




HOLMVIEW CENTRAL SHOPPING CENTRE

EXPANSION – FAQs

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Holmview
Central
shopping centre 

302 – 318 Logan River Road, Waterford, QLD 4133

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WHY IS THE PROPOSED EXPANSION OF HOLMVIEW CENTRAL NEEDED?

Holmview Central is located in one of South-East Queensland's highest growth corridors, with ongoing growth forecast across the next decade.

The expanded Centre will directly cater to the increased demand for convenient retail, entertainment, and additional dine-in and takeaway options for local residents.

The proposal responds directly to feedback from customers and the community for more shopping options as well as local, family friendly entertainment destinations.

The expansion of Holmview Central will boost local services and enhance the sense of connection and community in Holmview.

WHERE IS THE PLANNED EXPANSION OF HOLMVIEW CENTRAL?

Holmview Central is located on the corner of Logan River Road and Gardiner Road, approximately 5km from Beenleigh.

The development will see the expansion of the existing Centre onto adjacent land already owned by Lancini Property Group.

WHAT IS INCLUDED IN THE EXPANSION?

The expanded Centre will include:

- A new family friendly hotel, including multiple children's play areas, indoor and alfresco dining, a sports bar, and a large outdoor piazza
- A second full-line supermarket with a Drive-Thru 'Click & Collect' facility
- New specialty retailers
- Two drive-thru food outlets
- A Tyre & Auto operator
- 475 additional car parks
- A new signalised intersection (entry and exit) on Logan River Road
- Plus, a brand-new rear ring road, located behind the new and existing Centre, that links Logan River Road to Gardiner Road

WHO IS RESPONSIBLE FOR THE HOLMVIEW CENTRAL EXPANSION?

Lancini Property Group (LPG) is the owner and developer behind the Holmview Central expansion.

They are a premier family-owned property development company with a strong track record for delivering projects that enhance communities and local economies across Queensland. They are also

This expansion is part of their ongoing commitment and investment in the Logan region.

You can find out more about Lancini Property Group on their [website](#).

HOW MUCH LARGER WILL HOLMVIEW CENTRAL BECOME?

The existing Centre's Gross Floor Area is approximately 6,600 sqm. Upon completion of the expansion, the Centre's Gross Floor Area will increase to approximately 17,200 sqm to include the additional Supermarket, speciality retail, drive-thru food outlets, and Hotel.



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HOW LIKELY IS IT THAT THE EXPANSION WILL GO AHEAD?

LPG have remained committed to expanding the existing Holmview Central, since initial approaches to Logan City Council in 2016, and that commitment remains. They also have the resources and retailer commitments to complete the expansion, with strong support from National operators.

They have been planning an expansion of the Centre for several years, commencing with a previous Development Application in 2018, and again through a new Development Application in which they are seeking Council approval.

While they are determined to deliver upon this proposal, it is subject to Council's approval and a Court process. You can support the Development Application by visiting the Logan City Council's website directly.

WHY DIDN'T LPG COMPLETE THE PREVIOUS DEVELOPMENT APPLICATION WHICH THE COMMUNITY SUPPORTED?

The previous Development Application included certain uses that were not supported by Council and were the subject of objection by commercial competitors.

They decided to withdraw from an appeal of Council's decision, in favour of preparing a new proposal, that aligned with the new post-COVID retail landscape, and increased consumer preference for online shopping.

The new proposal contains a refreshed retail and entertainment mix that will better service and benefit the local community.

WHY ISN'T A CINEMA OR DISCOUNT DEPARTMENT STORE INCLUDED IN THIS PROPOSAL, AS PER THE ORIGINAL DEVELOPMENT APPLICATION?

With sales moving more online, the previously secured Discount Department Store retailer sought to withdraw their commitment to a new store opening. Further to this, the Cinema, which was included in the original proposal, withdrew their interest given the significant impact the pandemic had on such uses.

As with many industries, the pandemic encouraged brands to reconsider how they preserve existing employment and sites, and therefore became their focus over expansion plans. The timing of completion of the Development Application, unfortunately, fell within this period.

LPG's position is to propose only what they can confidently deliver, and there has been a significant amount of social and industry changes since 2018, when the original proposal was submitted. They are, however, confident that the new proposal will provide improved retail choice and convenience for the local community.

WILL THE NEEDS AND VIEWS OF THE COMMUNITY BE CONSIDERED? ARE YOU CONSULTING, AS YOU DID PREVIOUSLY?

All the feedback provided during the original Development Application process, which showed strong priority for a family friendly entertainment destination, improved car parking and local traffic updates was reviewed, and heavily influenced the design thinking behind the new proposal.

As with any project run by LPG, community and stakeholder interest and comment is always welcome, and all stakeholders who previously registered their details have been advised of the updated proposal firsthand.

If you wish to provide feedback you can do so through the Holmview Central website, as well as via email. If a stakeholder wishes to meet in person, this can also be arranged.

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You also have the opportunity to provide feedback during the Public Notification phase, which will be communicated on our Facebook page - [@HolmviewCentral](#).

It would be greatly appreciated if the community took the time, as they did previously, to re-submit their support for the expansion. The previous submissions will not be included in the new assessment process.

HOW WILL EXPANDING HOLMVIEW CENTRAL BENEFIT THE LOCAL COMMUNITY?

The expanded Centre will better provide for our growing community, with more choice and convenience for the everyday shopping needs of our local families, whilst also providing much-needed entertainment and social space.

LPG is a highly experienced operator of local shopping Centre's and is committed to delivering the following community benefits through this development:

- \$90 million total development investment
- The creation of 230 jobs during construction
- Local employment post completion

The expanded Centre will create approximately 230 jobs during construction, and approximately 360 new full-time, part-time and casual opportunities in retail, hospitality and professional services post completion. With many of the jobs providing opportunities for young people to enter, experience, and excel in the workforce, whilst being close to home.

The expansion will also provide investment and growth opportunities for new businesses and services, not currently in the area, to set up and stay long term.

Overall, the expanded Centre will enhance local lifestyle and liveability, along with a greater sense of community in Holmview.

WILL THE EXPANSION AFFECT THE LOCAL ENVIRONMENT?

LPG has commissioned a detailed Ecological Assessment as part of the Holmview Central expansion Development Application. The findings conclude that there will be no significant impact on fauna or flora in the existing and expansion area.

ARE THERE ANY CHANGES TO THE LOCAL ROAD NETWORK?

As part of the Development Application, LPG have applied for a new signalised intersection (entry and exit) on Logan River Road approximately halfway between the existing Logan River Road / Gardiner Road intersection and the existing Logan River Road / Teys Road intersection.

This intersection will provide a convenient and user-friendly access point to the extended Centre for customers travelling in both directions.

LPG have commissioned a detailed Traffic Impact Assessment Report which concludes that the new signalised intersection on Logan River Road will greatly benefit the operation of existing intersections within the local road network including the existing:

- Logan River Road / Gardiner Road;
- Gardiner Road / Holmview Central; and
- Gardiner Road / Woodlands Boulevard intersections.

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WILL THE EXPANSION AFFECT OTHER LOCAL RETAILERS?

LPG commissioned Ethos Urban to produce a detailed Economic Impact Assessment as part of the Development Application.

The report confirms rapid population growth in the area, and a strong business case in support of establishing Holmview Central as a 'district-level' Centre without unreasonable impact to other local operators. The report by Ethos Urban can be viewed [here](#).

All modern city planning has a 'retail hierarchy', which means that all Centres, depending on where they sit in the hierarchy, serve a different function in supporting the broader community. This doesn't mean that all Centres have different uses, in fact quite the opposite. All Centres will provide daily convenience services such as food and groceries, and some specialty retailers to service an ever-widening catchment. What is unique to each is that as a Centre gets larger, it provides additional services that offer different functions for the community. This is why, for instance, Beenleigh has the train station and the courthouse, and no other Centre can duplicate those higher order uses.

Our independent assessment confirmed that the South-East Logan catchment lacked a Centre that operated at a 'district-level' which includes 2 supermarkets and entertainment options. The area's rapid population growth supports the expansion of Holmview Central to a 'district-level' Centre and it can do so without unreasonable impact on other local centres and their retailers.

WHAT IS BEING CONSIDERED WITHIN THE HOTEL? WILL THERE BE GAMING?

The Hotel is designed to be a family friendly destination, that will include multiple children's play areas, a range of indoor and alfresco dining spaces, a sports bar, and a large outdoor piazza suitable for hosting live music, concerts, and events.

A proposed gaming room is proposed as one component of the overall offer.

WHAT ARE THE SAFETY AND SECURITY CONSIDERATIONS AT THE CENTRE?

Public safety and confidence is an extremely high priority. The Hotel will generally trade late, providing activation within the Centre that does not currently exist, with staff and security on hand.

The Centre design considers all required passive and active security protocols, including clear sightlines, well-lit areas, security cameras and patrols. The Lancini family intend, as with their other Centres, to ensure that they protect their assets, and in doing so, also protect the amenity by ensuring crime and anti-social behaviour are prevented and managed.

WHEN WILL THE EXPANSION COMMENCE AND HOW LONG WILL IT TAKE?

Development Applications are a statutory process, with timeframes for each step. We are expecting a decision from Council by September/October 2023.

If approved, a comprehensive construction plan will be put together, in which we are expecting that construction may commence in late 2024 and take approximately 24 months to complete. However, this depends on the timing of the decision made by Council and any appeals.

WILL HOLMVIEW CENTRAL REMAIN OPEN DURING CONSTRUCTION?

Yes, the existing Centre will remain open throughout the expansion, and will trade its normal trading hours. As the Centre is expanding onto adjoining land, there will be little to no disruptions to the existing Centre and its retailers, suppliers and customers.



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HOW WILL THE IMPACTS OF THE EXPANSION BE MANAGED?

LPG is committed to undertaking the expansion with the utmost care for its neighbours, retailers, and customers.

Work will be undertaken in phases to ensure Holmview Central is operational and accessible over the construction period and will limit inconvenience to customers and local residents.

The project will apply industry best practices and will prepare a Construction Management Plan with environmental controls to include:

- Vehicle Management
- Stormwater Management
- Noise Control and Working Hours
- Dust Control
- Odour Control

WHAT CHANGES WILL YOU MAKE TO THE EXISTING CENTRE?

The overall proposal will include a refresh of the existing Centre amenities, which will include refurbished public amenities, new Centre signage including additional wayfinding and directional signage, landscaped areas and seating zones.

HOW WILL THE EXPANDED CENTRE BE CONNECTED AND INTEGRATED?

Customers will be able to access both Centre's through a lift located next to Wonderful Massage.

HOW CAN I FIND OUT MORE AND HAVE MY SAY?

LPG look forward to providing the community with updates on the development progress and note that the community is able to support their Development Application with the Logan City Council directly via their website.

You can also sign up to our community database to receive updates at holmviewcentral.com.au.

Enquiries can be made directly to the Project team through the following channels:

Contact: Tomas Lancini – Chief Executive Officer
Phone: 07 3250 0500
Email: info@holmviewcentral.com.au
Website: holmviewcentral.com.au/holmview-central-expansion
Facebook: facebook.com/HolmviewCentral



Holmview Central Shopping Centre aerial render



Holmview Central Shopping Centre expansion render



Holmview Central Hotel outdoor piazza render

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