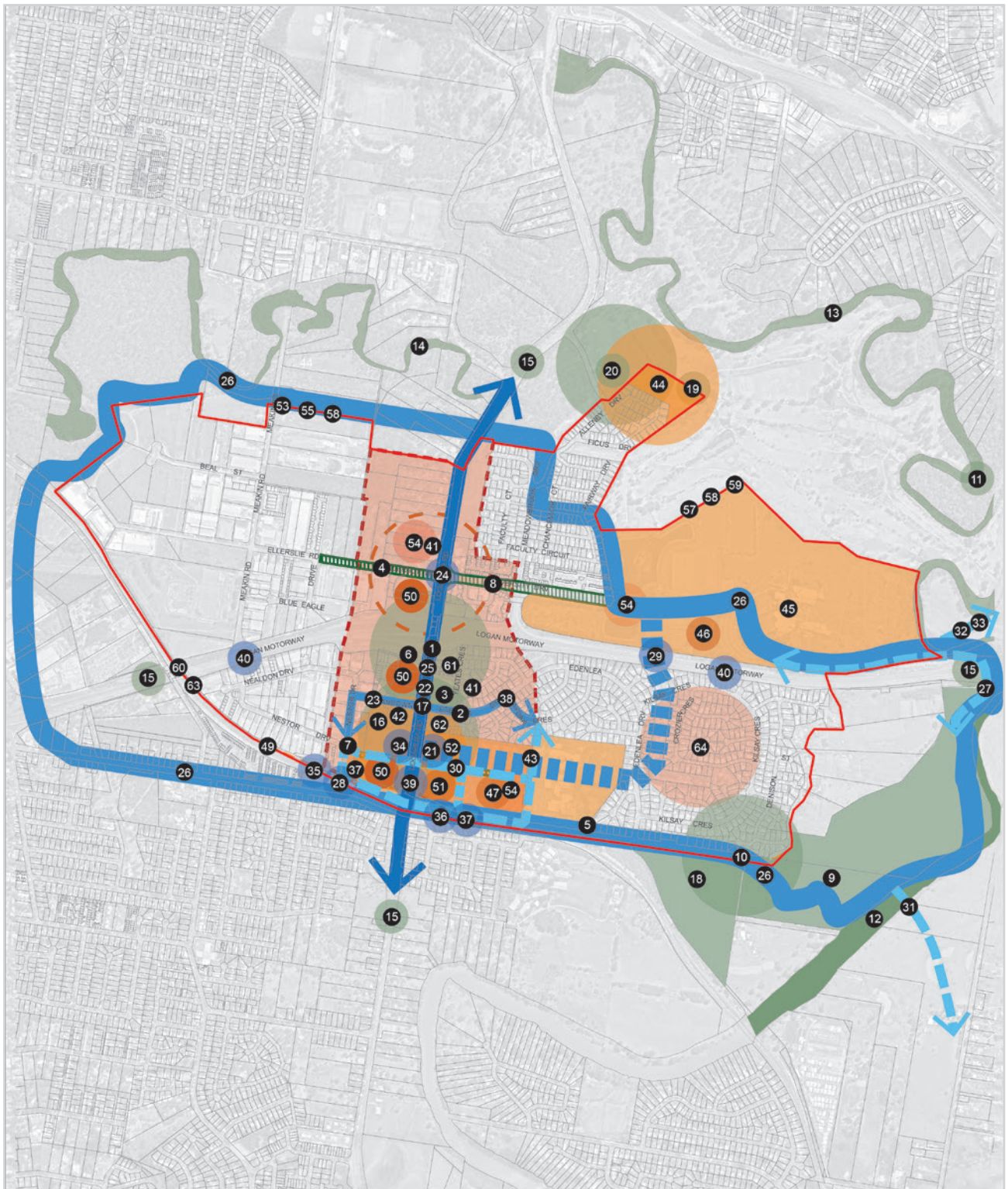
# Projects and Programs

ACTIONS	TIMING	SUMMIT OUTCOME
<b>SOCIAL AND GREEN INFRASTRUCTURE (CONTEXT AND CUSTODIANSHIP)</b>		
<b> PUBLIC REALM (CENTRE)</b>		
1 Transform Loganlea Road into a 'healthy street'	Short to medium term	✓
2 Develop a landscape strategy to green Meadowbrook's centre	Medium term	✓
3 Develop a Street Art Activation Project	Short term	✓
4 Design and construct Ellerslie Road upgrades	Medium term	✓
5 Increase access to more community, public and event spaces	Medium term	✓
6 Create shared spaces and public-private interfaces	Medium term	✓
7 Deliver a new east-west shared pedestrian and vehicle street	Medium to long term	✓
8 Improve the University Drive Boulevard	Long term	✓
<b> PUBLIC REALM (EDGE)</b>		
9 Enhance recreation facilities at Riverdale Park	Short to medium term	✓
10 Investigate the potential to develop a community garden	Medium term	✓
11 Enhance Murray's Environmental Reserve	Medium term	
12 Enhance ecological values of Logan River	Medium term	
13 Enhance ecological values of Slacks Creek	Medium term	
14 Enhance ecological values of Scrubby Creek	Medium term	
15 Provide new landscape entry statements and landscape thresholds	Medium term	
<b> COMMUNITY INFRASTRUCTURE</b>		
16 Develop a Safer City Strategy for Meadowbrook	Short term	✓
17 Review and improve maintenance and cleanliness of public spaces and parks	Short term	✓
18 Improve sporting and recreational facilities at Noffke Farm Park	Short to medium term	
19 Provide a greater range of recreational and sporting opportunities at the Meadowbrook Golf Club	Short to medium term	
20 Upgrade sporting facilities at Springwood Sharks Little Athletics Club	Medium to long term	
<b>CONNECTIONS</b>		
<b> ACCESS AND MOVEMENT</b>		
21 Design and construct a new pedestrian link across Loganlea Road	Short term	✓
22 Undertake Traffic and Transport modelling for Loganlea Road	Short term	✓
23 Improve Loganlea Road and Logandowns Road	Short term	✓
24 Upgrade the University Drive / Ellerslie Road / Loganlea Road intersection	Short to medium term	✓
25 Improve Loganlea Road cycleway infrastructure as part of the Principle Cycle Network	Short to medium term	
26 Create a 'healthy circuit' by connecting residents and key workers back to Logan River	Medium term	
27 Provide a connection between Griffith University and Riverdale Park	Medium term	✓
28 New cycle storage infrastructure in the Meadowbrook centre	Medium term	
29 Create the 'economic link' over the Logan Motorway	Long term	✓
30 Deliver a new east-west street	Long term	
31 Improve active transport connections	Long term	
32 New cycle connection to Shailer Park	Medium term	
33 New bus connection to Shailer Park	Long term	
34 New bus stops and bus services	Medium term	
35 Upgrades to the Loganlea Train Station	Short term	
36 Advocate for the relocation the Loganlea Train Station	Short term	✓
37 Relocate the Loganlea Train Station	Long term	
38 Enhance accessibility and connectivity for service and emergency vehicles	Medium term	
39 Decommission high speed clover leafs	Short to medium term	
40 New wayfinding signage	Medium term	
<b>PRECINCTS AND BUILDINGS (CHOICE AND CHARACTER)</b>		
<b> LAND USE</b>		
41 Facilitate the delivery of new healthcare services, including a private hospital	Ongoing	✓
42 Parking and Travel Demand Management Strategy	Short term	
43 Develop an updated precinct master plan for the Logan Hospital and TAFE Loganlea campus	Short term	
44 Develop a precinct master plan for the Meadowbrook Golf Club and Logan Picnic Grounds precinct	Short to medium term	✓
45 Develop a precinct master plan for Griffith University	Short term	
46 Advance the developing specialisations at Griffith University	Short term	
47 Expand the medical research capabilities and trainee placement opportunities at Logan Hospital	Medium term	
48 Facilitate the redevelopment of the Riverina stock feed site	Ongoing	
49 Streamline planning and approval processes	Short term	
<b> BUILT FORM</b>		
50 Facilitate catalyst gateway/landmark buildings	Ongoing	✓
51 Provision of multi-storey car parking station	Medium term	
52 Logan Hospital expansion	Ongoing	✓
<b>POLICIES AND STRATEGIES (COLLABORATION AND CREATIVITY)</b>		
<b> GOVERNANCE</b>		
53 Deliver a Meadowbrook engagement event	Short term	
54 Create a leadership group of key stakeholders	Short term	✓
55 Generate new investment through competitive advantage	Short term	✓

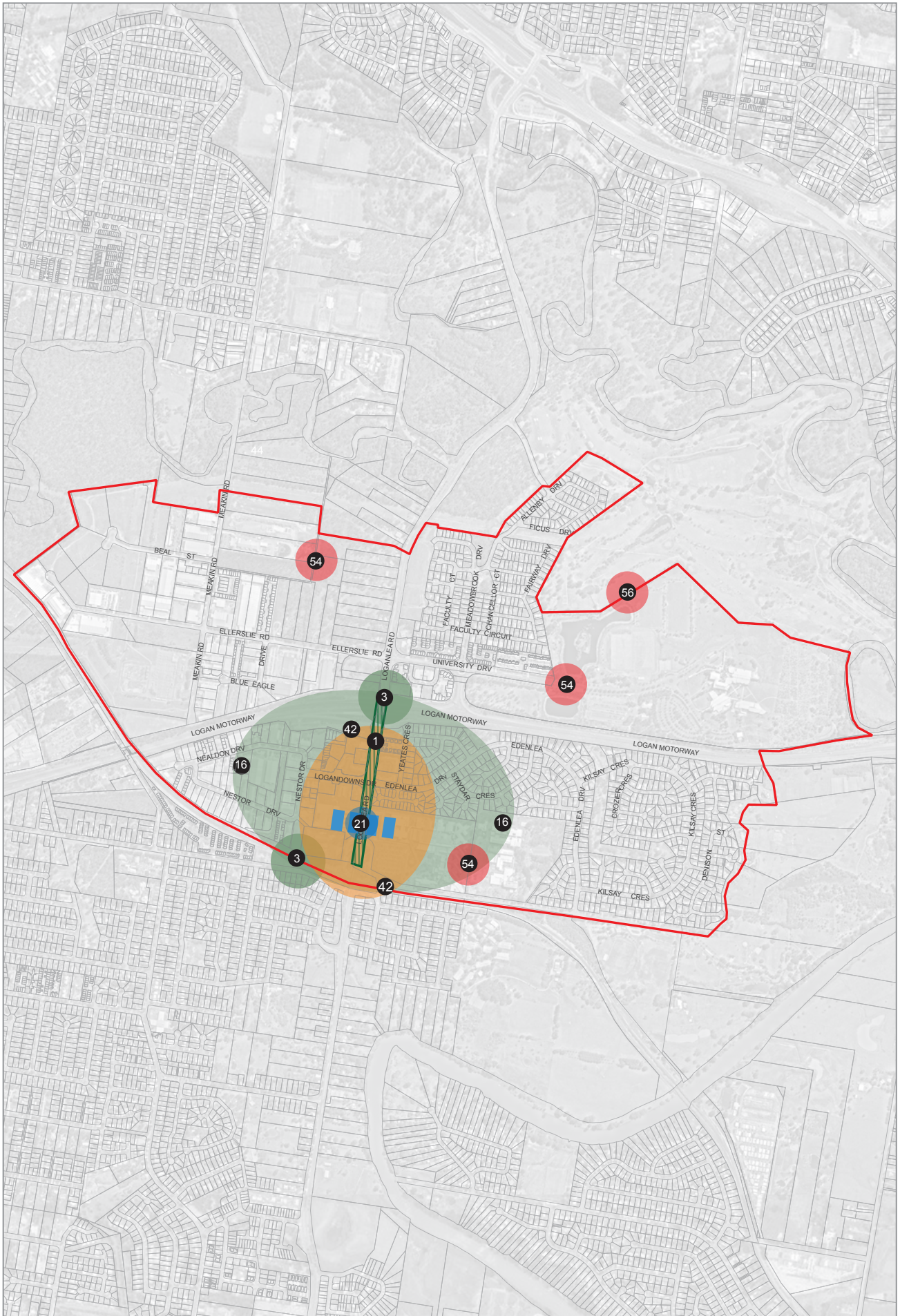


# Projects and Programs

ACTIONS	TIMING	SUMMIT OUTCOME
<b>POLICIES AND STRATEGIES (COLLABORATION AND CREATIVITY)</b>		
<b>GOVERNANCE</b>		
56 Develop a Health and Wellbeing Precinct identity, place branding and marketing strategy	Short term	
57 Deliver 3D model for the Meadowbrook Activity Centre	Medium term	✓
58 Identify, promote and advocate for a suite of incentives, grants and subsidies	Short term	
59 Develop a targeted investment strategy	Ongoing	✓
60 Develop a Health and Medical Investment Business Case	Completed	✓
61 Provide development incentives for early delivery of catalyst projects	Short term	✓
62 Develop a dedicated events strategy for Meadowbrook	Medium term	
63 Develop an economic, environmental and social scorecard	Long term	
64 Establish partnerships with housing providers and the development industry	Ongoing	









# Meadowbrook Priority Projects

## PROJECTS

Projects to be delivered over a three year period, subject to funding

- 1 Transform Loganlea Road into a Healthy Street:**  
Streetscape enhancements inclusive of pedestrian and cycle infrastructure, better and safer pedestrian connectivity, street planting and shade, smart lighting, water sensitive urban design, integration of new linear bus-stops, public art, street furniture and high-quality interfaces and spaces between public and private areas. Safety through lighting, casual surveillance and activation will form part of the project.



- 21 Design and construct a new pedestrian link across Loganlea Road:**  
Link Logan Hospital to the Woolworths shopping centre with a new pedestrian link, inclusive of traffic engineering studies to determine if a pedestrian crossing is feasible. The project may include other changes to Loganlea Road to ensure traffic flow.

- 42 Parking and Travel Demand Management Strategy:**  
Review the location and extent of short and long term parking, potential for share car and share bike stations, future development and feasibility of additional car parking facilities. The strategy is to include actions to encourage higher levels of active and public transport use. The strategy can also manage and mitigate impacts of loss of car parking and increased trips generated during and after the construction period of the Logan Hospital expansion construction period.

- 54 Create the Meadowbrook Leadership Group:**  
The leadership group will consist of key stakeholders to champion Meadowbrook as Logan's premier destination for healthcare investment and advanced education, and collaboratively progress implementation of prioritised projects and initiatives. The leadership group would comprise of representatives from the Logan Hospital, Griffith University, TAFE Queensland, relevant Queensland Government departments, local landowners and experts from the health and knowledge sectors, as well as representation from Logan City Council.

- 56 Develop a Health and Wellbeing Precinct identity, place branding and marketing strategy:**  
The strategy will leverage Meadowbrook's unique strengths and competitive advantages into the future. This strategy would be an engagement platform to seek new investment from the healthcare sector, promote the area as a destination for academic research and applied research and development.

- 16 Develop a Safer City Strategy for Meadowbrook:**  
A 'Safer City Strategy' specific to Meadowbrook will include investigation to expand the safety camera network (CCTV), lighting and wayfinding signage at key locations.



- 3 Street art, public art and lighting:**  
Street art, public art and lighting installations to create sense of place and address safety, as stage 1 of a Street Art Activation Project.



Griffith University Logan Campus



# Social and Green Infrastructure





# Social and Green Infrastructure



## PUBLIC REALM (CENTRE)

Create a sense of place within the heart of activity centres and enhance our local landscape structure

	ACTIONS	STAKEHOLDERS	TIMING
1	<b>Transform Loganlea Road into a 'healthy street':</b> Streetscape enhancements inclusive of pedestrian and cycle infrastructure, better and safer pedestrian connectivity, street planting and shade, smart lighting, water sensitive urban design, integration of new linear bus-stops, public art, street furniture and high-quality interfaces and spaces between public and private areas. Safety through lighting, casual surveillance and activation will form part of the project.  The transformation of Loganlea Road will occur over time, the prioritised improvements occurring in a staged manner.	EDS, RIP, RID, MKT, CECE, CS, LCI, Parks, WI, Local business, Local landowners, Community, Metro South Health	Short to medium term
2	<b>Develop a landscape strategy to green Meadowbrook's centre:</b> The strategy will guide the staging and delivery of new trees and vegetation in key locations along streets in the centre, unused areas of road and public open space, and around key sites, such as the Logan Hospital, Loganlea Train Station and local shopping centres. The landscape strategy will be used to guide staged 'greening' of key streets and locations by both the public sector (through projects and grants) and the private sector (through site development).	EDS, Parks, RIP, RID, CS, Local business, Developers, DTMR, Metro South Health	Medium term
3	<b>Develop a Street Art Activation Project:</b> The project has the aim to transform key public open spaces, walls, pillars and bridge structures in Meadowbrook through innovative, contemporary and imaginative street art to create a sense-of-place, increase activation and lower vehicle speeds.  Specific consideration is to be given to the link between art and health, knowledge and wellbeing. Collaboration with key institutions and local students is to be prioritised.	LCI, EDS, CS&AC, CECE, MKT, CS, Local business, Community, Metro South Health, TAFE / GU, State Government	Short term
4	<b>Design and construct Eilersie Road upgrades:</b> Road upgrades will include the upgrading of the entrance into the industrial estate, road verge and footpaths, verge street planting and water sensitive urban design, smart pedestrian lighting and hardscape landscaping.	EDS, RIP, RID, Parks, LCI, WI, Local residents, Community	Medium term
5	<b>Increase access to more community, public and event spaces:</b> Council to work with key institutions and local landowners to investigate access to existing spaces and provide potential spaces to facilitate community meetings and events, inclusive of place making events such as markets, food trucks and concerts.	EDS, CS, SLF, CECE, MKT, Local residents, Community	Medium term
6	<b>Create shared spaces and public-private interfaces:</b> Shared spaces and public-private interfaces can be used as meeting places / event spaces along frontages to Loganlea Road, secondary roads and key sites in the centre, created by working collaboratively with the development sector and including planning provisions in the future Meadowbrook local plan.	EDS, DA, CS, Local landowners, Developers	Medium term
7	<b>Deliver a new east-west shared pedestrian and vehicle street:</b> The new road will be delivered in partnership with the Logan Hospital, the Woolworths shopping centre and the Riverina stock feed site inclusive of landscaping, smart lighting, water sensitive urban design public art, street furniture and high-quality interfaces and spaces between public and private areas.	EDS, DA, RIP, Parks, CS, Local business, Metro South Health, Community	Medium to long term
8	<b>Improve the University Drive Boulevard:</b> Undertake streetscape enhancements inclusive of street planting and water sensitive urban design; smart street and pedestrian lighting; public art and street furniture; and hardscape landscaping.	Parks, EDS, RIP, RID, LCI, WI, CS, Local residents, Community	Long term



## PUBLIC REALM (EDGE)

Create a sense of arrival on the edges of our activity centres and enhance our riparian and regional landscape structure

	ACTIONS	STAKEHOLDERS	TIMING
9	<b>Enhance recreation facilities at Riverdale Park:</b> Upgrades should be inclusive of continually improving the park's unique recreational offer, improving car parking access and improving fishing, local boat and watercraft access to Logan River.	Parks, SLF, CS, CECE, EDS, MKT, Media, HEW, Community	Medium term
10	<b>Investigate the potential with the local community for a community garden in Meadowbrook:</b> Engage with key stakeholders and the community, inclusive of identifying potential sites, to provide support and advice to community groups with an interest in establishing a community garden.	CS, Parks, HEW, EDS, SLF, Local residents, Community, Griffith University, TAFE	Medium term
11	<b>Enhance Murray's Environmental Reserve:</b> Enhance the protection of endangered vegetation, improved recreation facilities, walking and cycle access, and environmental management.	Parks, HEW, EDS, MKT, Media, Community	Short to medium term

The map shows the Logan Motorway area in Auckland, New Zealand. A red line indicates the proposed Logan Motorway extension. Various numbered locations (1-20) are marked on the map. The map includes street names like Logan Motorway, Ellerslie Rd, and various residential streets. A green circle highlights the area around the Logan Motorway extension, and another green circle highlights the area around the Logan Motorway extension.



# Social and Green Infrastructure



## PUBLIC REALM (EDGE)

Create a sense of arrival on the edges of our activity centres and enhance our riparian and regional landscape structure

	ACTIONS	STAKEHOLDERS	TIMING
12	<b>Enhance ecological values of Logan River:</b> Enhance environmental corridors, water quality objectives, rehabilitation of open spaces and improving community access to environmental assets.	HEW, CS, Parks, MKT, EDS, Local residents, Community	Medium term
13	<b>Enhance ecological values of Slacks Creek:</b> Enhance environmental corridors, water quality objectives, rehabilitation of open spaces and improving community access to environmental assets.	HEW, CS, Parks, MKT, EDS, Local residents, Community	Medium term
14	<b>Enhance ecological values of Scrubby Creek:</b> The project should enhance environmental corridors, water quality objectives, rehabilitation of open spaces and improving community access to environmental assets.	HEW, CS, Parks, MKT, EDS, Local residents, Community	Medium term
15	<b>Provide new landscape entry statements and landscape thresholds:</b> The project will enhance Meadowbrook's identity as a place with significant open space and natural assets. The landscape entry statements will be located where the open space network intersects with key pieces of regional infrastructure.	MKT, Parks, RIP, EDS, Media, Community	Medium term



## COMMUNITY INFRASTRUCTURE

Strengthening public and private sector community infrastructure that create a sense of social cohesion

	ACTIONS	STAKEHOLDERS	TIMING
16	<b>Develop a Safer City Strategy for Meadowbrook:</b> The Strategy will provide the guidelines to create an activity centre where people feel safe, connected and happy to move about at any time of the day or night, inclusive of: 1. A CPTED (Crime Protection Through Environmental Design) Safer by design assessment of Meadowbrook. 2. Upgrade and expand the safety camera network inclusive of providing CCTV at key locations along the pedestrian and cycle network, pedestrian underpasses, the Loganlea Train Station, areas around the hospital, shopping centres and industrial estates. 3. Partnering with the Queensland Police Service to assess and develop the Safer City Strategy. The strategy will nominate short term actions and activation events, and may involve advocacy to the Queensland Government and relevant grant submissions to other levels of government.	SLF, CS, HEW, RIP, Parks, MKT, EDS, AV, Local residents, Local businesses, Community, QPS	Short term
17	<b>Review and improve maintenance and cleanliness of public spaces and parks:</b> Council to conduct an audit of maintenance of roads, verge areas, rubbish removal and maintenance of parks to ensure best practice is applied. This may extend to identifying maintenance and cleanliness issues associated with State Government assets (e.g. Loganlea Train Station) and associated advocacy to the relevant departments.	RCM, EDS, Parks, AV, CF, DTMR, QR, Community	Short term
18	<b>Improve sporting and recreational facilities upgrades at Noffke Farm Park:</b> Facilitate upgrades of buildings (new clubhouse; demolition of existing dilapidated buildings) and sporting fields used by Waterford Rugby League Football Club. The existing unformed car parking areas may also be formalised.	SLF, Parks, CS, EDS, MKT, Media, AV, Community, Waterford Rugby League Football Club	Short to medium term
19	<b>Provide a greater range of recreational and sporting opportunities at the Meadowbrook Golf Club:</b> Work with the golf club lease holders to facilitate the upgrade and refurbishment of the clubhouse and user facilities for the broader community. This may include the Meadowbrook Golf Club, Council and business sector to exploring the use of the site and facilities for additional events.	EDS, Admin, SLF, Parks, CS, MKT, Media, Meadowbrook Golf Club, Australian Golf Management Corporation	Short to medium term
20	<b>Upgrade sporting facilities at Loganlea Picnic Grounds:</b> Assist the athletics club lease holder to upgrade on-site facilities and improve pedestrian and cycle connections	SLF, Parks, CS, EDS, MKT, Media, Community, Springwood Sharks Little Athletics Club	Medium to long term







## ACCESS AND MOVEMENT

Connect people physically, socially and digitally to their place and community

	ACTIONS	STAKEHOLDERS	TIMING
21	<b>Design and construct a new pedestrian link across Loganlea Road:</b> Link Logan Hospital to the Woolworths shopping centre with a new pedestrian link, inclusive of traffic engineering studies to determine if a pedestrian crossing is feasible. The project may include other changes to Loganlea Road to ensure traffic flow.	EDS, RIP, RID, CECE, WI, CS, Metro South Health, Local businesses	Short term
22	<b>Undertake traffic and transport modelling for Loganlea Road and surrounding road network:</b> Traffic analysis and transport modelling that takes into consideration the planned redevelopment of the Logan Hospital will be undertaken and coordinated with the associated works and projects with the State Government to manage traffic on Loganlea Road.	RIP, EDS, CECE, Metro South Health, TAFE	Short term
23	<b>Improve Loganlea Road and Logandowns Road:</b> Upgrade the roads by reconfiguring lanes, line marking and improve traffic signal synchronisation to increase capacity, improve flow and reduce congestion in line with best practice traffic engineering.	RIP, RID, RCM, EDS, Community, Local businesses	Short term
24	<b>Upgrade the University Drive / Ellerslie Road / Loganlea Road intersection:</b> The intersection upgrade will increase capacity, improve flow and reduce congestion, inclusive of dual right turn lanes from Loganlea Road to University Drive.	RIP, RID, RCM, EDS, Community	Short to Medium term
25	<b>Improve Loganlea Road cycleway infrastructure as part of the Principle Cycle Network:</b> Improve connections between key transport, employment and recreational destinations. This may be delivered as part of an integrated 'healthy street', comprising of improved off-road shared cycle paths.	EDS, RIP, RID, Parks, CECE, CS, Heart Foundation, Community, DTMR	Short to Medium term
26	<b>Create a 'healthy circuit':</b> Connect residents, students and workers back to Logan River and the open space network at the edge of the centre by improving, upgrading and providing new pedestrian and cycling connectivity. The project would integrate with new wayfinding signage to improve how people understand and move around Meadowbrook.	EDS, Parks, RIP, SLF, CS, MKT, RID, WI, CS, Community, Heart Foundation, GU / TAFE, Loganlea State High School	Medium term
27	<b>Provide a new pedestrian and cycle connection between Griffith University and Riverdale Park:</b> Design and develop a new pedestrian and cycle pathway as a key component of the 'healthy circuit'.	EDS, Parks, CS, MKT, RIP, RID, WI, Community, Heart Foundation, GU, DTMR	Medium term
28	<b>Develop new cycle storage infrastructure in the Meadowbrook centre:</b> The facilities may include the new/upgraded facilities at the Loganlea Train Station (current and/or future relocated train station), Slacks Creek bus interchange, shopping centres, Logan Hospital, Griffith University, TAFE and in the Edenlea Drive area.	EDS, RIP, RID, EDS, Parks, CECE, Heart Foundation, GU / TAFE	Medium term
29	<b>Create the 'economic link' over the Logan Motorway:</b> Provide a high amenity pedestrian connection over the Logan Motorway, linking Griffith University to Logan Hospital, TAFE, Loganlea Train Station and Loganlea State High School. This may involve formal advocacy to the State Government.	EDS, RIP, Parks, CS, MKT, AV, CS, Community, Heart Foundation, GU / TAFE Loganlea State High School, State Government, DTMR, Transurban, Metro South Health	Long term
30	<b>Deliver a new east-west street:</b> The new street to be created between Logan Hospital, the Woolworths shopping centre and the Riverina stock feed site, inclusive of new connections between Armstrong Road and Nestor Drive, and between Loganlea Road and Armstrong Road.	EDS, DA, RIP, RID, WI, Key landowners, Local developers, Metro South Health	Long term
31	<b>Improve active transport connections:</b> Review and upgrade connections to the broader area around Meadowbrook inclusive of connections to the 'healthy circuit', such as links to aged care in Bethania and links across the Logan River from Riverdale Park.	EDS, RIP, Parks, CECE, MKT, CS, Community, Local businesses	Long term
32	<b>New cycle connection to Shailer Park:</b> Provide an active transport connection between Griffith University and the Hyperdome precinct and surrounding areas of Shailer Park and Loganholme. This will be via Murray's Road to the Mandew Street overpass. The initial link may be in the form of a cycle route and mature into a bus route.	EDS, RIP, RID, Parks, CECE, CS, Heart Foundation, GU	Medium term
33	<b>New bus connection to Shailer Park:</b> Provide bus access from Griffith University to the Hyperdome precinct and surrounding areas of Shailer Park and Loganholme. This aspirational bus/road linkage will be provided in collaboration with the State Government.	EDS, RIP, RID, Parks, CECE, AV, State Government Translink/DTMR, GU	Long term





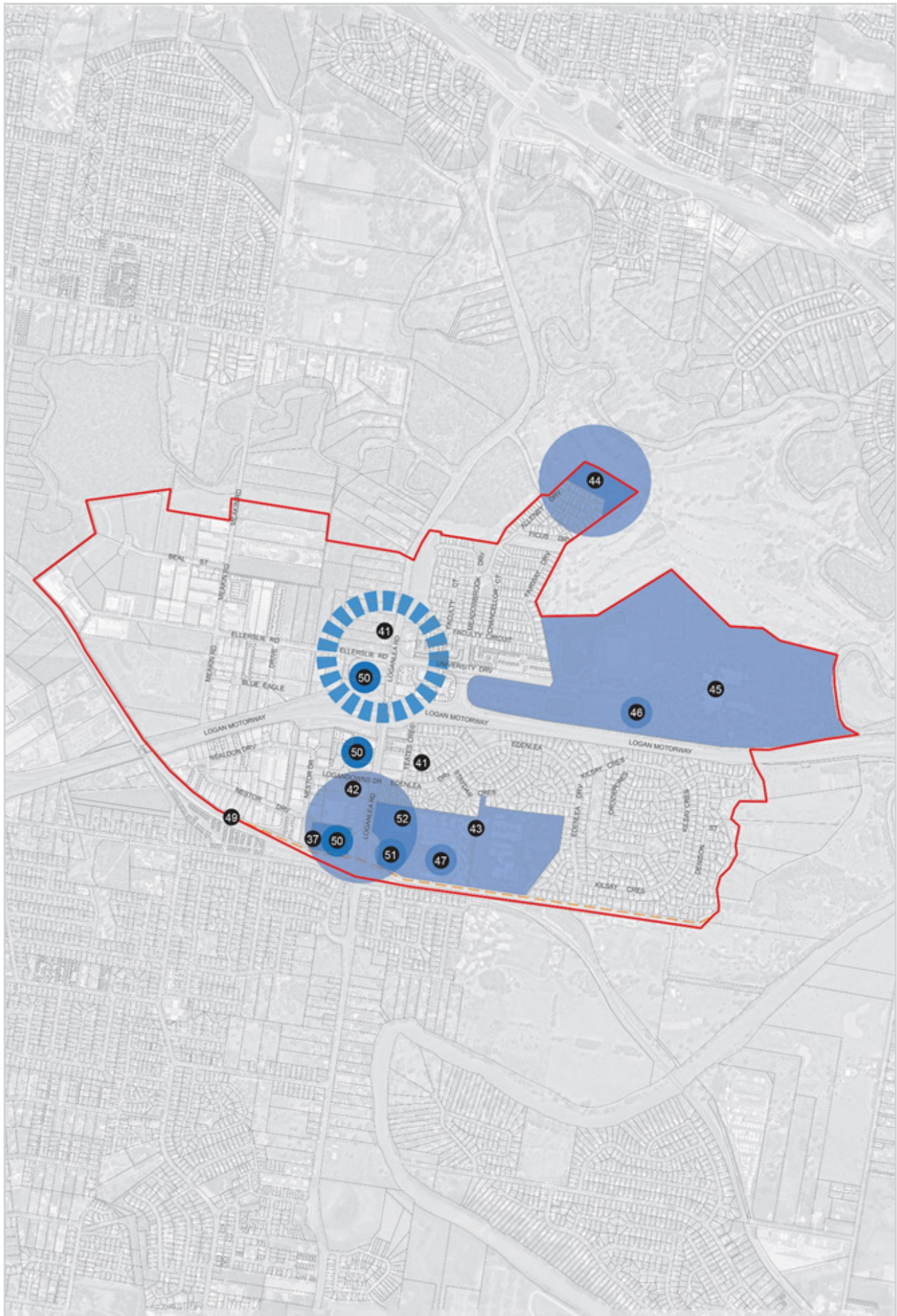


## ACCESS AND MOVEMENT

Connect people physically, socially and digitally to their place and community

	ACTIONS	STAKEHOLDERS	TIMING
34	<b>New bus stops and bus services:</b> Work with Translink to improve bus services, inclusive of attractive linear bus stations (premium stops) on both sides of Loganlea Road, signature bus stops at other major activity generators (e.g. Griffith University – Logan Campus, TAFE Loganlea campus) and improve pedestrian connections.	EDS, RIP, CECE, Parks, Translink, Local businesses, GU, TAFE, Community	Medium term
35	<b>Upgrades to the Loganlea Train Station:</b> Improve equitable access to the station and provide a new connecting bridge between Meadowbrook and Loganlea. If this project progresses, improvements to pedestrian connections, cycle infrastructure and public spaces in and around the station are to be prioritised. Advocate to the State Government to influence outcomes.	EDS, AV, RIP, RID, CECE, Queensland Rail, Translink, Logan Hospital, TAFE, Community	Short term
36	<b>Advocate for the relocation the Loganlea Train Station:</b> Assist the State government to explore opportunities to relocate the Loganlea Train Station 350m to the east. The relocation would consider improving access to the centre, including the Logan Hospital, TAFE and connection to the Loganlea State School. Advocacy will seek to advance prioritisation of the relocation of the Loganlea Train Station when considering upgrading of the existing Loganlea Train Station.	EDS, AV, RIP, RID, CECE, Queensland Rail, Translink Economic Development Queensland, Logan Hospital, TAFE, Community	Short term
37	<b>Relocate the Loganlea Train Station:</b> The relocation of the station 350m to the east to provide and integrated transport hub with the Logan Hospital, TAFE and connection to the Loganlea State School. The relocated train station may offer volumetric and adjacent development opportunities to the station and catalyse revitalisation of Loganlea.	EDS, RIP, RID, CECE, Queensland Rail, Translink, Logan Hospital, TAFE, Community	Long term
38	<b>Enhance accessibility and connectivity for service and emergency vehicles:</b> Limit service vehicle access along Loganlea Road and 'create a service vehicle loop' within the centre, by avoiding movement through local access roads and conflict between service vehicles and other road users.	EDS, RIP, RID, CECE, Local businesses, Logan Hospital	Medium term
39	<b>Decommission the high speed clover-leaves and slipways from Loganlea Road:</b> Create a functional local road network, inclusive of new roads connecting through the Riverina site and the Logan Hospital site	EDS, RIP, RID, CECE, Local businesses, Logan Hospital, Queensland Rail, Translink	Short to medium term
40	<b>New wayfinding signage:</b> Wayfinding signage to emphasise Meadowbrook as Logan's health, knowledge and wellbeing destination.	EDS, RIP, RID, MKT, Parks, Transurban, DTMR	Medium term

# Precincts and Buildings





# Precincts and Buildings

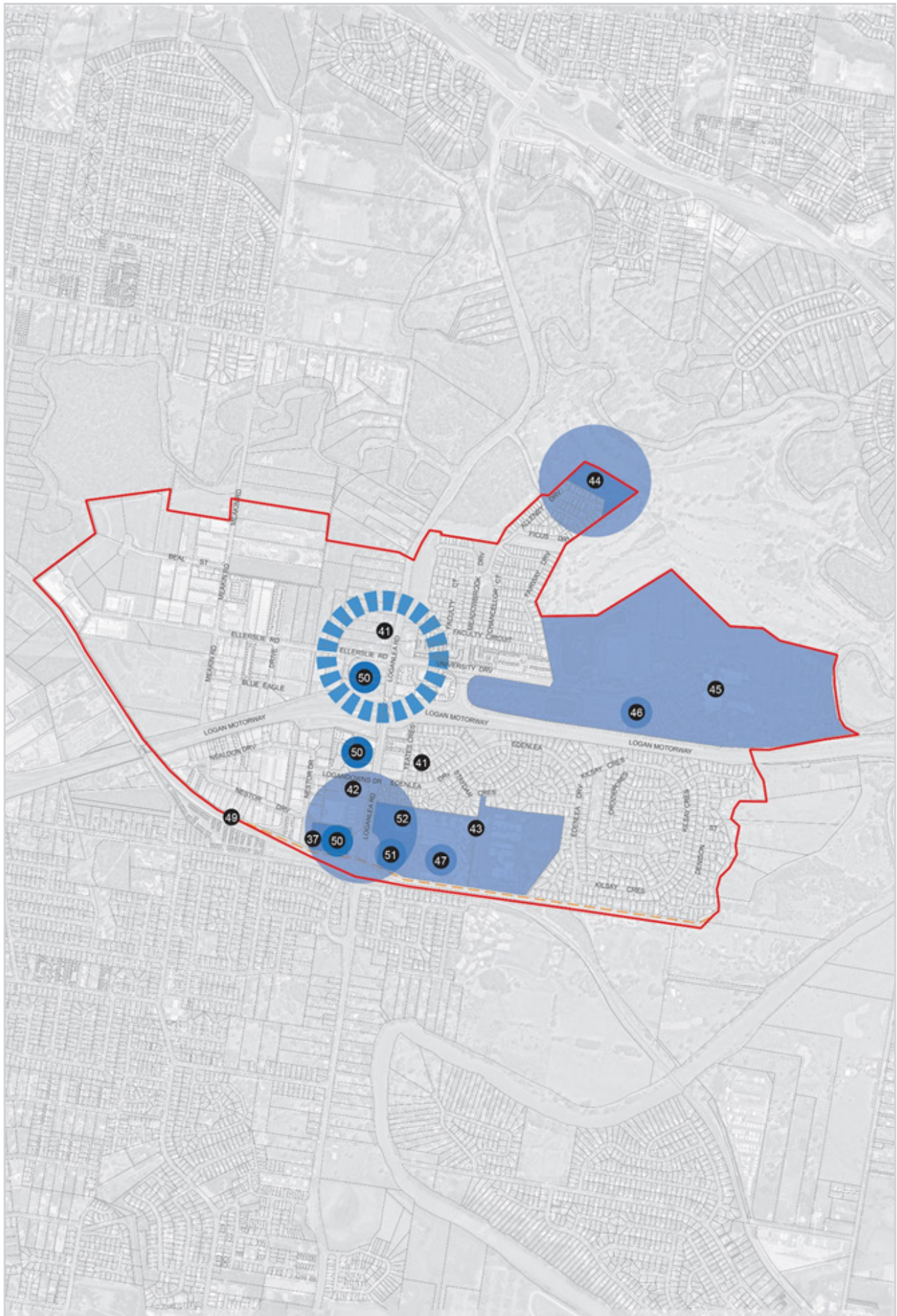


## LAND USE

Facilitate precinct level master plans that support mixed land use opportunities and unlocking public and private sector investment

	ACTIONS	STAKEHOLDERS	TIMING
41	<p><b>Facilitate the delivery of new healthcare services, including a private hospital:</b> Collaboratively deliver new and integrated healthcare services at key locations across the centre, assisted by Meadowbrook's key stakeholders (a future leadership group), by identifying potential locations, engaging with public and private providers, and coordinating landowners, developers, investors and industry professionals.</p> <p>This action will be integrated with the creation of a future leadership group and the development of a targeted investment strategy for Meadowbrook.</p>	EDS, MKT, DA, Healthcare industry, Metro South Health State Government, Griffith University, Developers	Ongoing
42	<p><b>Parking and Travel Demand Management Strategy:</b> Review the location and extent of short and long term parking, potential for share car and share bike stations, future development and feasibility of additional car parking facilities. The strategy is to include actions to encourage higher levels of active and public transport use. The strategy can also manage and mitigate impacts of loss of car parking and increased trips generated during and after the construction period of the Logan Hospital expansion construction period.</p> <p>The strategy will investigate improvements and provision of car parking in the vicinity of the Loganlea Train Station.</p>	EDS, RIP, RID, MKT, CECE, Local residents, Metro South Health, DTMR, QR, TAFE, DESBT	Short term
43	<p><b>Develop an updated precinct master plan for the Logan Hospital and TAFE Loganlea campus:</b> Work with key stakeholders to ensure planning for the precinct is current and maximises synergies and opportunities.</p>	EDS, DA, RIP, CF, CS, TAFE, DESBT, Metro South Health	Short term
44	<p><b>Precinct master plan for the Meadowbrook Golf Club and Logan Picnic Grounds precinct:</b> Work with lease holders to develop a precinct master plan that will identify development, sporting, recreation and event opportunities in the precinct.</p>	EDS, DA, HEW, AD, RIP, Parks, Meadowbrook Golf Club, Australian Golf Management Corporation	Short to medium term
45	<p><b>Develop a precinct master plan for Griffith University Logan Campus:</b> Work with key stakeholders to develop a plan that will broaden the range of land uses, drive increases in student numbers and allow opportunities for research and industry partnerships, especially those which may facilitate employment pathways, research and development, and commercialisation.</p> <p>The precinct master plan may also include opportunities for co-location with other stakeholders, both on the campus site and across the Meadowbrook precinct.</p>	EDS, DA, RIP, CF, SP, CS, GU, Students, Local residents	Short term
46	<p><b>Advance the development of specialisations at Griffith University:</b> Focusing on the academic and research strengths of the university, work with Griffith University to develop specialisations at the university inclusive of increasing the scale and number of centres of excellence, research and translation hubs, and industry sponsored facilities.</p>	EDS, CF, SP, AV, GU, Federal Government, State Government	Short term
47	<p><b>Expand the medical research capabilities and trainee placement opportunities at Logan Hospital:</b> Work with Metro South Health to expand employment and training opportunities as part of the ongoing expansion of Logan Hospital.</p>	EDS, DA, CF, AV, SP Queensland Health, Metro South Health, TAFE / GU / DESBT	Medium term
48	<p><b>Facilitate the redevelopment of the Riverina stock feed site:</b> Through active engagement with the landowner and development proponents, explore opportunities such as developing a site master plan and assisting in relocation.</p>	EDS, DA, RIP, Riverina, Development sector	Ongoing
49	<p><b>Streamline planning and approval processes for desirable uses in the centre:</b> Review and make recommendations to streamline planning and approval processes for desirable retail, dining and service-based land uses in the Meadowbrook centre, inclusive of the future Meadowbrook local plan, business licensing and permits.</p>	EDS, DA, Local residents, Development sector	Short term

# Precincts and Buildings





# Precincts and Buildings



## BUILT FORM

Site specific projects that incorporate exemplar and sustainable architectural outcomes

	ACTIONS	STAKEHOLDERS	TIMING
50	<b>Facilitate catalyst gateway/landmark buildings:</b> Work with land owners to facilitate the development of landmark buildings at the corner of Ellerslie Road and Loganlea Road; the corner of Logandowns Road and Loganlea Road; and in the vicinity of Riverina stock feed site.	EDS, DA, investLogan, Landowners, Developers,	Ongoing
51	<b>Develop a multi-level car parking station for the hospital:</b> Work with Metro South Health to deliver a large multi-level car park at Logan Hospital as part of hospital expansion. The multi-level car park should be built as part of enabling works associated with the hospital expansion and be of sufficient size to service the car parking demand generated by the hospital and its expansion. Council will advocate for this project, and seek to ensure the built form, interfaces and landscaping represent best practice.	EDS, RIP, DA, AV, Community and business groups, Queensland Health, Metro South Health	Short term
52	<b>Advocate for the Logan Hospital expansion:</b> Expansion of the hospital to be progressed through collaborative design, active engagement and advocacy between Council, Metro South Health and the State Government. Council will seek to ensure high quality built form, street interfaces and connections into the hospital represent best practice.	EDS, DA, RIP, CF, AV, Queensland Health, Metro South Health, TAFE / DESBT	Short term





# Policies and Strategies



## GOVERNANCE

Identifying and empowering people involved in or affected by our planning and urban design process

	ACTIONS	STAKEHOLDERS	TIMING
53	<b>Deliver a Meadowbrook engagement event:</b> The Meadowbrook Summit was delivered to engage with the community, stakeholders and investors to advance Meadowbrook as a centre for health, education, wellbeing and community.	EDS, MKT, CECE, CF, MKT	Completed
54	<b>Create the Meadowbrook Leadership Group:</b> The leadership group will consist of key stakeholders to champion Meadowbrook as Logan's premier destination for healthcare investment and advanced education, and collaboratively progress implementation of prioritised projects and initiatives. The leadership group would comprise of representatives from the Logan Hospital, Griffith University, TAFE Queensland, relevant Queensland Government departments, local landowners and experts from the health and knowledge sectors, as well as representation from Logan City Council.	EDS, AV, CF, CS, MKT, Local businesses, Community, State Government, Metro South Health, GU / TAFE, Health and medical sector	Short term
55	<b>Generate new investment through competitive advantage:</b> Identify Meadowbrook's existing and emerging strengths, specialisations and unique competitive advantages through the Meadowbrook leadership group, identifying the precinct's values as an emerging health and wellbeing precinct.	Leadership Group	Short term
56	<b>Develop a Health and Wellbeing Precinct identity, place branding and marketing strategy:</b> The strategy will leverage Meadowbrook's unique strengths and competitive advantages into the future. This strategy would be an engagement platform to seek new investment from the healthcare sector, promote the area as a destination for academic research and applied research and development.	EDS, CF, CECE, MKT, Media, CS, investLogan, Metro South Health, GU, TAFE, State Government	Short term
57	<b>Deliver a 3D model for the Meadowbrook Activity Centre:</b> The model will be used as a lead planning tool to prioritise and coordinate Council's capital and non-capital projects and programs in the activity centre.	EDS, DA, CF, Community, Developers	Short term
58	<b>Identify, promote and advocate for a suite of incentives, grants and subsidies:</b> Incentives, grants and subsidies will be aimed at new health, research and education investment in collaboration with Meadowbrook leadership group at the institutional, state and federal government levels.	EDS, AV, CECE, CF, Leadership Group	Medium term
59	<b>Develop a targeted investment strategy:</b> Attract a greater variety of retail, dining, healthcare, research and development, and educational institutions in the centre, with the aim of advancing the health and wellbeing vision, as well as increasing activation and attractiveness of the centre for extended hours.	EDS, CF, CECE, MKT, investLogan, Metro South Health, GU, TAFE, State Government	Short term
60	<b>Develop a Health and Medical Investment Business Case:</b> Assist in the identification of need, gap analysis of services and targeted investment opportunities in the health and medical sectors across the City of Logan, inclusive of identifying opportunities for Meadowbrook.	EDS, CF, MKT, AD, Development sector	Completed
61	<b>Provide development incentives for early delivery of catalyst projects:</b> Increase development potential of new land uses which are consistent with Meadowbrook as a health and wellbeing precinct by creating a special Meadowbrook Economic Development Zone. This will be advanced by exploring the reduction of Council's fees and infrastructure charges for a range of healthcare, education and research themed land uses in targeted locations.	EDS, MKT, Media, CS, SLF, Community	Short term
62	<b>Develop a dedicated events strategy for Meadowbrook to attract more frequent and a greater variety of events and activities:</b> Prepare and deliver programmed entertainment events including the use of temporary or 'pop up' initiatives (such as markets, food trucks, children's activities), professional/academic events (workshops, seminars, conferences) and sporting events to activate the area and promote Meadowbrook as a place for health, knowledge and community. The strategy would be advanced through partnerships with key stakeholders including TAFE, Griffith University, Meadowbrook Golf Club, Loganlea High School, community organisations and local businesses.	EDS, MKT, Media, CS, SLF, Community, Local businesses	Medium term
63	<b>Develop an economic, environmental and social scorecard:</b> Establish diverse qualitative and quantitative measures that provide government, businesses and the community with an indication of the overall environmental, social and economic benefits of the key catalyst projects.	EDS, CECE, HEW, CS, Media, Community stakeholders	Long term
64	<b>Establish partnerships with housing providers and the development industry:</b> Facilitate the early delivery of innovative residential accommodation.	EDS, DA, CS, CF, State Government, investLogan, Housing providers, Developers	Ongoing

# The Ingredients of Good Placemaking



## Collaboration and Creativity

- Urban renewal needs political will — report directly to the decision makers.
- Be collaborative and move beyond narrow interest groups or departments.
- Do an awful lot of market research — know your geo-economic space — develop a great business plan.
- Rely on independent and nationally respected champions.
- Know your strategic partners — build a coalition of the willing.
- Understand the extent of 'subsidies' so you can support rather than sponsor Government policies.
- Feature in regional conversations.
- Change the language but make sure the vision and messages are consistent.
- Be nimble — apply a light touch — maintain a level of agility.
- Know who makes or breaks your community.
- Find your Place champions — especially the young entrepreneurs.
- Be genuine in your engagement with the private sector.
- Continually engage with the community, local artists, performers, creative makers and thinkers.
- Don't just be fast, be certain and clear and don't move the goal posts.
- Accept that you don't always get it right.
- Relinquish control and the belief that you know all the answers.
- Pace is important — point to progress.
- Be deliberate not ordinary — be successful not controversial.
- Light a candle and the moths will come.
- Reinvest your profits back into the Place.

## Context and Custodianship

- Urban renewal is a process measured in decades and across generations.
- Create a Place Manager / curator — move beyond assets and operational needs.
- City making not building.
- The sign of a great city or precinct is the strength of its cultural and artist life.
- Businesses are placing a greater emphasis on the cultural amenity of their host city.
- Create a compelling destination.
- Prioritise what is durable and real.
- Play to your local strengths and opportunities — enrich the locale.
- What makes you unique?
- What is your competitive advantage?
- Focus on authentic urban design outcomes instead of marketing, branding or tourism fads.
- Populate a space with a good (and timeless) idea.
- Communities don't care who delivers it.
- Deliver amenity and the estate works first where possible.
- Provide certainty at a local level by investing in physical, green and social infrastructure.
- Focus on catalytic interventions — half permanent and half temporary.
- Well placed community infrastructure is critical to urban renewal — it is your currency and contribution.
- Decide on how you will measure success and measure often — include an urban and social value.
- Allow qualitative performance based assessments.
- Invest in the process of getting there — keep implementation simple — what are the top five outcomes and how do we drive towards them.

## Choice and Character

- Create a PLACE rather than simply constructing a building.
- Understand the power and relationship between public and privately owned land.
- Acquire land only if you need to and for 'city making' reasons.
- The scale of development is not just about the dollar but about the strategic outcomes.
- Don't rely purely on State led projects to kick start the renewal process they are important but take longer to deliver.
- Spend your time and money working with existing landowners — get mixed use development happening and move on.
- Don't under-estimate your contribution in providing developmental certainty, service and incentives.
- You can't legislate for innovation so don't rely on a code.
- Let the market decide — work with it — don't force it.
- Don't be a slave to the immediate market and be adaptive to long term trends.
- Target major tenants (civic, commercial, retail and institutional) that bring another place dimension.
- Focus on fine grain tenancies not just head offices and large floor plates.
- Attract and retain best practice businesses and industry leaders.
- Reward businesses and people who enhance the place experience.
- Promote speciality operators, festivals, exhibitions and events.
- Focus on employment sectors, job creation and essential services.
- Health and Education Services = Jobs (tertiary and vocational linkages are pivotal).
- Match an industry sector and skill set to your residents (workforce) and strategic vision.
- Job perception is linked to place perception.

## Connections

- Urban renewal is about creating great streets not entry statements.
- Empower transport engineers to be part of the journey and the urban design story.
- Do a strategic network review — 'think' regionally and 'deliver' locally.
- Play the long game — get the urban structure right and stick with it.
- Quick access to a capital city is good but not essential.
- Focus on local hotspots that are complementary and well connected.
- Do the groundwork, make the connections, get uplift.

