

Cronulla Park Supporting Information

Address: 39 Cronulla Court, Slacks Creek QLD 4127

Zoned: Recreation Open Space – Major Parks

Owner: Logan City Council

Leased Area (PCYC): 15,668m²

Available Area: ROS – 86,040m²

Strategic Alignment

The Cronulla Park site represents a high exposure, high potential development opportunity within one of Australia's fastest-growing urban corridors. Proposals should align with the strategic directions outlined in key Council documents including:

- **Corporate Plan 2026-2031** [Corporate plan | Logan City Council](#)
- **Transform Logan 2075** [Logan 2075 | Logan City Council](#)
 - **Our city vision: Logan 2075:** Logan 2075 is a series of 7 interconnected citywide goals and measures that set a bold long-term vision for the City of Logan. The vision has been shaped by extensive community engagement and reflects the voices, values and aspirations of the people who live, work and invest in our city.
 - Logan 2075 provides clear direction for how our city will grow and change over the next 50 years, so the decisions we make today support a more connected, sustainable and prosperous future for generations to come.
- **Economic Development Strategy 2022-2027** [Economic Development Strategy - Logan Office of Economic Development](#)
- **Night time Economy Strategy** [Night time Economy Strategy for the City of Logan | Logan City Council](#)
- **Logan Destination Management Plan 2023-2028** [Tourism - Logan Office of Economic Development](#)
- **Active Logan Strategy 2023-2028** [Active Logan Strategy 2016 to 2028 | Logan City Council](#)

Pre-Lodgement Meetings

All proposals will be subject to the Development Approval process. Accordingly all proponents must request a mandatory pre-lodgement meeting prior to the close of the formal EOI process. These meetings are free of charge. More information and to request a pre-lodgement meeting [HERE](#)

Logan Planning Scheme

The Cronulla Park site is zoned Recreational Open Space – Major Parks.

The categories of development and assessment for this site can be found in Section 5.5.11.1 of the Logan Planning Scheme. Access to the online viewer of the scheme is available here [Logan ePlan | Logan City Council](#).

The [Logan PD Hub | Logan City Council](#) will have further development information.

Vendor Panel registration

The formal EOI period will occur exclusively through Logan City Council's Vendor Panel process.

To submit a proposal all proponents will be required to be registered on VendorPanel. Registration is free and below is a link on how to set up a supplier profile.

[Tendering Online Portal: VendorPanel | Logan City Council](#)



History

The principal use of the site was as a municipal landfill from 1973 to 1983 operated by Albert Shire Council, now Logan City Council (LCC). A tributary of Slacks Creek historically ran through the site. Prior to the construction of the Landfill, the tributary was diverted around the site in an open drain located on the southern and eastern boundaries of the site.

After closure in 1983, Albert Shire Council used the site for stockpiling of soil and concrete demolition waste, which have subsequently been removed. Landfill rehabilitation recommendations and measures have been acted on, primarily associated with installation of infrastructure associated with new sewage lines, leachate collection/management, gas venting, surface water, drainage, and residual landfill infrastructure removal.

Since closure of the landfill, the site has been nominated as open space for recreational purposes by the general public, although there is no park infrastructure and perimeter fencing and signage discourages general site access.

In 2005, a master plan was commissioned by LCC investigating options for a district sports orientated park and community venue.

In 2010, the Queensland State Government requested that LCC relinquish trusteeship of the reserve to enable the development of the site as a Greyhound Facility, including a racing track, a main facilities building with associated infrastructure / parking etc. A Material Change of Use (MCU) application was subsequently lodged on behalf of Greyhounds Queensland Limited (GQL). This proposal was abandoned.

In 2017, the Qld State Government transferred the land back to LCC, with an incentive to incorporate a new PCYC facility on the site in any future redevelopment. In early discussions, a multi-sport proposal was put forward and consideration into this concept was conducted, however not supported at that time. A revised master plan was completed in 2018 – incorporating 2 AFL fields and the PCYC facility.

The PCYC was redesigned and construction finished in 2021. A lease was provided to PCYC – Logan; however the AFL fields did not proceed at this site as other sites in Logan City were considered more favourable for new AFL fields.

Landfill Remediation

The site is listed on the State Government Environmental Management Register (EMR) as a municipal landfill from 1973 to 1983. The Register references the proposed historical uses mentioned above and the Remediation Action Plan noted on the register is limited to the historical uses noted above.

Any future uses proposed for this site will require a new Remediation Action Plan to support the intended use as part of the Development Assessment process.

The quantity of waste received onsite is unknown, however investigations have revealed that the depth of waste to be up to approximately 10 metres below ground, and waste has been placed directly over natural ground strata including weathered sandstone and sandstone. The construction of the landfill did not include the installation of a liner, or leachate and landfill gas collection system.

Waste which was accepted at the landfill included:

- Domestic waste
- Commercial and light industrial solid waste
- Sanitary solid waste
- Construction and demolition waste.
- Animal carcasses including dogs, cats, cows and horses.

The landfill was capped using a clay-based soil in the 1980s, and additional capping material placed over the landfill in the 1990s. Four landfill gas vents were installed within the landfill following closure in the 1980s.

The remediation program initially prescribed in 2018 included the following overview:

- Settlement over the landfill site is expected to occur and ground improvement measures such as preloading over a number of years may be required to enable redevelopment. Settlement will need to be considered in all aspects of the proposed redevelopment including but not limited to structures, building services, playing fields, access roads and carparks.
- The access point connecting Cronulla Court would likely require cutting through the landfill cap and waste material and may not be supported for environmental and health reasons and may also be cost prohibitive. Space constraints may also prohibit the construction of the access road running along the eastern boundary of the site.
- In general terms shallow rooting vegetation is recommended over landfill sites to prevent damage to capping layers. Deep rooting vegetation such as trees are not supported.

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