

HOLMVIEW CENTRAL SHOPPING CENTRE

EXPANSION UPDATE



To our Holmview Central community,

We are seeking to expand our existing Centre, Holmview Central Shopping Centre, to ensure it can keep serving the needs of our rapidly growing community.

A new Development Application has been lodged with Logan City Council that will allow us to expand the facilities at the Centre, a major investment which will deliver both social and economic benefits to the surrounding area.

The application is an update of a previous proposal submitted to Council in 2018, which had strong community support. The refreshed plans reflect the increased demand for convenient retail, entertainment, and dining options.

This newsletter provides an overview of our updated project as well as key information around the proposed development process.

OVERVIEW

Holmview Central is located on the corner of Logan River Road and Gardiner Road, Holmview.

The development will see the Centre expanded onto adjacent land already owned by Lancini Property Group, a local family company.

Holmview Central is situated in a high-growth corridor, with approximately 1,000 new residents, mainly young families, forecast to move to the area each year for the next decade.

We are committed to providing enhanced choice and convenience, as well as a new family friendly hotel for the local community to enjoy.

This \$90 million development will transform Holmview Central by delivering an expanded retail offering, featuring a second full-line supermarket with a drive thru 'Click & Collect' facility, and a new family friendly hotel which will provide an ideal location for the local community to catch up with friends and family.

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Holmview
Central
shopping centre

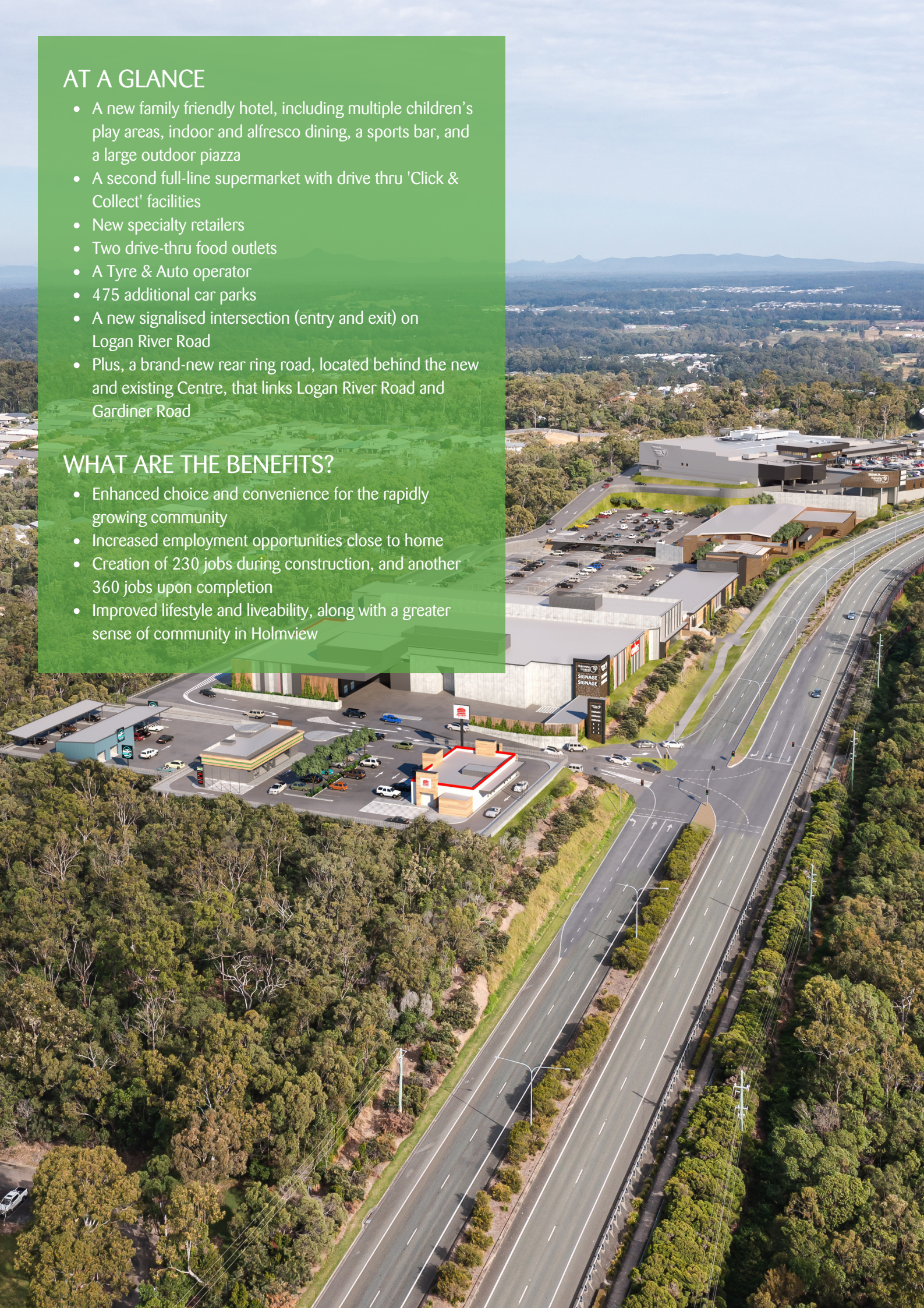
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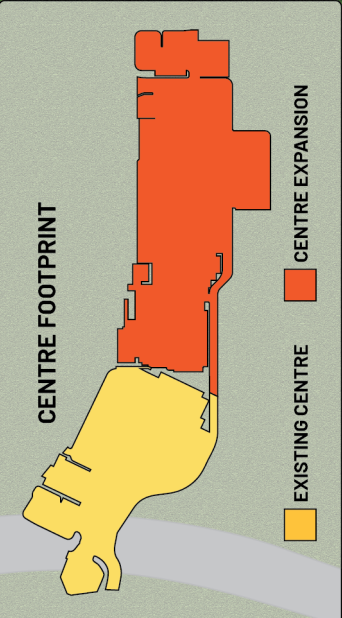
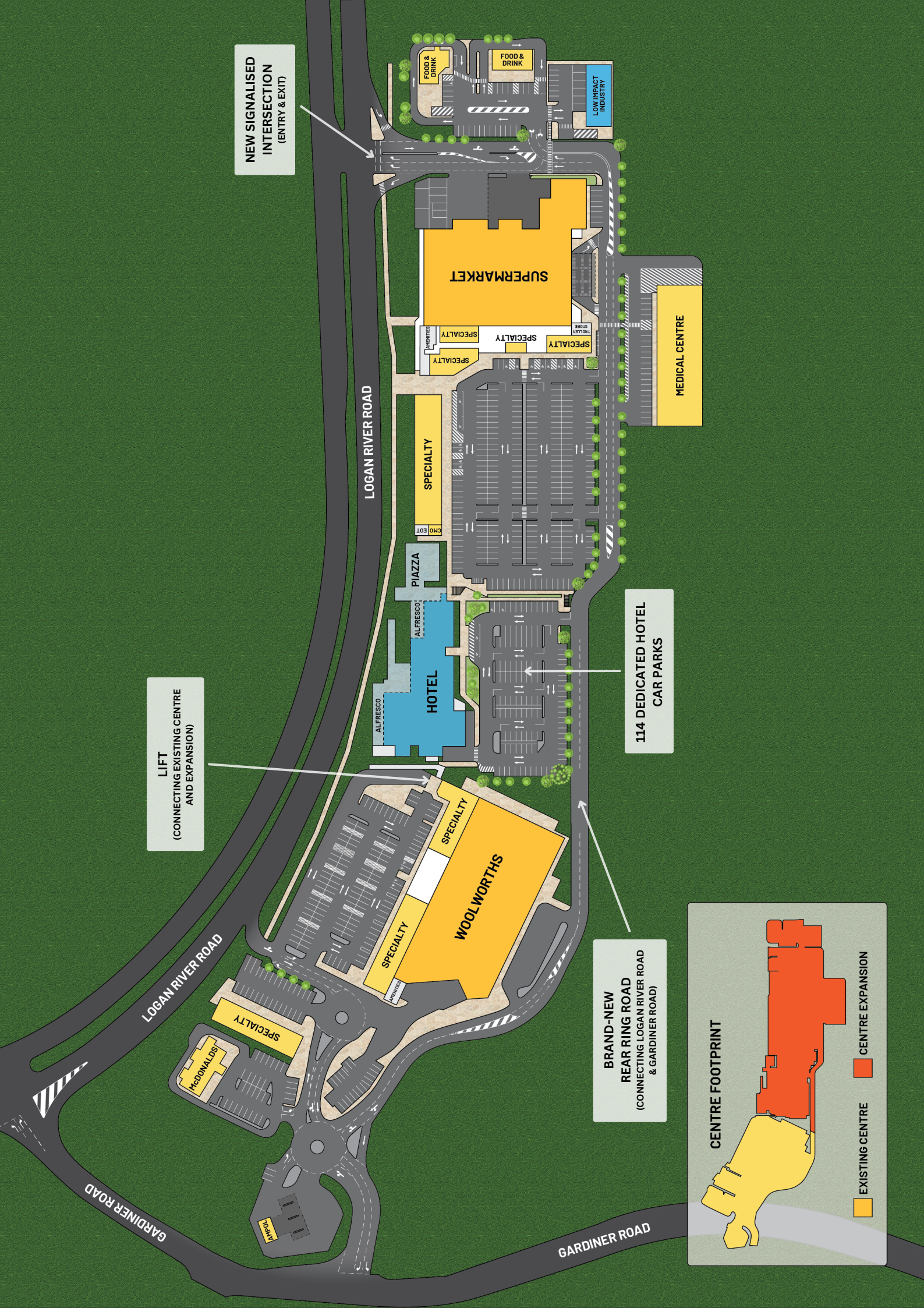
AT A GLANCE

- 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 drive thru 'Click & Collect' facilities
- 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 and Gardiner Road

WHAT ARE THE BENEFITS?

- Enhanced choice and convenience for the rapidly growing community
- Increased employment opportunities close to home
- Creation of 230 jobs during construction, and another 360 jobs upon completion
- Improved lifestyle and liveability, along with a greater sense of community in Holmview







WHAT'S THE FAMILY FRIENDLY HOTEL ABOUT?

We are excited that the expanded Holmview Central will include a new family friendly hotel.

Strong feedback provided on our original proposal in 2018 indicated a desire, and clear support, for a family friendly destination that brings the community together socially.

With that in mind, the hotel will include multiple children's play areas, indoor and alfresco dining spaces, a sports bar, and a large outdoor piazza suitable for hosting live music, concerts, and events.

WHAT ARE THE COMMUNITY BENEFITS?

The expansion will enhance the liveability of Holmview, Eden's Landing, Bahrs Scrub, Bethania, Waterford, and surrounding areas by catering to the increased demand for retail, entertainment, and dining options.

The expanded Centre will also provide more choice and convenience for the every day shopping needs of our local families.

During construction, the development will create approximately 230 jobs, and 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.

WHAT ARE THE ECONOMIC BENEFITS?

As an experienced operator of high-quality retail and commercial destinations, Lancini Property Group (LPG) prides itself on conducting thorough research before committing to any development.

LPG have ensured there is suitable land available and have invested in the purchase of the land adjoining the existing Centre, to allow for this expansion.

Due to its location on a major road, the land isn't suitable for residential uses, so utilising the area for retail will ensure the land is used in a way that is more beneficial for the growing community.

In addition, LPG have undertaken a detailed independent assessment of the retail hierarchy in the wider South-East Logan area to ensure the expansion will not unreasonably impact other existing Centre's, while noting a little healthy competition is good for all.



WHAT ELSE HAVE WE CONSIDERED?

ENVIRONMENT

A detailed Ecological Assessment has been completed for the entire site, which confirmed that there will be no significant impact on fauna or flora in the existing or expansion area.

TRAFFIC

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

The installation of traffic signals at the intersection will provide a convenient and user-friendly access point for customers travelling in both directions.

LPG have also commissioned a detail Traffic Impact Assessment Report which concludes that the new signalised intersection will greatly benefit the operation of existing intersections within the local road network including existing Logan River Road / Gardiner Road; Gardiner Road / Holmview Central; and Gardiner Road / Woodlands Boulevard intersections.

OTHER CENTRE'S & RETAILERS

All modern city planning has a 'retail hierarchy', which means that all Centre's, depending on where they sit in the hierarchy, serve a different function in supporting the broader community.

Our independent assessment confirmed that the South-East Logan catchment lacked a Centre that operated at a 'district level' which includes 2 full-line 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.

WILL HOLMVIEW CENTRAL REMAIN OPEN DURING CONSTRUCTION?

Yes, the existing Centre will remain open for business throughout the expansion, and will trade its normal trading hours. During this time, LPG will keep all parties regularly informed to ensure impacts to retailers, suppliers and customers are minimal.

LPG is also committed to refurbishing the existing Centre whilst ensuring our valued customers continue to enjoy a pleasant shopping experience. Planned works have commenced with the refurbishment of the public amenities. New signage including improved Centre signage and additional wayfinding/directional signage, plus new landscaped areas and seating zones will be completed next.

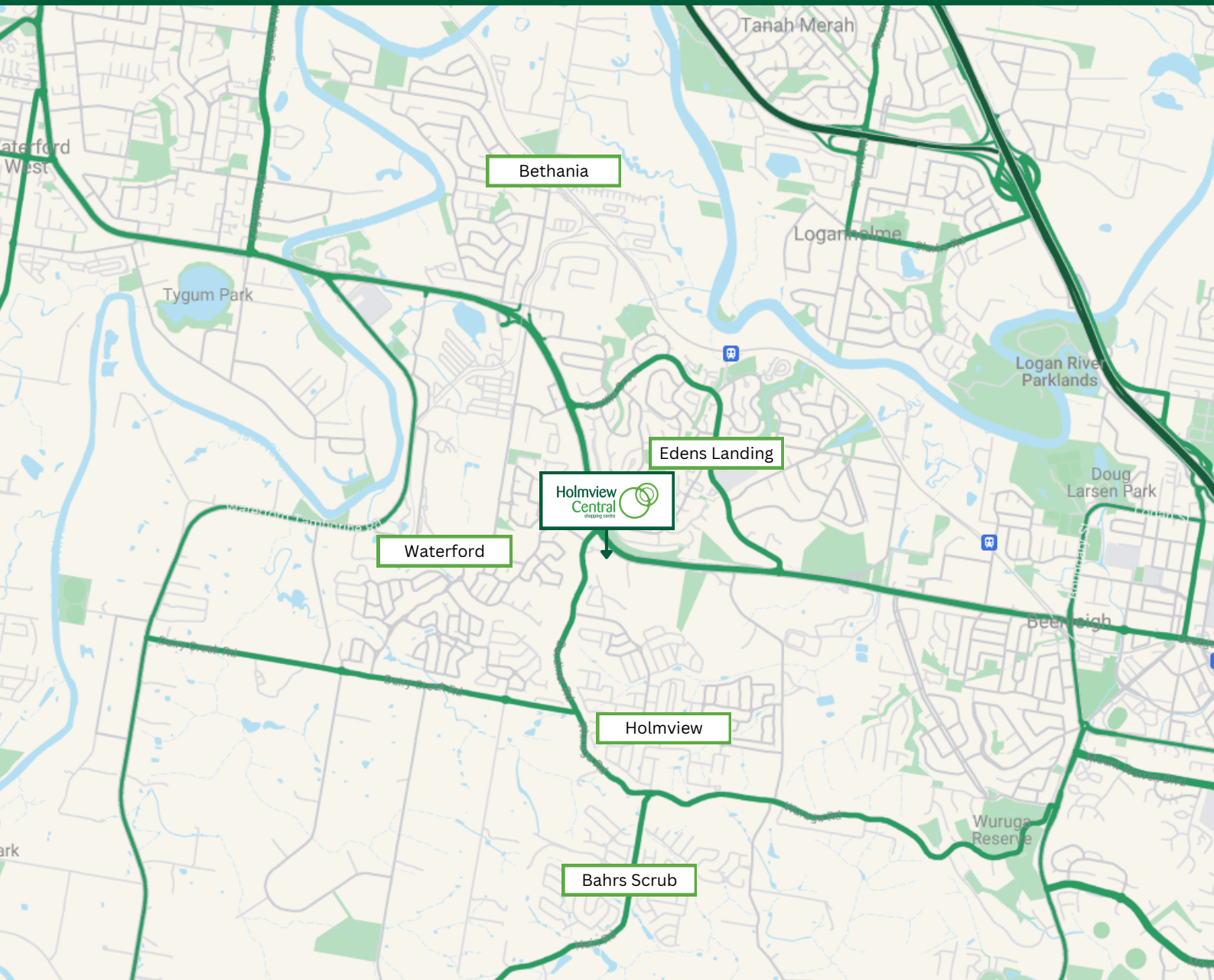
HOW WILL CONSTRUCTION BE MANAGED?

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

To ensure a quality shopping experience is maintained during construction, the project will follow a streamlined program that is delivered in stages to limit any inconveniences.

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



PROJECT TIMELINE*

It's anticipated that construction, subject to approvals, will begin sometime in late 2024 and last for a period of two years.



*Subject to planning and permit approvals

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ABOUT US

Lancini Property Group is a progressive property development company driven by a common goal to create destinations and opportunities for our communities to thrive and grow.

Originating as a residential construction company in Townsville over 40 years ago, our portfolio has since expanded to all facets of the property industry throughout Queensland. We have the relationships and expertise to identify, develop, construct and manage high-quality precincts, including retail shopping Centre's, commercial offices, homemaker Centre's and industrial properties for long-term success.

Our strength lies in our team, who excel in their fields spanning finance, design, leasing, development, marketing and property management to consistently deliver on our vision.



LAURENCE LANCINI

EXECUTIVE CHAIRMAN

Laurence is the founder and Executive Chairman of Lancini Property Group. Starting as a home builder in Townsville over 40 years ago, Laurence has overseen the company's expansion into all aspects of construction and property development across Queensland.








TOMAS LANCINI

CHIEF EXECUTIVE OFFICER

With over 12 years' experience in the retail property industry as Retail Manager at Indooroopilly Shopping Centre and Property Manager at Knight Frank, Tomas is responsible for leading the Lancini Property Group team and delivering on the company's strategic and financial vision.

We have a strong track record of delivering projects to support communities and drive investment in local economies across Queensland. The development of Holmview Central is part of LPG's commitment to ongoing investment in the Logan region.

Find out more at lancinigroup.com.au.

OUR CENTRES	LOCATION	INFORMATION
	Idalia, Townsville Queensland	Woolworths, Kmart, Coles + 56 specialty stores *WINNER* Excellence in Design 2016 *WINNER* Excellence in Presentation 2017
	Yeppoon Queensland	Woolworths, Big W + 35 specialty stores
	Carseldine, Brisbane Queensland	Woolworths + 27 specialty stores
	Springwood, Logan Queensland	Woolworths + 34 specialty stores
	Holmview, Logan Queensland	Woolworths + 19 specialty stores *WINNER* Excellence in Presentation 2012, 2013 & 2017

HOW CAN I FIND OUT MORE AND HAVE MY SAY?

You can sign up to our community database to receive development 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



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