

Greater Springwood LOCAL PLAN

June 2009

Have your say on these three options

It's crunchtime, with Logan City Council seeking your views so it can finalise the planning for Springwood this year!!!

We've waited many years to see this project come to fruition and now it's time to bring the project to a close.

Before we do, we ask you once again for your valuable input. Council has released three draft development options for a new town centre and planning model for Springwood and now seeks your comments by July 31. We intend to gather your input and make a final decision this year on the 20-year vision for Springwood.

As a member of the community, your comment is sought on these draft options. We ask you to consider the pros and cons of each option and help shape your district over the next two decades to become a principal activity centre, as designated in the South East Queensland Regional Plan. Choose your favoured option or comment on parts of various options that you would like to see.

All of the draft options seek to:

- Retain the Springwood Central State School site long-term for educational purposes.
- Widen Cinderella Drive and Rochedale Road, south of Fitzgerald Avenue, to become four lanes.
- Extend Springwood Park by four blocks to its north west edge along Cinderella Drive.
- Enable future development of the Springwood Town Centre south of Vanessa Boulevard by building a future road and/or pedestrian link between Laurinda Crescent and Carol Avenue and by extending Carol Avenue southwards to create Springwood Boulevard.
- Identify areas in and around the Greater Springwood Area for higher density residential areas.

FIND OUT MORE

Library: The options will be on display at Logan North Library from June 10 to July 30.

Meet the Planner: Council is hosting an Open House at the Logan North Library on Thursday June 18 from 3.30pm to 7.30pm. Drop in and chat informally to our planners and consultants anytime during these hours. Find out more about the options, ask questions and fill in a feedback form.

Web: Go to www.bangthetable.com/logan.

Email: Send an email to strategyplanning@logan.qld.gov.au with your comments or questions.

What is a principal activity centre?

In its South East Queensland Regional Plan, the State Government has earmarked Springwood as a Principal Activity Centre. This will serve a catchment of regional significance and accommodate key employment concentrations. They also serve business, retail and service uses. These centres provide a secondary administrative focus, accommodating regional offices of health, education, cultural and entertainment facilities that have government and regional significance.

History

2000	Draft Local Area Plan for Springwood
2001	Bus station built
2003	Master Plan for Fitzgerald Avenue
2004	SEQ Centres Strategy Draft SEQ Regional Plan Springwood Urban Renewal Property Trends and Economic Review Springwood Parking and Traffic Study Vision preparation by Council
2005	Springwood Town Centre Governance Report SEQ Regional Plan released Draft IPA Planning Scheme on public exhibition
2006	Springwood Town Centre Master Plan project starts
2007	Queensland Transport announces Springwood busway planning starts Springwood Town Centre Master Plan on hold
2008	Council amalgamations
2009	Council appoints consultants GHD to finalise project

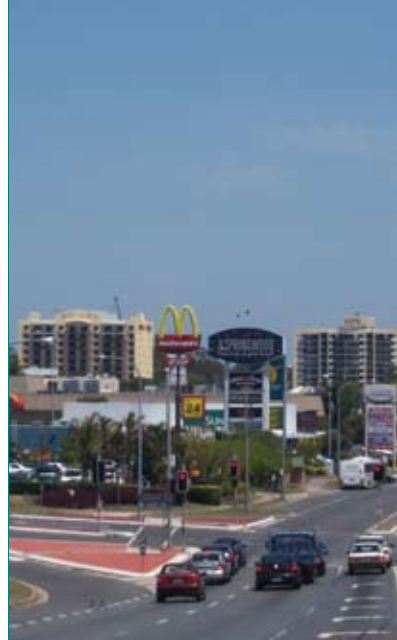
2009 timeline

February	GHD appointed by Council to finalise Local Plan
March	Research and planning and drafting of options
May	Draft options considered by Council's Planning and Development Committee
June 2	Council releases options for public comment via website
June 10	Options on display at Logan North Library til July 31
June 18	Council hosts Open House at library so residents can discuss options with planners/consultants
July 31	Public comment closes
August	Planners/consultants assess community feedback and finalise options
Mid/Late 2009	Final option/s presented to Council's Planning and Development Committee for consideration
Late 2009	Council formally adopts Greater Springwood Local Plan
Future	Local Plan incorporated into Council's new Planning Scheme.

Roads:

The vision for Springwood suggests some new roads to reduce turning movements on the Eastern Service road and reduce congestion through the core area of Springwood, including the following draft proposals:

- Upgrading Cinderella Dr between Springwood Rd and Dennis Rd, making a bypass around the core area of Springwood.
- Building a new connection road between Cinderella Dr and Briggs Rd with the redevelopment of the bowls club.
- Building a new road between Vanessa Boulevard/Laurinda Crescent and Carol Ave.
- Building a new road between Murrajong Rd and Dennis Rd.
- Extending Cronulla Ct to Monte St in Slacks Creek.
- Extending Perrin Dr to Millers Rd with further development in the Compton Rd industrial area of Underwood.
- Connecting Baker St to Allgas St in Slacks Creek.
- Extending Herbert St to Marbella St.
- Building a new road from Springwood Rd to Eleanor Ave



Residential population

Within the 450 hectare boundary of Greater Springwood, there are currently about 42,000 residents. The planning for Greater Springwood will have to cater for 50,800 people to be living in the area by 2031. This equates to about 4,210 new dwellings.

Year	Population estimate
June 2006	41,970
June 2009	42,205
June 2011	42,600
June 2016	43,400
June 2021	45,100
June 2031	50,800