

Cronulla Park

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 substantial 8 ha (20 acres)* site on the corner of Compton and Kingston Roads in Slacks Creek.

Classified 'Recreation and Open Space – Major Parks' under the Logan Planning Scheme, the former landfill site known as Cronulla Park is conveniently located at the crossroads of one of Logan's busiest activity spines. This location provides outstanding accessibility and visibility and, when combined with the scale of Cronulla Park, enables future users to deliver something truly distinctive.

Logan City Council is seeking bold, creative and future-focused concepts for Cronulla Park. Proponents are invited to explore a wide range of uses and flexible commercial arrangements that deliver activation, community benefit and long-term value for the city.

*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	39 Cronulla Court, Slacks Creek Queensland 4127
Site owner and local authority	Logan City Council
Real property description	Lot 2, SP322267
Total site area	8 hectares (equivalent to approximately 20 acres)*
Planning scheme	Logan Planning Scheme 2015 V9.2 There are no active development approvals over the site. All proposals will be subject to a development approval process.
Zoning	Recreation Open Space – Major Parks Section 5.5 Categories of development and assessment – Material change of use. Refer to 5.5.11.1 - Recreation and open space zone
Building height	Maximum building height = 25 metres (exceedance may elevate assessment)
Data room	A data room has been established. Please contact the exclusive agents to arrange access.
Marketing	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 VendorPanel platform vendorpanel.com.au/publictenders.aspx All proponents will need to be registered for VendorPanel to download the package. Commensurate with the importance and priority of the project, Logan City Council will deal directly with the respondents 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

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 makes 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.

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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.



The opportunity – investment highlights

Cronulla Park represents a rare city-shaping opportunity. A significant site in the heart of a thriving urban precinct, ready for bold ideas and innovative partnerships.

- Demographic momentum** – Fast-growing, young and diverse region.
- Youth demand profile** – High demand for recreation, sport, entertainment, adventure activities, social spaces and night-time economy offerings.
- Surrounding activity clusters** – Springwood, Underwood, Compton Road, Kingston Road and Moss Street provide a ready-made customer base.
- Environmental constraints** – Former landfill status can be reframed as an opportunity for adaptive design solutions.
- Partnership potential** – Co-location with PCYC opens doors for shared facilities, youth programming or complementary uses.
- Market gaps** – Limited destination-scale recreation and lifestyle offerings present a clear opportunity.



Premier location

- Immediate access to the M1 and Logan Road
 - High visibility and traffic volumes
 - 30 minutes* from Brisbane CBD
 - 30 minutes* to Brisbane Airport
 - 45 minutes* to Gold Coast CBD
 - 60 minutes* to Gold Coast Airport
- *approximate time
— approximate land area

Precinct vision

Cronulla Park is envisioned as a catalyst project that invites imagination. This presents an opportunity to showcase adaptive design, sustainability leadership and innovative development models that respond to the needs of one of Australia's youngest and fastest growing cities.

Council welcomes a broad range of concepts that align with community benefit, activation, economic uplift and long-term sustainability. Council is open to unconventional approaches that respond creatively to the site's engineering profile. Flexible commercial models such as long-term lease, joint ventures, staged investment, outright purchase or a hybrid development model can be explored.

All proposals will be subject to a development approval process.

Strategic alignment

The development of Cronulla Park should align with Logan City Council's strategic directions as identified in the relevant strategies, including:

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





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 Transform 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.

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.



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.

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

Stage 2 | October to 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

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 closing date
- 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 (e.g. 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

Environmental

Cronulla Park's history as a former landfill site establishes a clear set of environmental parameters and is listed in the State Government Contaminated Land Register.

Proponents are encouraged to undertake their own due diligence and consider requirements relating to gas management, capping integrity, earthworks limitations, surface water controls, vegetation constraints and the suitability of construction in the appropriate locations across the site.

Neighbouring uses

The presence of the PCYC provides a strong anchor for youth, recreation and community-focused activity. Proponents should consider operational interfaces including traffic, noise, safety and shared access and are encouraged to explore opportunities for complementary programming, co-location and joint activation.

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.





Kingston Butter Factory



Kingston Park Raceway

Logan Central
Logan Indoor Sports Centre



Park Ridge



Crestmead



Logan Metro Sports
and Events Centre



Browns Plains



Greater Springfield

 M6 Logan Motorway

 M1 Pacific Motorway

Moss Street

Cromula Court

Compton Road

Kingston Rd

approximate land area

