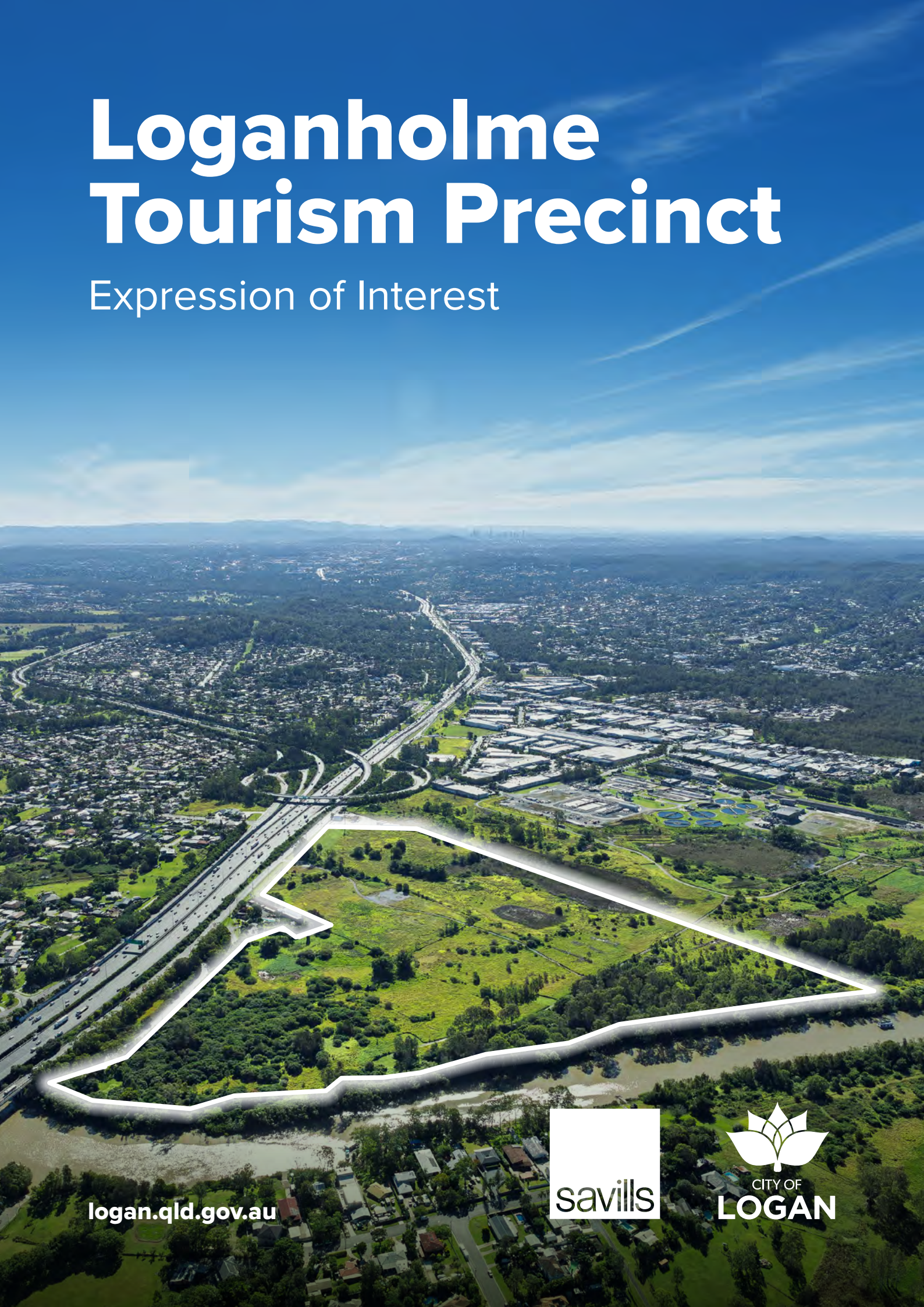


Loganholme Tourism Precinct

Expression of Interest



logan.qld.gov.au





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A rare opportunity

Savills, on behalf of Logan City Council, are delighted to present this unique opportunity to activate a strategically located, 31 ha* riverfront site within one of South East Queensland's fastest-growing regions.

Logan City Council invites expressions of interest for the redevelopment of the site to enable high-quality mixed uses and seeks a suitable proponent to deliver on the overall vision for the site in a manner that is commercially viable and financially sustainable.

Classified within the 'Specialised Centre Zone', the site is ideally situated on the M1 at Loganholme between Brisbane and the Gold Coast. In a prominent and highly visible position, the site is now available following a realignment of the Coomera Connector M9 motorway.

Logan City Council is open to receiving submissions that outline potential tenure structures for the site, including development lease, long-term ground lease, outright purchase of the freehold land or other suitable tenure arrangements.

*approximate land area

“ This is a unique opportunity to be part of something special as the City of Logan writes its next exciting chapter. We are reimagining what tourism looks like in a fast-growing and diverse city. We want investors to think big, be innovative and bring us great ideas for Cronulla Park at Slacks Creek. ”

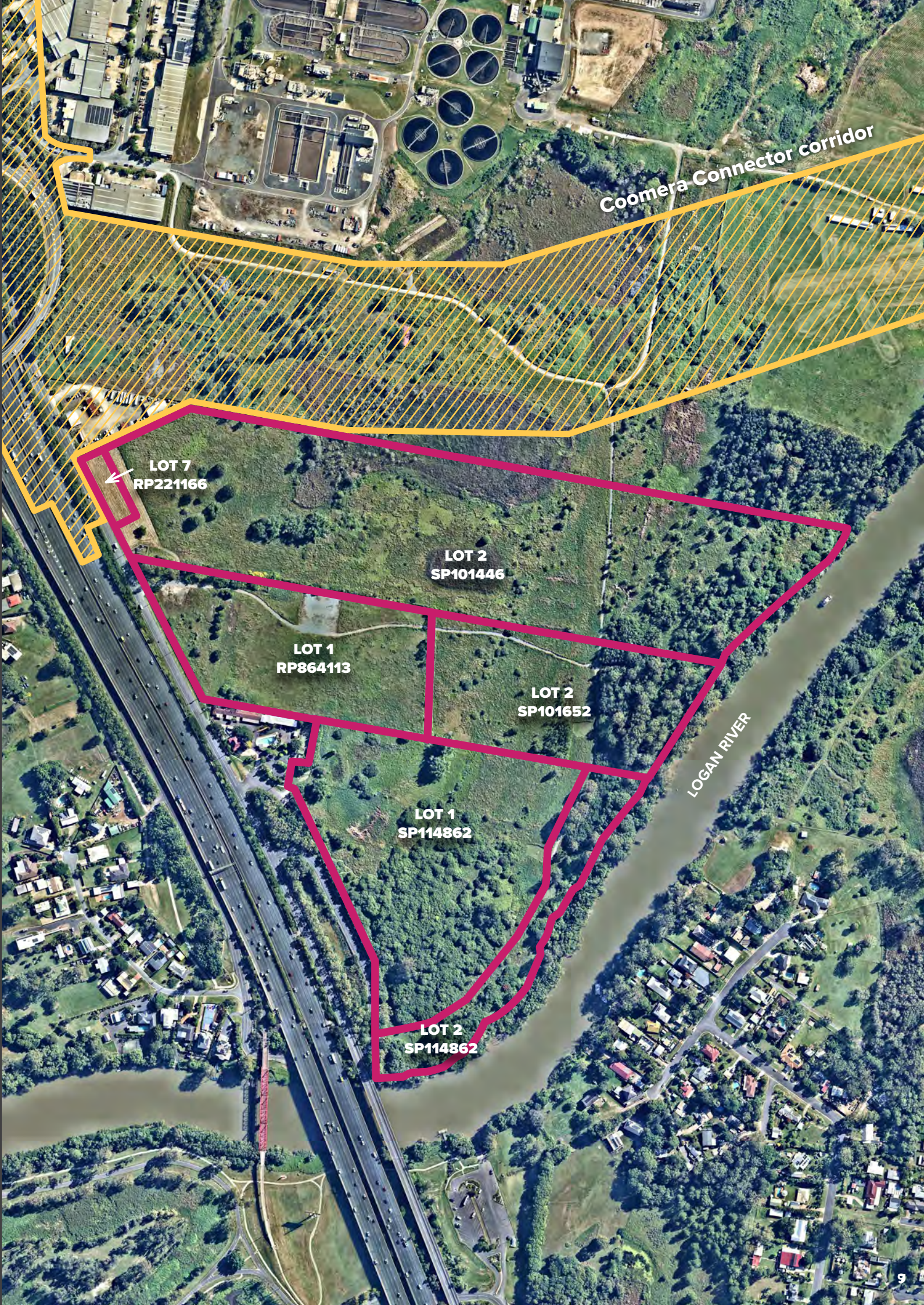
Mayor Jon Raven
City of Logan



Executive summary

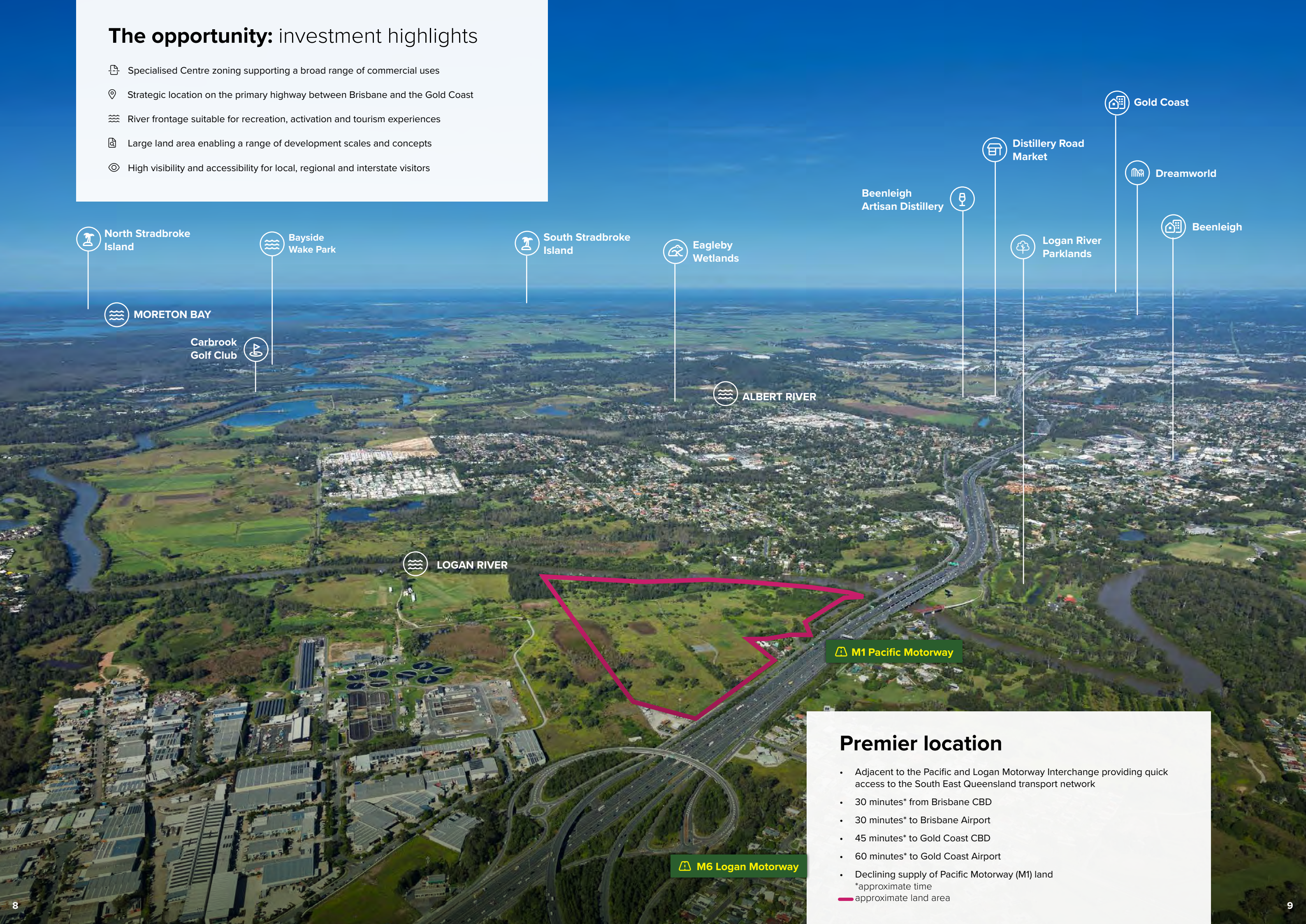
Address	4144-4166 Pacific Highway, Loganholme Queensland, 4129
Site owner and local authority	Logan City Council
Real property descriptions and area*	Lot 2 SP101446 – area 137,155 sqm Lot 7 RP221166 – area 2,465 sqm Lot 2 RP101652 – area 40,790 sqm Lot 1 RP864113 – area 44,730 sqm Lot 1 SP114862 – area 71,950 sqm Lot 2 SP114862 – area 21,107 sqm (Gambaro Park)
Total aite Area	318,197 sqm* (31.8ha or 77 acres approximately)
Planning scheme	Logan Planning Scheme 2015 V9.2 There are no active development approvals over the site. All proposals are subject to the Development Assessment process.
Zoning	Specialised Centre Zone and Constrained Open Space While tourism is a preferred outcome, Council is open to alternative uses and concepts across the site that align with Council's strategic objectives. Section 5.5 Categories of development and assessment – Material change of use. Refer to 5.5.15.1 – Specialised Centre Zone
Building height	Maximum building height = 40.00 metres (exceedance may elevate assessment)
Site inspections	A site inspection will be available in September 2026
Marketing	Potential proponents are encouraged to register their interest with Savills by 23 August 2026 to access the data room ahead of participation in the formal Expression of Interest process.
Expressions of interest	The formal Expression of Interest window will be open 24 August to 16 October 2026 and will be managed through Logan City Council's Vendor Panel platform vendorpanel.com.au/publictenders.aspx All proponents will need to be registered for Vendor Panel to download the package. Commensurate with the importance and priority of the project, Logan City Council will deal directly with the proponents during the formal Expression of Interest period 24 August to 16 October 2026 .
Agent	Gregory Woods Savills (Qld) 0409 305 224 gwoods@savills.com.au

*approximate land area



The opportunity: investment highlights

- Specialised Centre zoning supporting a broad range of commercial uses
- Strategic location on the primary highway between Brisbane and the Gold Coast
- River frontage suitable for recreation, activation and tourism experiences
- Large land area enabling a range of development scales and concepts
- High visibility and accessibility for local, regional and interstate visitors



Premier location

- Adjacent to the Pacific and Logan Motorway Interchange providing quick access to the South East Queensland transport network
 - 30 minutes* from Brisbane CBD
 - 30 minutes* to Brisbane Airport
 - 45 minutes* to Gold Coast CBD
 - 60 minutes* to Gold Coast Airport
 - Declining supply of Pacific Motorway (M1) land
- *approximate time
— approximate land area

Precinct vision and strategic alignment

The Loganholme Tourism Precinct (LTP) represents a high-exposure, high-potential development opportunity within one of Australia’s fastest-growing urban corridors. With direct Pacific Motorway frontage, strong regional connectivity and rare river adjacency, the site offers a platform for proponents to deliver a destination-scale project with long-term economic and community value.

Environmental aspects of the site create a unique opportunity for innovative, resilient and adaptive development models that differentiate the precinct and align with emerging market demand for sustainable, nature-integrated experiences.

Council’s preference is for tourism and recreation outcomes; however, it remains open to alternative uses that deliver a landmark destination, enhance public value and demonstrate strong strategic alignment.

Strategic alignment with Logan City Council priorities

The LTP should align with the strategic directions outlined in key Council documents, including:

- Corporate Plan 2021–2026
- Logan 2075
- Economic Development Strategy 2022–2027
- Logan Destination Management Plan 2023–2028
- Logan River Vision
- Active Logan Strategy 2023–2028.

Precinct vision

The vision for the Loganholme Tourism Precinct is to establish a vibrant, resilient and environmentally responsible river-oriented destination that:

- drives economic uplift through investment, visitation and complementary commercial activity
- enhances Logan’s profile with a contemporary, high-quality development that reflects the city’s ambition
- integrates with surrounding precincts and supports broader tourism and recreation networks
- engages meaningfully with the river and environment through low-impact, nature-based or adaptive design responses
- supports healthy, active lifestyles with recreation, wellbeing and outdoor experiences.

Council’s commercial objectives

Proposals should clearly articulate how they will:

- create a commercially viable destination that attracts sustained visitation, spending and activity
- leverage the Logan River as a competitive advantage through activation that respects ecological values
- grow the regional visitor economy by introducing new products, experiences or complementary uses
- deliver measurable community benefit through improved access, amenity or public realm uplift
- incorporate flood-resilient and environmentally sensitive design that responds creatively to site constraints, reduces long-term risk and enhances asset durability
- align with Council’s strategic and economic priorities while demonstrating strong market logic and feasibility.

Council is open to flexible commercial structures including land lease, joint venture, partnership or freehold purchase – where proponents demonstrate a balanced approach to commercial returns, public benefit and long-term sustainability.





Why Logan?

The City of Logan is the second-fastest growing city in South East Queensland and part of the fastest growing region in Queensland which is about to be turbocharged with Brisbane hosting the 2032 Olympic and Paralympic Games.

Logan is a city of opportunity and proponents are invited to shape a flagship precinct that delivers economic uplift and community benefit.



A thriving region between Brisbane and the Gold Coast with over \$18 billion in infrastructure projects



A rapidly expanding population expected to reach 548,000 by 2036 with workforce availability



Direct access to major transport corridors and aviation hubs



Over 230 cultures represented in Logan's community and reflected in our events and dining experiences



A future-focused Council with a new 50-year vision through Logan 2075



Council support for a high-quality sustainable outcome



Tourism industry development that is actively supported through incentives and specialised business support

Source: Invest in Logan – [Logan Office of Economic Development loed.com.au/investinlogan](https://loed.com.au/investinlogan).

Why Queensland?

Queensland is a desirable place to live and a strong place to invest, offering scale, certainty and access to high-growth Indo-Pacific markets.

- As one of Australia's fast-growing states, Queensland has a modern, globally connected and diversified economy underpinned by its major economic pillars of mining and resources, health care, agriculture, construction and tourism.
- Queensland is a premier tourism destination perfectly positioned on Asia's doorstep and is primed for continued growth. Strategic investment is supported by the Queensland Government's Destination 2045 Strategy.
- Despite headwinds from increased interest rates and high inflation, Queensland's labour market remains strong with employment growth outperforming the rest of the nation on average.
- The South East Queensland region is seeing rapid development and investment in the lead up to the Brisbane 2032 Olympic and Paralympic Games.
- The Queensland tourism market is the second largest in Australia, accounting for 23.8% of national tourism output and providing 156,000 jobs in 2023–24.
- The Brisbane region reached a record high of \$17 b in total visitor expenditure with over 1 m international visitors and 9.6 m domestic overnight visitors. With a strong day trip and visiting friends and relatives market, Logan captures over 8% of the regional market on average. (TRA YE Dec 2025)
- There is a strong, well-established industry network connected to national, state, regional and local industry bodies and associations.
- The Queensland lifestyle embodies a blend of urban sophistication and natural beauty. Diverse dining, transport options and a range of entertainment and cultural options offer a clear investment advantage.

Source: Why Queensland – QLD Treasury April 2026 – treasury.qld.gov.au/policies-and-programs/investment/why-queensland/.



Why Australia?

Australia's strategic location offers strong geographic – trade and cultural links with the fast-growing Indo-Pacific region and our diverse, globally competitive industries offer consistent economic growth and a top-tier AAA rated sovereign risk profile. We have:

- A stable parliamentary democracy – the quality of governance in Australia is among the best in the world, ranking 14th out of 202 in the World Bank's Worldwide Governance Indicators (2021).
- Highly skilled workforce with the ninth-highest proportion of people aged 25–64 with tertiary qualifications in 2020 (OECD Education at a Glance 2021), representing approximately 47% of the population.
- World-class infrastructure with strategically located ports, efficient logistics chains and rail and road transport networks.

Source: Why invest in Australia? | Australian Government
Department of Foreign Affairs and Trade –
dfat.gov.au/trade/investment/why-invest-in-australia.





Kingston Park Raceway

Logan Hospital

Logan Indoor Sports Centre

Meadowbrook Golf Course

Griffith University

Springwood

Brisbane CBD

Logan Hyperdome

Daisy Hill Conservation Park

Brisbane Airport

Port of Brisbane

Venman Bushland National Park

M6 Logan Motorway

M1 Pacific Motorway

LOGAN RIVER

* approximate land area

The EOI process

This document forms part of the preliminary marketing campaign being conducted by Savills Pty Ltd on behalf of Logan City Council prior to the formal Expression of Interest (EOI) process.

Proponents are encouraged to register their interest with Savills by **21 August 2026** to receive updates ahead of the formal EOI release including access to a data room.

The formal EOI period will run from **Monday 24 August to Friday 16 October 2026**, during which all submissions and communication will occur exclusively through Logan City Council’s VendorPanel Platform vendorpanel.com.au/publictenders.aspx

From Monday 24 August 2026, the Savills data room will be closed and links to technical data will be found on the Logan Office of Economic Development website loed.com.au.

All proponents will need to be registered for VendorPanel to download the EOI document package including mandatory returnable forms and to lodge an EOI.

Process and indicative timeline

Stage 1 | 24 August 2026

EOI package released and closes on **Friday 16 October 2026**. Proponents must request and attend a mandatory pre-lodgement meeting with Logan City Council within two weeks of the close of the EOI. logan.qld.gov.au/planning-and-building/planning-and-development/development-in-logan/pre-lodgement-advice.

Initial review of proponents will be determined in accordance with mandatory criteria as identified in the EOI documents.

Stage 2 | October – December 2026

Proposals that meet the mandatory criteria may progress to detailed evaluation by the Evaluation Panel including assessment against technical criteria and any required due diligence.

Logan City Council may undertake any due diligence activities it considers necessary to assess EOI submissions. These activities may include, but are not limited to, clarification requests, clarification meetings, interviews, financial analysis, peer review of financial information and verification of information provided by proponents.

Council may undertake these activities with one or more proponents at its sole discretion. Participation in any due diligence activity is not an indication of a proponent’s ranking or likelihood of progression.

A shortlist of preferred proponents may be identified during this stage.

Notification | Early 2027

Proponents will be advised of the outcome of the EOI in early 2027.

Submission Requirements

Respondents must provide:

- a detailed description of the proposed concept
- a conceptual site layout or indicative masterplan
- details of organisational experience and capability
- a preliminary commercial model
- identification of key risks and mitigation strategies
- any supporting information or visual material.

Data room

Technical and Strategic documents pertaining to this Expression of Interest can be accessed via the data room. Please contact Savills to arrange access.



Visit the LOED website for more information

Disclaimer

Logan City Council (Council) and Savills shall not be liable, to the extent permitted by law, for any loss or damage whatsoever which is suffered (including but not limited to indirect or consequential loss) or for any personal injury, loss or damage suffered or sustained in connection with any use of or reliance on any information contained in this document. Council and Savills make no warranty or guarantee as to the accuracy, currency, suitability or completeness of the information in this document. Accordingly, users should make their own enquiries and careful assessments about such matters, and should obtain appropriate professional advice relevant to their particular circumstances.

Any use of, or reliance on, such information is at the risk of the user who accepts all risk, responsibility and liability for any loss, damage, cost or other consequence arising directly or indirectly from such use or reliance.

This Expression of Interest does not constitute an offer to enter into any contract with Council and is not a promise or representation that Council will enter into any contract. Council and Savills may in its absolute discretion end this Expression of Interest at any time and not pursue any proposal or enter into any negotiations with any proponent, without incurring any liability for expenses incurred by any proponent.

Criteria

During the formal Expressions of Interest process, Logan City Council will use the following criteria in the evaluation of submissions:

Mandatory criteria

- Public liability insurance (min \$20 m)
- Pre-lodgement Meeting must be completed or at a minimum a meeting requested prior to tender close
- Completed EOI forms

Technical criteria

Sub-criteria description

Concept proposal aligns with strategic planning objectives and outcomes for the site	• Alignment with relevant plans, planning scheme and strategic directions • Appropriateness of the proposed land use for the site • Contribution to activation, placemaking or strategic outcomes for the precinct • Responsiveness to site constraints, opportunities and neighbouring land uses
Financial offer and commercial sustainability	• Financial viability of the proposed concept • Capacity to fund, operate and maintain the development • Proposed commercial structure (lease, partnership, investment model)
Experience, capability and capacity	• Demonstrated experience and capability in delivering similar land uses or developments • Organisational capability, technical expertise and key personnel • Financial capacity, business stability and governance structures • Track record of good commercial and contractual conduct
Community, economic and social benefit	• Contribution to local employment, skills development or economic growth • Community access, engagement or public benefit outcomes to be considered

Please register your interest prior to 21 August 2026 via the nominated agents:



Gregory Woods
📍 Savills (Qld)
☎ 0409 305 224
✉ gwoods@savills.com.au



Constraints and considerations

 Flood information

The site includes areas subject to riverine flooding. Information is provided within the data room to assist Proponents in understanding development constraints and opportunities.

Proponents are responsible for undertaking their own due diligence and that concept design responses will ensure safety, resilience and compliance with relevant Queensland planning and building requirements.

A Temporary Local Planning Instrument (1/2024) updating the risk-based flood mapping and policy for the City of Logan was adopted by Logan City Council on 19 February 2025 and expires on 6 March 2027 unless repealed sooner. Any proposed development must incorporate flood-resilient design and compatible land uses that avoid or mitigate flood risk to an acceptable level.

 Environmental

Riparian vegetation and habitat values that require consideration, protection and enhancement occur on the sites. Proposals could consider environmental and cultural interpretation spaces and family friendly recreation nodes integrated with the landscape.

 Neighbouring uses

On 27 June 2025, the Department of Transport and Main Roads (DTMR) gazetted the alignment of the Coomera Connector as a road corridor in the northern section of the precinct.

The Loganholme Wastewater Treatment Plant is located to the north of the site and of the proposed Coomera Connector.

 Gambaro Park (Lot 2 SP114862)

This parcel has been included in this EOI to allow for innovative opportunities for enhanced connections to the river to be fully explored and considered.

Any proposal would require this portion of land to remain fully accessible and utilised for community public space and would only be considered under a leasing arrangement with Council.

 Encumbrances

Easements exist across the site. Proponents should conduct their own due diligence and undertake investigations into easement terms.

 Community benefit

The site is highly visible and valued by the community and Council seeks proponents who can demonstrate strong stakeholder engagement capability and a commitment to community benefit.



