



LOWE OVAL MASTER PLAN

Introduction

“This Lowe Oval Master Plan summary document outlines the process followed by Council to identify future development opportunities for the site.”

The City of Logan is one of the largest and fastest growing cities of Australia and the seventh largest Local Government area by population in Australia. Logan is home to more than 313,000 people from more than 217 different cultures. With a population of this size and its expected future growth to over 490,000 in 2036, it is essential Council plays a significant and positive role in encouraging residents to be active.

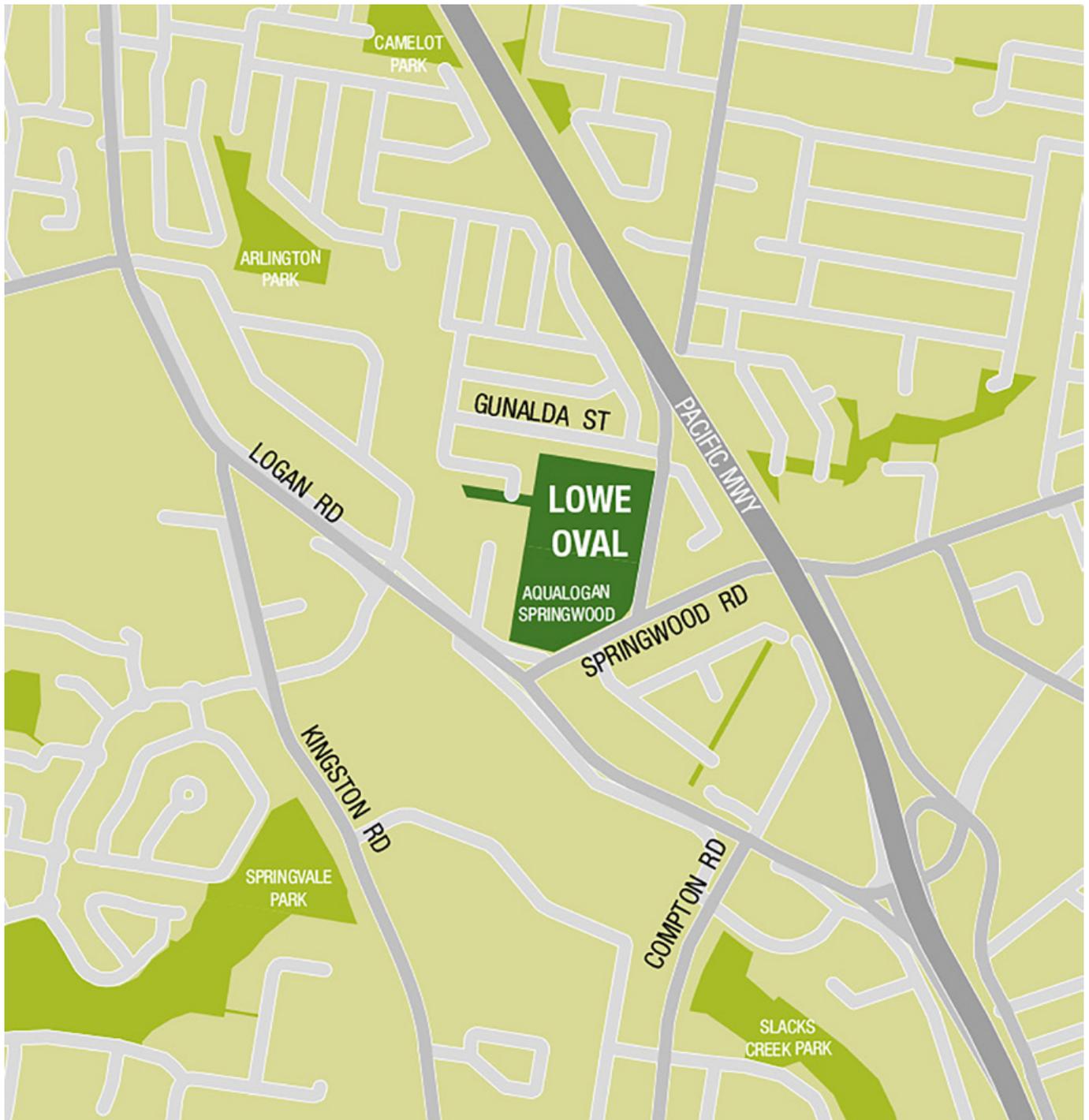
Logan City Council's Active Logan Strategy 2016–2028 sets the direction for the provision of sport, recreation and physical activity to support the diverse community to be active in Logan. The Active Logan Strategy 2016–2028 sets out three key outcomes—Active Spaces, Active People and Active Organisations. A key action outlined within the Active Spaces is to plan spaces to meet emerging community needs. To achieve this, Council identified and funded the development of master plans for five sports parks across the City. These parks are Lowe Oval, Dauth Park, Waterford West District Sports Park, Rosia Park and Cronulla Park. These master plans will showcase a long-term vision and framework of how the park can be developed, subject to ongoing needs analysis and available funding.



Site Description

Lowe Oval is located in the suburb of Underwood and is approximately 6.1 hectares in size. The site is a mix of Council owned land and Crown Reserve with Council as trustee, featuring a mix of Community and Sporting facilities located on the site.

LOCATION MAP



The Lowe Oval site includes the following users:

- Springwood AFL Club (Outline in Blue);
- Logan North Aquatic and Fitness Centre (Outline in Red); and
- Logan North Library (Outline in Green).

Council manages and operates both the Logan North Library and the Logan North Aquatic and Fitness Centre, while the Springwood AFL club holds a lease agreement with Council.

SITE USES



Master Plan Process

To undertake the master planning process, Council appointed an independent architectural consultant. This consultant undertook a detailed process including site analysis, consultation and needs analysis in order to develop a master plan.



Using the results from these investigations and input via community engagement, the Lowe Oval Master Plan will transform the site and provide a place for Logan residents to be active and healthy.

Key Findings

The key considerations following the first three stages are detailed below:

Pedestrian/Cycle Connections

The site has pedestrian connections along the road frontage of Sports Drive. This connects with the Springwood Road pedestrian link that provides an important connection to the Springwood CBD. There is also a link from the north west of the site to the Slacks Creek Linear Park which provides a pedestrian connection.

Access

The main access to the site is via Sports Drive, which can be problematic especially in peak times. A secondary access to the main site parking would assist in alleviating capacity issues at the main access via Sports Drive.

Parking

Car parking numbers are inadequate at peak times. This is also increasingly evident when school carnivals or events are held at the aquatic centre.

Public Transport

The bus network servicing Logan City provides some public transport to the site, via the bus stop to the northern end of Sports Drive and a bus stop at Springwood Road, directly adjacent to the Sports Drive intersection.

Services

As Lowe Oval is a developed site, water, stormwater and sewer are present throughout the site, to suit the functional requirements of each building/site use. The site is also serviced by electricity and telecommunications to the site.

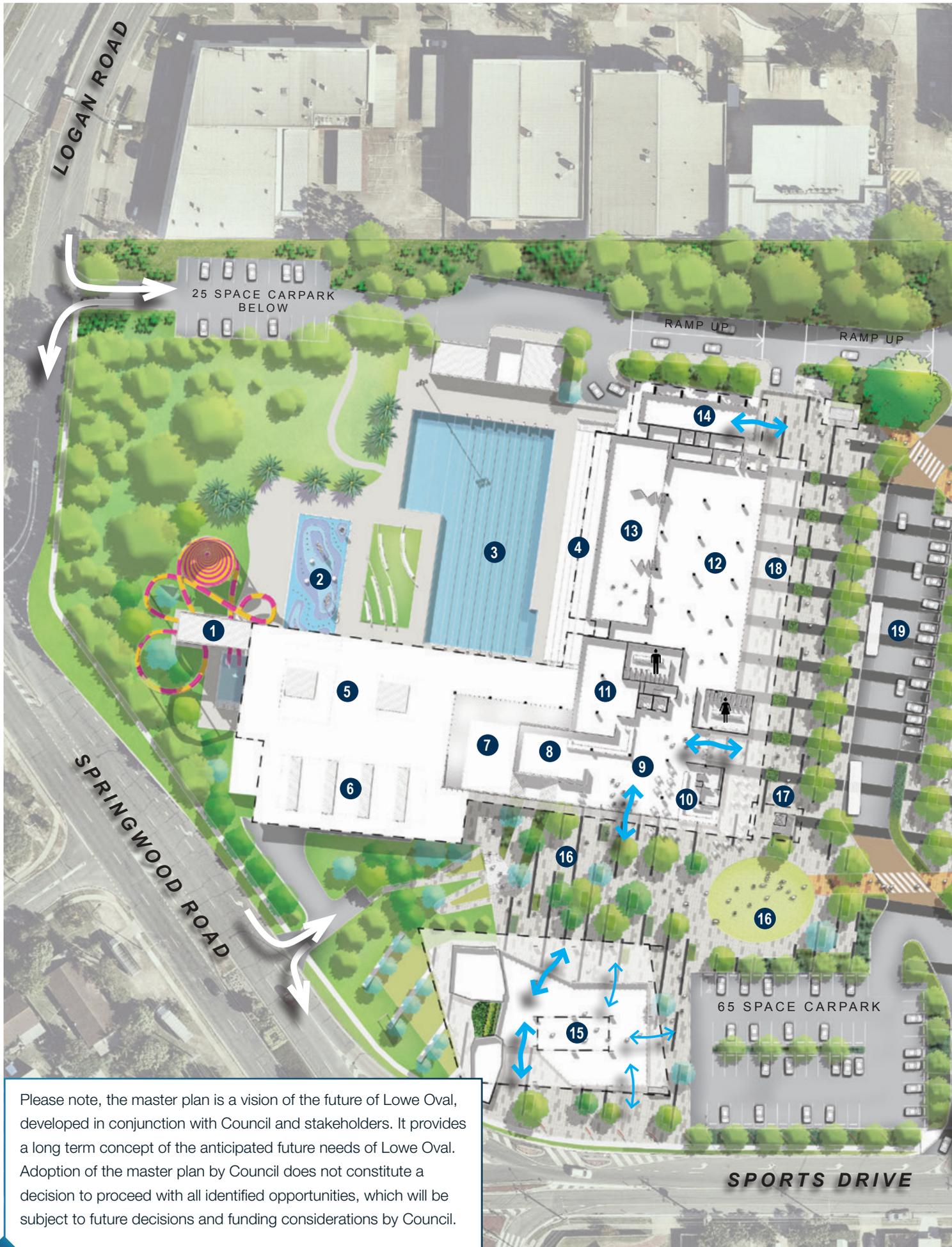
Demand

- The importance of any open green space as higher density development occurs in close proximity to the site.
- The single AFL field is considered to be at capacity.
- The aquatic centre is in need of modernisation to better meet community needs and maximise its usage.
- The gym located at the aquatic centre is also considered to be at capacity.
- The green open space and mound within the aquatic centre provides a suitable area that should be maintained, but creates a visibility issue of the site particularly from Springwood Road and Logan Road.
- There is a trend in aquatic centre development to offer a broad range of services including aquatic, sport, recreation, health and fitness opportunities.

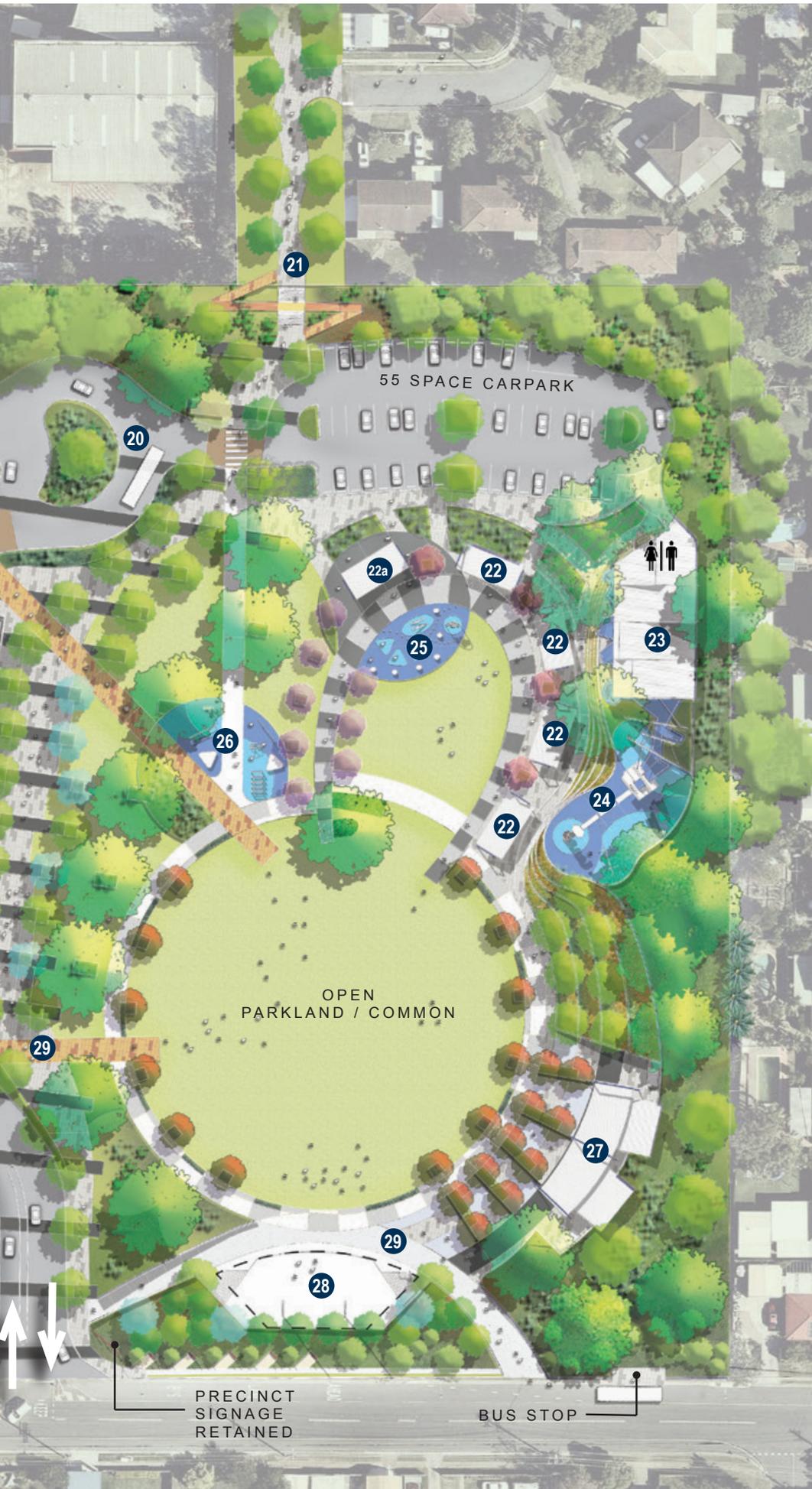




LOWE OVAL MASTER PLAN



Please note, the master plan is a vision of the future of Lowe Oval, developed in conjunction with Council and stakeholders. It provides a long term concept of the anticipated future needs of Lowe Oval. Adoption of the master plan by Council does not constitute a decision to proceed with all identified opportunities, which will be subject to future decisions and funding considerations by Council.



LEGEND

- 1 FEATURE WATER SLIDES / TOWER WITH SIGNAGE ADDRESSING MAIN ROAD FRONTAGES
- 2 OUTDOOR WATER PLAY AREA EXTENSION TO INDOOR FREE FORM WATER PLAY AREA
- 3 EXISTING 50M POOL BELOW
- 4 MAIN POOL DECK SPECTATOR TERRACES
- 5 MAIN POOL DECK / LOWER LEVEL TODDLER & LEARN TO SWIM POOLS BELOW
- 6 EXSITING INDOOR POOL BELOW
- 7 VOID OVER CAFE BELOW
- 8 MECHANDISE SHOP
- 9 ENTRY LOBBIES / RECEPTION CONTROL POINT
- 10 CAFE
- 11 ADMINISTRATION
- 12 NEW HEALTH & FITNESS CENTRE
- 13 MULTI-PURPOSE ROOMS
- 14 UPPER LEVEL ENTRY LOBBY
- 15 LIBRARY LOWER LEVEL UPGRADE
- 16 LANDSCAPED PUBLIC PIAZZA
- 17 24HR LIFT / STAIR ACCESS TO PUBLIC CARPARK BELOW
- 18 LANDSCAPED CONCOURSE (PIAZZA EXTENSION)
- 19 VEHICLE THOROUGHFARE BOULEVARD - BUS PARK / DROP OFF + 20 CAR SPACES
- 20 VEHICLE DROP OFF / PICK UP
- 21 UPGRADED LINK TO FUTURE SLACK'S CREEK LINEAR PARK
- 22 NEW SHELTERS
- 22a BBQ SHELTER
- 23 FEATURE MULTI-LEVEL ADVENTURE PLAY STRUCTURE WITH NEW AMENITIES
- 24 FEATURE OVER HEAD CLIMBING STRUCTURE + SLIDE WITH CLIMBING NET LINK TO FORT AT UPPER LEVEL ADJACENT
- 25 TODDLER AGE FEATURE PLAY AREA
- 26 FITNESS HUB FEATURE
- 27 SHELTERS SET INTO LANDSCAPED BACKDROP
- 28 OPEN STAGE / BANDSTAND SET INTO LANDSCAPED BACKDROP
- 29 PIAZZA LINK

Logan City Council

Low Oval

Master Plan
Concept Design

Plazza Level
Site Plan

Rationale

Park/Open Space

The decommissioning and relocation of the AFL facilities to an alternate site, provides the opportunity for the space to be dedicated as a park facility.

The proposed design concentrates on ensuring that there is physical and visual connection and activation. The multi-activity park features include child play, family, parental supervision and socialisation amenities, general open space and fitness amenities, along with performance spaces that link in with the a concourse and piazza.

Aquatic/Health & Fitness Centre Redevelopment

A significant redevelopment is proposed for the Logan North Aquatic Centre and Fitness Centre. The aquatic centre upgrade will feature a variety of water based therapy, training and play amenities, that will cater to all sections of the community. An enclosed water slide/tower feature will provide an important, enticing visual marker. This takes advantage of the busy Springwood Road frontage that will draw patronage to the facilities without losing the highly desirable heavily landscaped berm that acts as an effective visual and acoustic buffer for patrons using the aquatic centre's amenities. The plan will also provide an increased health and fitness area including multi-purpose rooms.



Implementation

Library Upgrade

The redevelopment of the library allows it to become a social and cultural hub with flexible, collaborative and social spaces.

Piazza/Community Space Provisions

It is proposed that the site includes a public square/ piazza area. This space is to be centrally located to all facilities of the site, activated by all the entry spaces associated. This space could facilitate festivals such as 'Eats and Beats' and night markets.

Traffic/Access/Car Parking

Using the topography of the site a new multilevel car park is proposed. This presents two levels of car parking which will assist to alleviate the current parking issues on site. This plan incorporates over 460 car parks on the site and consolidates a significant portion of parking under the footprint of the new health and fitness facility. The design incorporates a link between the current Sports Drive access and the Logan Road entry, which will alleviate some of the site access congestion particularly in peak times. The closing of the car park under the library allows pedestrian movement to safely occur from the aquatic centre car park, through the piazza areas to the library. This also presents an opportunity to undertake upgrades to the library.

A master plan is a long-term vision of how a site may be developed, subject to needs analysis and funding. Council will look at a variety of funding sources for development of the site, including other government agencies.



For more
information:

Sport and Recreation Program

Phone 3412 3412

Visit www.logan.qld.gov.au

Email council@logan.qld.gov.au

