



Griffith University Logan Campus

Master Plan
October 2019



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BUILDING LEGEND					
L01	Facilities Management	L06	Auditorium	L11	Sports Pavilion
L02	Chiller Plant	L07	Hub Link	L12	Pump House 2
L03	Wayne Goss Centre	L08	Academic 2	L13	AEIOU Autistic Child Care Centre
L04	Community Place	L09	Facilities Store		
L05	Academic 1	L10	Pump House 1		



Existing Campus

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Proposed Griffith Logan Campus Long Term Master Plan

Introduction

This report describes the proposed long term master plan for the Logan Campus and some short term projects which can initiate campus revitalisation.

The master plan is focused upon expanding and densifying the academic core of the campus while enabling external partners to develop facilities on the campus related to the university.

In addition, it is proposed to activate the campus with sports and community facilities, and potentially with residential development, subject to acceptance under the infrastructure designation over the campus.

In summary, key strategies of the master plan are:

- Creation of a ring road around an enlarged Campus Core which also provides visitor access to the Arboretum adjoining Slacks Creek.
- Identification of the locations of a pedestrian and cycle bridge over the Logan Motorway and of the spine to the Campus Core.
- Planning to allow for either one of two ‘green link’ transport corridors previously studied by the Queensland Government to link Meadowbrook via Logan Campus to the Logan Hyperdome Shopping Centre and the bus station.
- Creation of a Health & Wellbeing Precinct which could include an ambulatory health care centre, private hospital, and health related research partners.
- Scaling up of future buildings and defining precincts of courtyards linked to the Central Court.
- Refurbishment of the Entrance Court and undercroft of the Hub Link (L07) to form a campus social heart visible to visitors.
- Development of an EcoCentre on the edge of, and related to, the Arboretum.
- Identification of a site for a child care centre.
- Improvements and additions to the Sports Precinct including provision for a sports health building, community clubhouse, grandstand, and potentially an indoor sports centre.
- Development of a residential precinct in the north of the campus, benefiting from colocation with the University, views over the adjoining golf course and access to enhanced sports facilities.
- Small scale improvements to the road pattern that enhance pedestrian connectivity and creation of an entry portal along University Drive.

The master plan indicates preferred footprints for future buildings which optimise climate orientation, activate road edges, and form a legible hilltown campus. However, there is considerable flexibility in the plan to allow for developments of larger or smaller scale as specific requirements emerge.

An aerial photograph of a city, likely Los Angeles, with a semi-transparent red overlay. The image shows a mix of urban development, including buildings, roads, and green spaces. A large, multi-story building complex is visible in the center, surrounded by trees and other structures. The red overlay is uniform across the entire image, creating a monochromatic effect.

1. Master Plan Brief & Aspirations

1.1 Background

The Griffith University Draft Strategic Plan 2020-2025 describes the Logan Campus in the following terms:

The Logan Campus plays a vital role in the Logan community, with strong partnerships with other key institutions. It has considerable available space and a need to create a critical mass of users to allow for the provision of services such as childcare, catering and other support services. Through our partnerships, there is a potential to bring onto the campus facilities owned and operated by partners in areas such as health. This would also create the opportunity to deepen the teaching and research elements of such relationships.

This statement underpins much of the master plan aspirations of the University for Logan Campus. It is currently a semi-rural campus, its buildings surrounded by playing fields and grasslands, distancing the campus from the Logan and, more specifically, Meadowbrook communities.

However, it is the potential to become a true civic campus, bringing the business community into the campus and offering sports and other facilities which invite wider community participation.

Proximity to Logan Hospital is a strong catalyst for campus development given the Logan Campus' health focus and the hospital's limited site, enabling potentials for ambulatory care facility, private hospital and research partnerships. Diversification of the campus offerings can include additional business courses including social business related to the Yunus Centre. Other potentials relate to First Nations People, environmental sciences, and sports health and sciences.

These potentials are aimed at opening up the Logan Campus to its surrounding community, both by inviting participation on campus and reaching out from the campus.



1.2 Consultancy Brief

This new master plan was commissioned to Blight Rayner Architecture in April 2019 and is the first planning update of the Logan Campus since the initial Site Planning Report was prepared by EDAW in 1996.

The Consultancy Brief required incorporation of 'contemporary considerations on campus activation with a view to improving the amenity and attraction of the Logan Campus while being a sound framework for future growth'.

Key aspects of the new master plan requirements include:

- Considering the potential for strategic partnering options for colocation of infrastructure development that will enhance the campus offerings and appeal.
- Reviewing the ecological needs of Slacks Creek on the eastern campus boundary, and considering the utilisation of the existing Arboretum for educational and research purposes.
- Integrating open green spaces throughout the campus to encourage pedestrian movement, connect facilities with areas of recreation, and provide places that support wellbeing.

The new master plan is required to be a considered review and update of the original Site Planning Report rather than a comprehensive reworking of the campus.

The new master plan was also required to respond to the Griffith 2020 plan which outlines Griffith University's vision to:

- Enhance engagement with the Asia-Pacific region;
- Invest in world class research that delivers social dividends;
- Attract and retain high quality teaching staff;
- Provide excellent education experiences that attract and retain students; and
- Be socially, environmentally and financially stable.

The University intends that its Logan Campus will be '*celebrated as a national exemplar of an engaged and innovative campus which works through partnerships to create a contemporary, socially inclusive, innovative, and prosperous region*'.

The presentation and ultimate achievement of these visionary objectives in the Logan community is a significant challenge given the socio-economic, age, and multicultural profile of the region. An important outcome sought from this Site Planning Report review and update is to present the physical campus to the community as a vibrant and attractive place to be, where knowledge and life-changing skills can be attained.



The Campus in the Logan region

1.3 The Logan Region

The Logan Campus is in the Meadowbrook precinct of Logan City and is strategically located near the Logan and Pacific Motorways, Loganlea Train Station, and Logan Hyperdome Shopping Centre. The Meadowbrook precinct of Logan City contains significant community stakeholders including Logan Hospital, Queensland TAFE's Loganlea Campus, and Meadowbrook Golf Club.

Logan City's Meadowbrook Master Plan sets out a vision to transform Meadowbrook into an integrated centre for health, knowledge and wellbeing - connecting the community stakeholders to form a health and wellbeing innovation precinct and a people-friendly urban environment.

Logan City has a young population adding enthusiasm and vibrancy to the community, yet it is also one of the fastest growing and most diverse cities in Australia:

- Around 50% of Logan's residents are aged 30 or younger. Logan's largest population group is persons between the age of 5 to 9 (7.8%) followed by persons between the age of 0 to 4 (7.6%).¹
- Logan's population is forecast to grow from 313,000 to almost 560,000 by 2040.²
- Logan is home to people from 217 cultures.³

Logan's population growth creates employment while placing increased demand on services, for example:

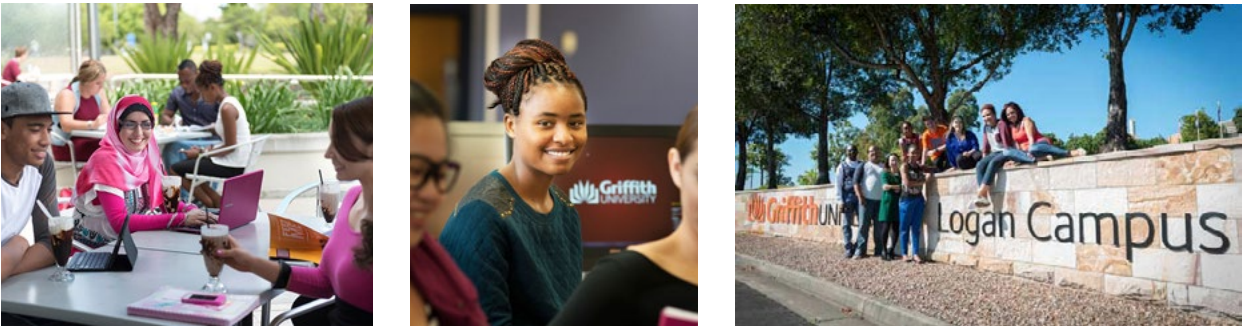
- An additional 510,000 annual allied health consultations and demand for 300 additional allied health consultation rooms in Logan by 2035.⁴
- An additional 12,300 jobs in health and 7,300 in educated in Logan by 2040.⁵

Logan City is challenged by social disadvantage and its people are less educated than much of Australia:

- There are 73% more Logan people in the lower (most disadvantaged) quintile for relative social disadvantage than in Queensland.⁶
- There are 49% fewer Logan people with a bachelor degree (or higher) than in Australia.⁷
- 25% more Logan people are of non-English speaking background than in Australia.⁸
- 19% of Logan families have no parent employed.⁹

¹ ABS. 2016 Census QuickStats. 2017.
² ShapingSEQ. Background paper 1: Grow.
³ logan.qld.gov.au/about-logan/living-in-logan/about-logan-city
⁴ Business Case for Health and Medical Investment prepared for Logan City Council, Health Project Services, Issue 6.0, 31 May 2018
⁵ ShapingSEQ. Background paper 2: Prosper.
⁶ ABS 2033.0.55.001 Census of Population and Housing: Socio-Economic Indexes for Areas], Australia, 2016, (Queensland Treasury derived). Relative reference.
⁷ ABS, Census of Population and Housing, 2016, General Community Profile. Relative reference
⁸ Ibid.
⁹ ABS. 2016 Census QuickStats. 2017.

1.4 Logan Campus Vision



The twenty year vision for the Logan Campus is for it to be:

'celebrated as a national exemplar of an engaged and innovative campus which works through partnerships to create a contemporary, socially inclusive, innovative and prosperous region.'

The vision statement continues:

'Enmeshed within the innovative Meadowbrook health and wellbeing precinct, the University will be recognised for its ability to connect community, students, practitioners, scholars, researchers and policy-makers together to create a leading edge, innovative, prosperous and socially inclusive community focused on health, well-being and social uplift. Through its deep connection with community, Logan Campus will remain vibrant and responsive to a rapidly changing environment.'

The Vision sets out five key directions for the campus in summary as follows:

Providing pathways into higher education

Griffith Logan will actively partner with the region's high schools, vocational education providers and other relevant groups to provide a variety of targeted learning pathway programs into higher education, to ensure that everyone within the community is given an opportunity to fulfil their educational potential regardless of background or personal circumstances.

Hosting social, sporting and cultural events, and incubating entrepreneurial talent through new physical infrastructure is desirable as a means of building bonds with local business and service providers, and establishing networks that will advance student ambitions.

Developing & sustaining a job-ready workforce

Logan Campus will provide undergraduate and post graduate programs which create and sustain a job-ready workforce to respond to emergent local business and industries, and align with the Precinct's focus on health and wellbeing.

By working in partnership with local employers, all Logan students will be given authentic work experience opportunities to meet the growing demands of outer-metropolitan vocational employment.

Griffith will offer adaptive and modularised programs delivered through flexible combinations of online learning and intensive study blocks.

Health & Wellbeing and Research & Innovation Precinct

Logan Campus will evolve, in partnership with Logan Hospital, government, business and industry into a place of leading research and development in health and wellbeing. Community practitioners, researchers and policy-makers will come together to solve complex whole-of-life problems and create innovative solutions for community renewal.

Industry sponsored facilities to support cutting edge bespoke research, innovation and development through multidisciplinary centres of research and translation will operate as a national drawcard for talent and performance, and improve community social and health outcomes.

Griffith's Yunus Social Business Centre located on the campus will drive social innovation and entrepreneurship within the region. It will lead Griffith University's research, teaching and engagement in these fields with the purpose of equipping people with the knowledge, capacity and opportunities to innovate and create social impact through business.

Inclusive growth

Universities are well positioned to act as anchor institutions for local wealth building within communities by creating an economic multiplier effect.

Through existing community partnerships and as a major landholder and employer within the Meadowbrook precinct, the potential exists to attract new economic and social opportunities to Logan City, and to drive social inclusiveness, innovation and economic prosperity.

Influencing policy

Through long established links forged with all levels of government, business, industry and community groups, Griffith will seek to use its expertise and experience to inform public policy development.

Griffith's nationally leading Regional Innovation Data Lab will underpin the Campus' teaching, research and engagement activities and provide a catalyst for data driven innovation, research and improved service delivery and informed policy development.



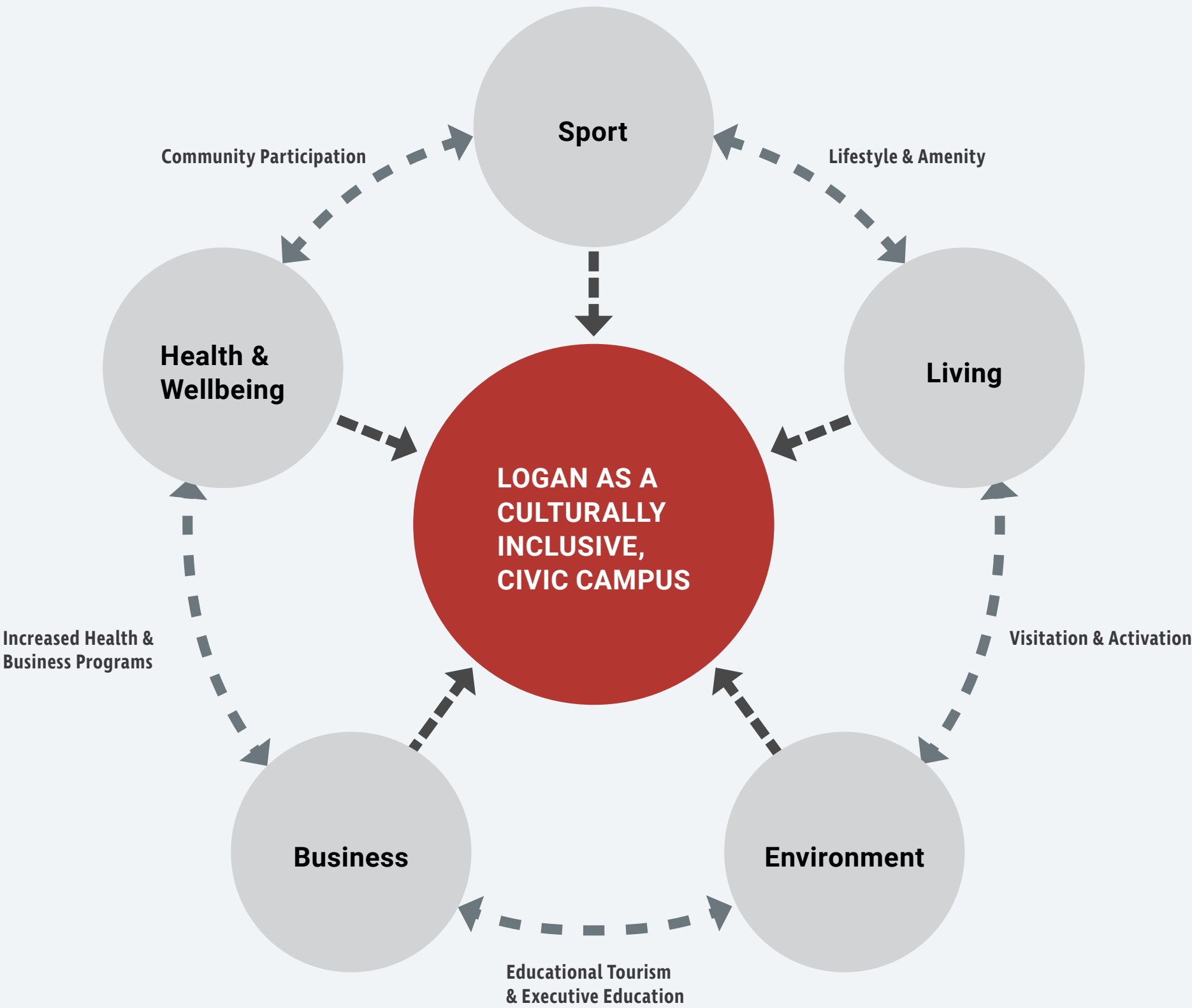


Diagram summarising stakeholder intentions for Logan Campus

1.5 Stakeholder Consultation

The master plan process has been informed by consultation with a number of senior University personnel. Agreed directions for the Logan Campus include the following:

1.5.1 General

- As the campus catchment has a relatively low socio-economic profile, the University is looking to create new pathways for school-leavers.
- The campus needs to cater for mature-age students as well as school-leavers, including focus on 'stackable' degrees and short courses.
- The campus will benefit from its proximity to major growth areas like Yarrabilba and Flagstone.
- Logan should become a 'partnerships campus' - accommodating companies which are synergistic with its courses and research.
- Sport can be a major catalyst for increased community campus participation.
- Health is the main strength of the campus and has expansion potential, both in terms of programs and of complementary public and private sector developments.
- The Logan Campus is strategically well-positioned between the Nathan and Gold Coast campuses, and in Logan City's Meadowbrook Health & Wellbeing Precinct.
- There is a desire to evolve Logan into a 'civic campus' with strong community links and a more urbanised form.
- Connectivity of the campus to the community is paramount in importance - a transport link to Logan Hyperdome Shopping Centre and a pedestrian and cycle bridge over Logan Motorway are seen as priorities.
- Collaboratively working with Logan City Council, the Queensland Government and the Meadowbrook Planning Committee which includes the Logan City Council; the Department of State Development, Manufacturing, Infrastructure and Planning; and Metro South Hospital and Health Service.

1.5.2 Programs and Activities

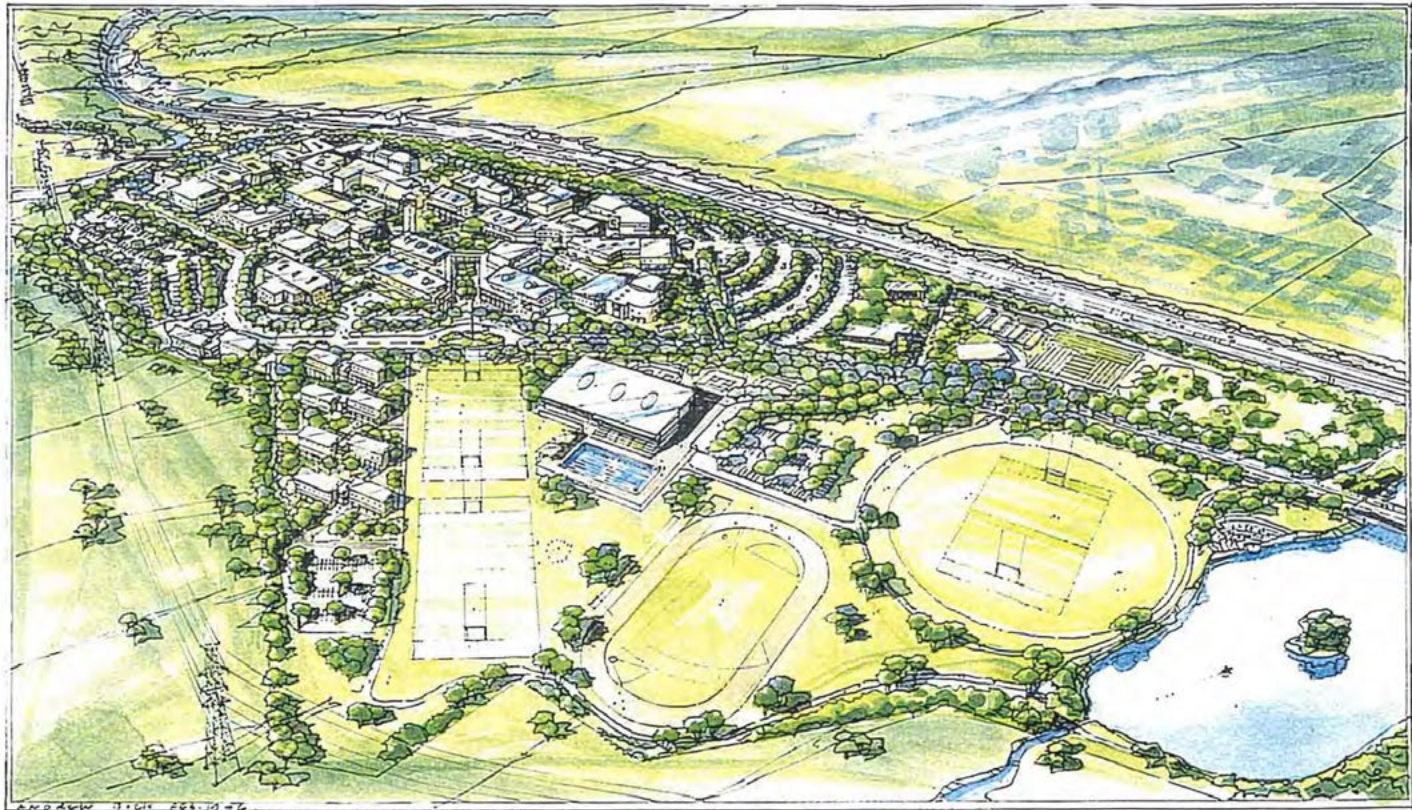
- Health and wellbeing will continue to be the mainstay of the Logan Campus. The campus can expand its programs in areas relevant to the local community such as mental health, midwifery and maternity support, as well as the Indigenous and Pacific Islander communities, and to refugees.
- Business can play a larger role in the campus than at present, in areas like Health Economics and Human Resources as well as Executive Education, Tourism Education and Sports Tourism.
- The Yunus Social Business Centre, the Hopkins Centre: Research for Rehabilitation and Resilience, and the Centre for Strong Foundations are major components of the campus to be built upon. Logan Campus' Regional Innovation Data Lab is also a major campus component and can enhance links with local businesses and providers such as Logan Hospital and Loganlea TAFE.

1.5.3 Potential Facilities and Infrastructure

- There is a strong desire to support Logan City Council's proposal to construct a pedestrian and cycle bridge over the Logan Motorway to create better connection between the campus and Logan Hospital.
- The existing sports fields can become a major Sports & Community Precinct, including the possibility of an indoor sports centre.
- An environmental research centre (EcoCentre) is seen as a strong potential relevant to the campus and community.
- An ambulatory health care centre relieving pressure on Logan Hospital and a private hospital are desirable new developments on campus.
- The 'green link' (bus and cycle corridor), previously proposed by the Translink Transit Authority, is strongly supported as it would link the campus to the Hyperdome Shopping Centre and its transport hub, and would generate public movement through the campus between the Meadowbrook and the Hyperdome precincts.
- The Arboretum in the east of the campus is an under-realised environmental asset which should be better recognised and promoted.
- The possibility of creating residential development on the campus should be explored as it would bring night time and weekend life to the campus.
- There is need for a child care centre on the campus to cater for young parents involved in courses and utilising campus health services.
- The campus should have a defined Campus Heart acting as its hub of social life.

An aerial photograph of a city, likely Los Angeles, with a semi-transparent red overlay. The image shows a mix of urban development, including buildings, roads, and green spaces. A large, multi-story building complex is visible in the center, surrounded by trees and other structures. The red overlay is uniform across the entire image, creating a monochromatic effect.

2. Previous & Related Plans



Perspective from EDAW's Logan Campus Site Planning Report (1996)



Logan Campus Site Development Illustrative Plan (EDAW 1996)

2.1 Logan Campus Site Planning Report (EDAW, 1996)

The Consultancy Brief asks for this master plan to be a development of the original planning for Logan Campus contained in the Logan Campus Site Planning Report prepared by EDAW in 1996.

This report encompassed several of the principles still relevant today including:

- A campus plan that enables flexible delivery of education.
- A theme to the campus that complements the wider character of Griffith University.
- A plan that maximises educational, social, recreational, and ecological values.
- A campus that contributes positively to the local community.
- A plan that provides a strong sense of arrival and clear campus visibility.

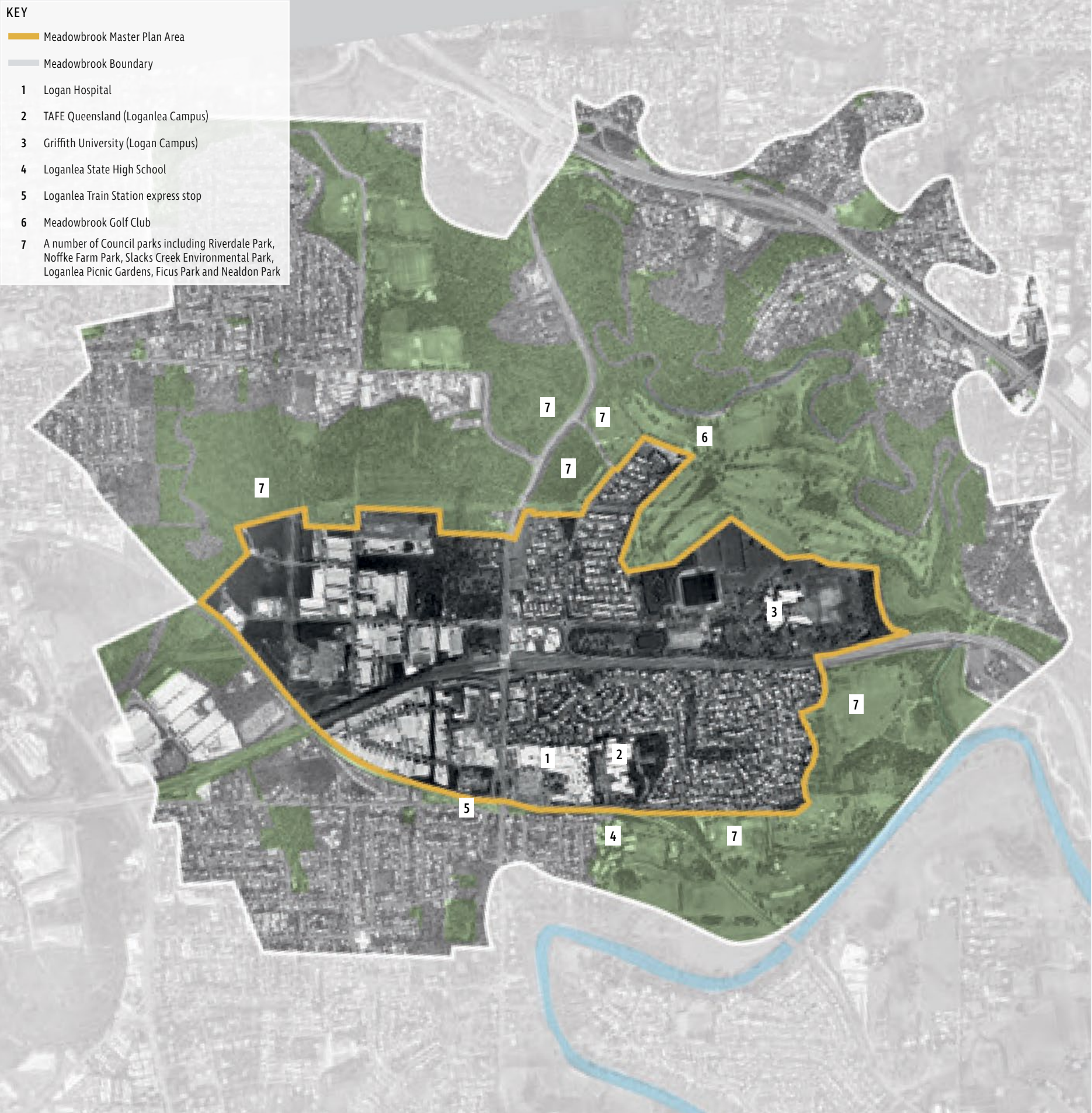
Recognising that approximately 40% of the campus lies within the 1 in 100 year flood zone, the planners concentrated the campus to the east of the site on rising land. The plan comprised a series of 'districts' - Academic Core, Residential precinct (north), Sports and Recreation (flood lands to the west), Community Open Space, and Carparks.

The most defining aspects of the plan were a diagonal axis directed towards Mount Gravatt and a large Central Court from the Academic Core towards Slacks Creek. Only two roads were proposed - one as a wide, split avenue into the campus from Loganlea Road and Logan Motorway in the west (University Drive), and one of similar scale (Evans Road) accessing carparks to the south. The intention was for the Academic Core to be entirely pedestrianised except for service access lanes.

While the Site Planning Report stated that it was not an intention to prescribe a particular style of architecture for the campus, the illustrations describe a neo-classical style which has governed the design of almost all buildings. While they form a relatively unified language, the future architecture should depart from this typology in favour of buildings which convey greater sense of accessibility, are climatically responsive and are future rather than historically focused.



View at Central Court on axis with Mount Gravatt looking west (EDAW 1996)



The Meadowbrook frame with Logan Campus to the far right

Not to Scale ⓘ

2.2 Meadowbrook Master Plan 2016

2.2.1 Overview

The Meadowbrook Master Plan was prepared by Logan City Council with extensive community consultation and released in December 2016.

It focuses upon Meadowbrook as a centre of preventative health and wellbeing. The area is intersected by Logan Motorway, Loganlea Road and the high capacity Brisbane to Gold Coast railway line. The master plan area is defined by Logan River to the south and an extensive open space network to the north, east, and west, which generally corresponds with flood zones.

The Master Plan is a precursor to an expected series of individual precinct level master plans to be undertaken by private and public organisations which are intended to contribute to an integrated whole.

The study notes the fragmentation by major infrastructure corridors as preventing cohesion and forming eight disconnected precincts, of which Griffith's Logan Campus is one. It notes that Griffith University is remote from Loganlea Train Station and disconnected from Logan Hospital, and the desire for more direct links to *'provide strategic advantages in terms of university courses that support the training needs of future health professionals.'*

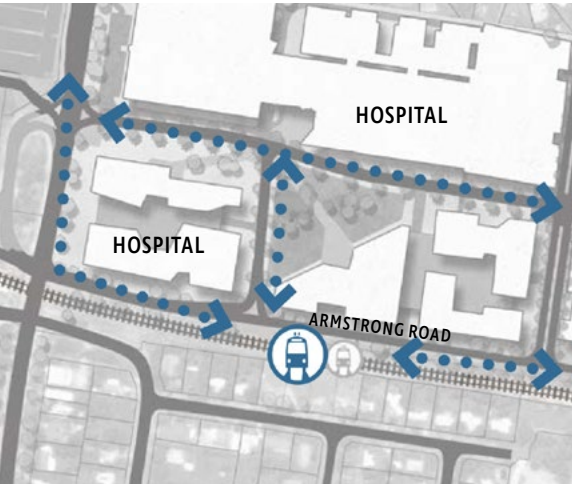
A community stakeholder group comprising key landowners and government agencies (Department of Education; Department of State Development, Manufacturing, Infrastructure and Planning; Department of Transport and Main Roads; Queensland Health; and TransLink) was established to guide the preparation of the Meadowbrook Master Plan, and this group still meets today. Other key stakeholders are Griffith University Logan, TAFE Queensland Loganlea and the Heart Foundation.

With respect to Griffith University, the Master Plan notes that 84% of its 2,300 Logan Campus students are enrolled in a health-related discipline. It reports: *'There are significant opportunities to redevelop the university by expanding its capacity for research and higher education; and by providing student housing, health, wellbeing and sports facilities, short-term accommodation and medium density housing that may appeal to key workers and medical practitioners.'*

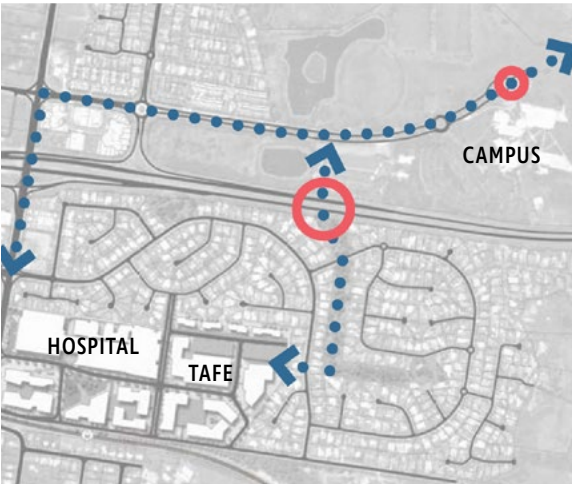
2.2.2 Improving Connections

The Meadowbrook Master Plan proposes several improved transport and pedestrian/cycle connections through the precinct, of which three are particularly relevant to Griffith University:

1. **The potential relocation of Loganlea Train Station** from the west to east of Loganlea Road along Armstrong Road. This would provide improved access to the Hospital and TAFE precincts, and while still distant from the Logan Campus, it would facilitate a more integrated connectivity with the bus network to the campus.
2. **A Griffith University Link** for 'active transport' across the Logan Motorway, and a potential 'active transport' link to Logan Hyperdome. The types of movement that the motorway bridge is intended to cater for is undefined. Its proposed alignment is from just east of the campus lake to an existing green corridor - Kilsay Park - to Edenlea Drive.
3. **Kilsay Park** is noted as an area for improvement but without further information. However, it is the most obvious landing place for a potential pedestrian and cycle bridge connection over the Logan Motorway from the university campus to the hospital and TAFE precincts.



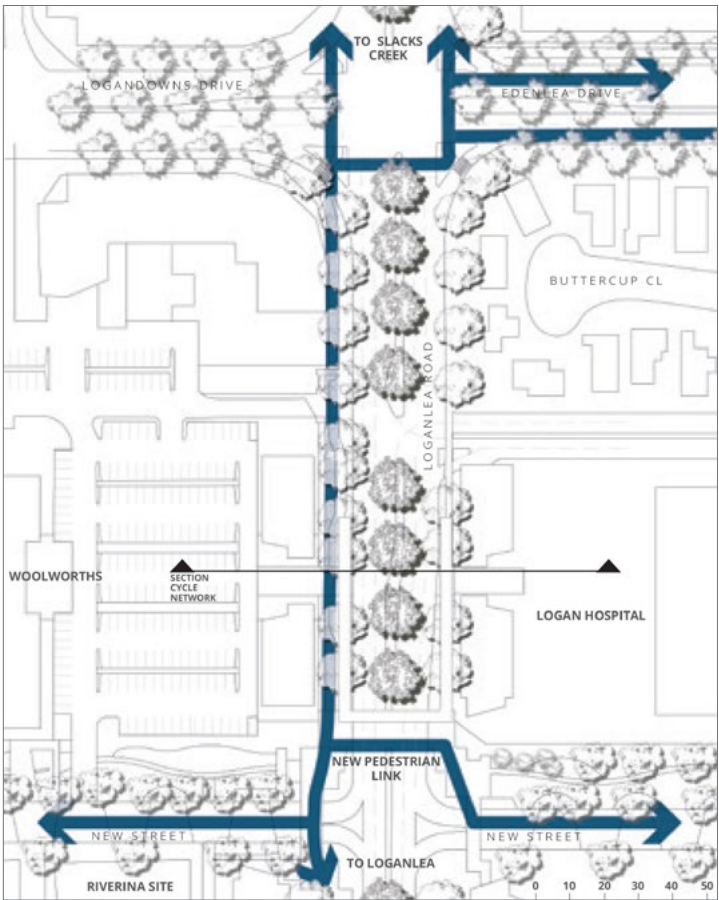
1. Potential Loganlea Train Station relocation on Armstrong Road



2. Potential 'active transport' bridge across Logan Motorway



3. Potential improved Kilsay Park corridor



Example Meadowbrook Master Plan street landscape enhancement concept

2.2.3 Meadowbrook Partnerships

The Meadowbrook Master Plan seeks to better integrate the precinct but, other than tree-planting and improving pedestrian, cycle and public transport routes, does not overcome the divides caused by the Logan Motorway and Loganlea Road.

However, the master plan also proposes the development of stronger partnerships between synergistic activity centres, particularly Griffith University, Logan Hospital, and Loganlea TAFE, including:

- Attracting allied health facilities and services, and related businesses, to Griffith University, which leverage off Logan Hospital.
- Aligning higher education courses at Loganlea High School, Loganlea TAFE , and Griffith University, with existing and planned primary and preventative health service and industries.
- Creating research and training partnerships between Griffith University and Logan Hospital.

The main proposed physical inter-connection is shown on the accompanying diagram, as a cycle loop. While this should be pursued as both a pedestrian and cycle loop, the distances are large and there is an equivalent need to enhance the public transport and/or shuttle bus connections.



Meadowbrook Master Plan proposed cycle loop

KEY

Commercial Heart

Industrial Frame

Health & Wellbeing

Residential Frame

University Campus



Meadowbrook Precinct Plan from Queensland Government's Meadowbrook Economic Development Strategy & Structure Plan

Not to Scale

2.3 Queensland Government Meadowbrook Economic Development Strategy and Structure Plan

This Plan seeks to tie the different planning activities of Logan City Council, Griffith University, and the State Government together to establish Meadowbrook as a transit-orientated precinct and vibrant centre with strong synergies between its health and education services. The Structure Plan takes ownership of Logan Hospital and Loganlea TAFE, and considers relocation of the train station and an 'aspirational' bus link between Griffith University Logan Campus and the Logan Hyperdome Shopping Centre.

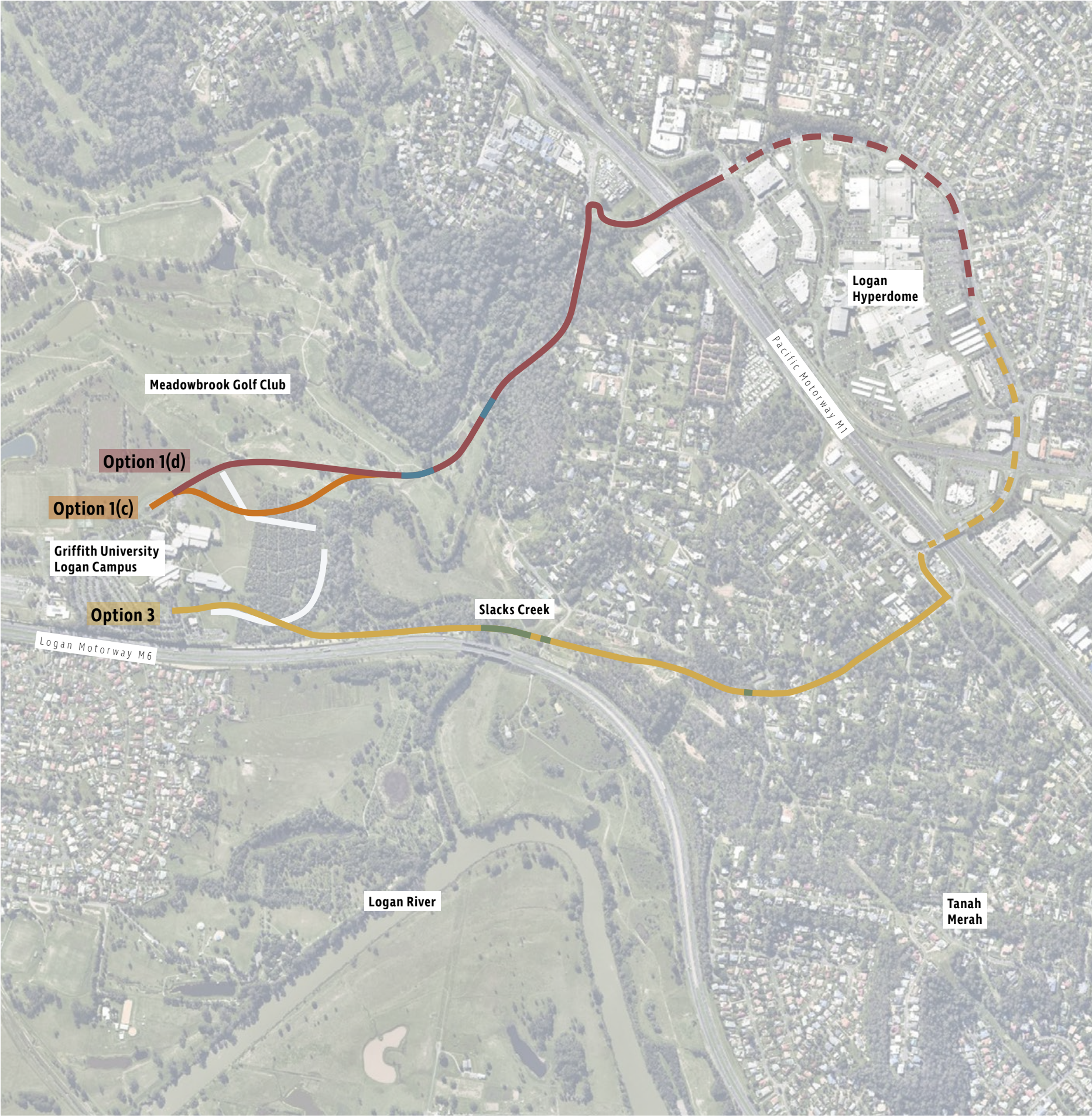
Griffith's Logan Campus is one of five precincts identified in the Structure Plan for developing synergies. The others are a Commercial Heart around Woolworths, a Health & Wellbeing Precinct comprising Logan Hospital and Loganlea TAFE, an Industrial Frame, and a Residential Frame.

The Structure Plan notes the **Griffith Logan Campus** being located at the edge of the Meadowbrook Centre and the need to promote a 'visible identity of the campus', including improving pedestrian and public transport connectivity with the TAFE and Logan Hospital. It emphasises establishing higher education pathways through association with the TAFE, Loganlea High School, and developing local sports programs. Future opportunities identified are:

- New teaching and research facilities;
- Sports facilities (stadium, fields, training rooms);
- Commercial uses (student travel, banking, retail);
- University bar, restaurants, event/music venue;
- Additional student housing; and
- Residential development based around the golf course.

The focus of the Structure Plan is however, the **Health & Wellbeing Precinct**, recognising that if Logan Hospital expands to a 700 bed regional hospital, it will be a key catalyst for growth in Meadowbrook. The Plan notes the opportunity for Griffith University to provide a student hub to both complement student nurse teaching placements at the Hospital and provide a shopfront presence for the University within the central Meadowbrook area.

The accompanying plan illustrates a diagrammatic intent for the Health & Wellbeing Precinct encompassing the Logan Hospital and Loganlea TAFE.



Overview of preferred options from TransLink Transit Authority's Meadowbrook Green Link Concept Design Report (AECOM, 2012)

Not to Scale ⓘ

2.4 'Green Link' Connection Plans

In 2012, TransLink Transit Authority commissioned AECOM to undertake a pre-feasibility study into a bus, cycling and pedestrian only connection ('green link') between Meadowbrook and Tanah Merah/Shailer Park, through the Griffith Logan Campus. This would create connections across the Pacific Motorway from the Logan Campus to Loganholme Bus Station and Logan Hyperdome, and to Loganlea Rail Station opposite Logan Hospital in the west. It would also potentially facilitate bus services to the expanding Yarrabilba and Flagstone suburbs. The study involved the Department of Main Roads and Transport, Logan City Council, and Griffith University.

From several alignment options investigated, the three identified as preferred, are shown adjacent. It is unclear why a combination of options were not investigated, that is, utilising the Options 1c/1d Murrays Road route to run further south and link with Option 4's route across Slacks Creek to Evans Road.

However, each option would have significant impact on the campus, transforming it from a 'destination campus' off University Drive to a 'thoroughfare campus' between Logan Hyperdome/Loganholme Bus Station and Loganlea Road/Logan Hospital.

As there are currently no plans for implementing the 'green link' corridor, the master plan of Logan Campus needs to keep the options open. This is a constraint on the master plan as the future positioning of buildings would be different depending on the chosen option, or if the 'green link' was never to proceed.

Summary descriptions of each preferred option is as follows:

- **Option 1(c)**
This option would connect Loganlea Bus Station via Mandew Street at Logan Hyperdome across Pacific Motorway and via Murray Road to cross Slacks Creek and the Meadowbrook Golf Club into and through Logan Campus. It would require reconfiguration of the golf course to a reduced size. The cost of the proposal in 2012 was estimated at \$52 million.
- **Option 1(d)**
This option is effectively the same as Option 1(c) but with increased flood immunity measures. Its cost in 2012 was estimated at \$91 million.
- **Option 3**
This option proposes a completely different alignment utilising Tanah Merah Avenue to form a connection under the Pacific Motorway to Loganlea Station and Logan Hyperdome. The alignment requires a long bridge over Slacks Creek and then runs alongside the Logan Motorway into Evans Road on Logan Campus. The campus bus stops would be relocated from University Drive to Evans Road. Buses would then travel through University Drive to Loganlea Road and Logan Train Station/Logan Hospital. Pedestrian and cycle pathways apart from this bus link were also proposed. The option avoids the golf course but requires some property resumptions. The cost of this option in 2012 was estimated at \$195 million.
While this is the most expensive option, it does not require removal of gold course fairways as in Option 1c/1d. It is recommended that the University encourages a review of Option 3, or similar route, to investigate ways of reducing cost such as by only utilising existing roads and corridors.

2.5 Logan Hospital Master Plan



Logan Hospital Master Plan (DestraVis, 2018)

Not to Scale ⓘ

The Logan Hospital Expansion Master Plan envisages major redevelopment of the hospital campus, beginning with a vertical extension of the emergency building in the north-west corner. Following this development, new buildings including a structured carpark are proposed in the south-west corner. At this point, the hospital campus will be built out, with the future need to demolish existing buildings to the east to cater for estimated demand.

While the Meadowbrook Master Plan envisages opportunities for TAFE and University functions to coalesce on the hospital site, this is unlikely in any major way due to limited site availability. Another option would be for the hospital to decant non-essential functions off-site such as Ambulatory Care services. This presents a prospect of Logan Campus reinforcing its position as an integral health precinct within the wider Meadowbrook Health & Wellbeing Precinct, and should be pursued vigorously.



**3. Significant Logan
Campus Centres**

3.1 Yunus Social Business Centre

The Yunus Social Business Centre is part of the Griffith Business School and based at Logan Campus. The Centre provides clinics to Griffith students and staff actively engaged in social enterprise. The clinics operate with one-on-one sessions with Yunus directors, and include the Yunus Centre's Social-Entrepreneurs-in-Residence.

The Centre's aim is to drive social innovation and entrepreneurship in the region, and to create social impact through business. The term Social Business refers to organisations that achieve social impact, environmental sustainability and community benefit. As such, the Centre has strong potentials to generate community and business partnerships with the wider Logan community, and partnerships with other universities housing Yunus Social Business Centres such as La Trobe University, the University of South Australia, University of New South Wales, and Yunus Centres throughout the world.

As illustrated in the image below right, a number of universities worldwide have created distinct buildings for their Yunus Centres. As Social Business is a key part of Griffith University's vision at Logan, consideration could be given to developing such a building, imparting greater identity to the Centre rather than it being buried within existing fabric.



Yunus Social Business Centre, Università di Bologna



Yunus Social Business Centre, Griffith University



The Hopkins Centre, Griffith University

3.2 The Hopkins Centre

The Hopkins Centre: Research for Rehabilitation and Resilience is based at Logan Campus and has a presence on the Gold Coast Campus and at Princess Alexandra Hospital. The combination of these locations facilitates research exchange between clinical expert practitioners, researchers and academics.

The Centre's purpose is to improve disability and rehabilitation practices and service delivery by developing, translating, and implementing interdisciplinary research evidence. It focuses on research of people living with long term consequences of acquired brain injury, amputation, persistent pain, and spinal cord injury as well as developmental, age-related, and other life-long disabling conditions.

Like the Yunus Centre, the Hopkins Centre has growth potential to form further links with the Logan community, and also with Logan Hospital.

3.3 Centre for Strong Foundations

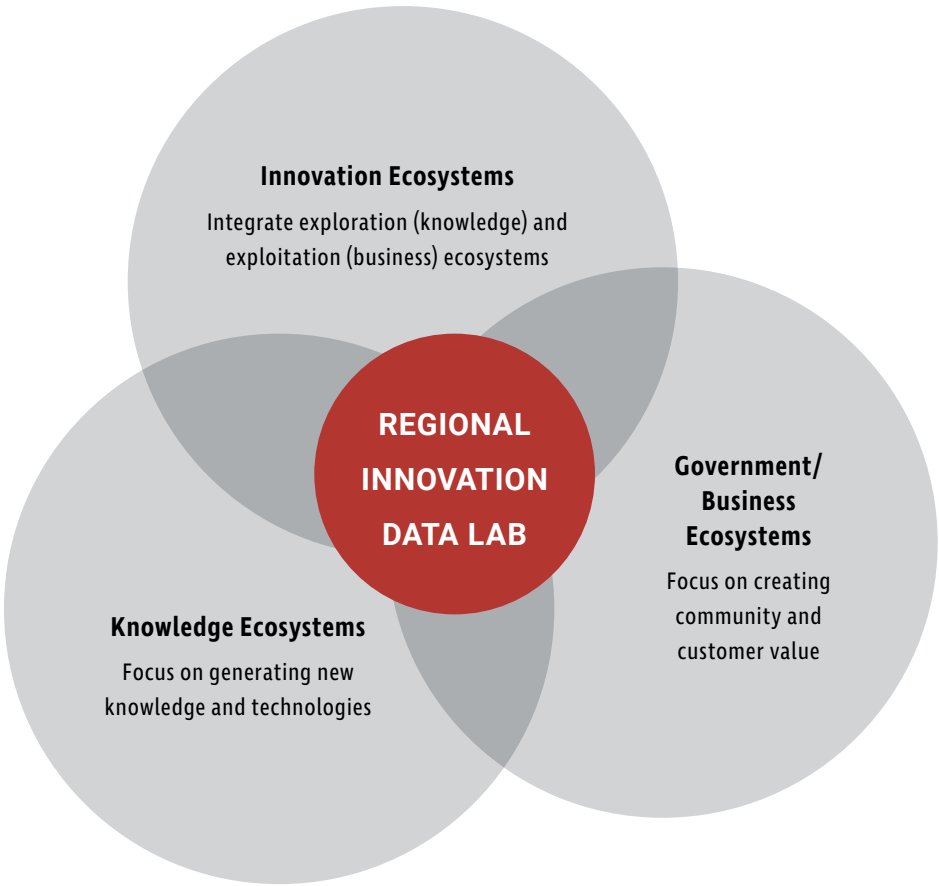
This important research, teaching, and health service facility is being developed within Community Place (L04) and will focus on pregnancy, birth, and early childhood. It will enable local parents and children to access maternal and child health services in one hub, adding to other community engagement services that the Logan Campus offers.



Griffith Centre for Strong Foundations

3.4 Regional Innovation Data Lab

The Griffith Regional Innovation Data Lab (RIDL)'s aim is to provide opportunities to fast-track innovative solutions that address long-standing urban and regional problems by using 'place', rather than discipline or agency, as the data-linking framework. The RIDL is centred at Logan Campus and will underpin the campus' teaching, research, and engagement activities, and provide a catalyst for data driven innovation toward improved policy-making, service delivery, and informed business and regional development.

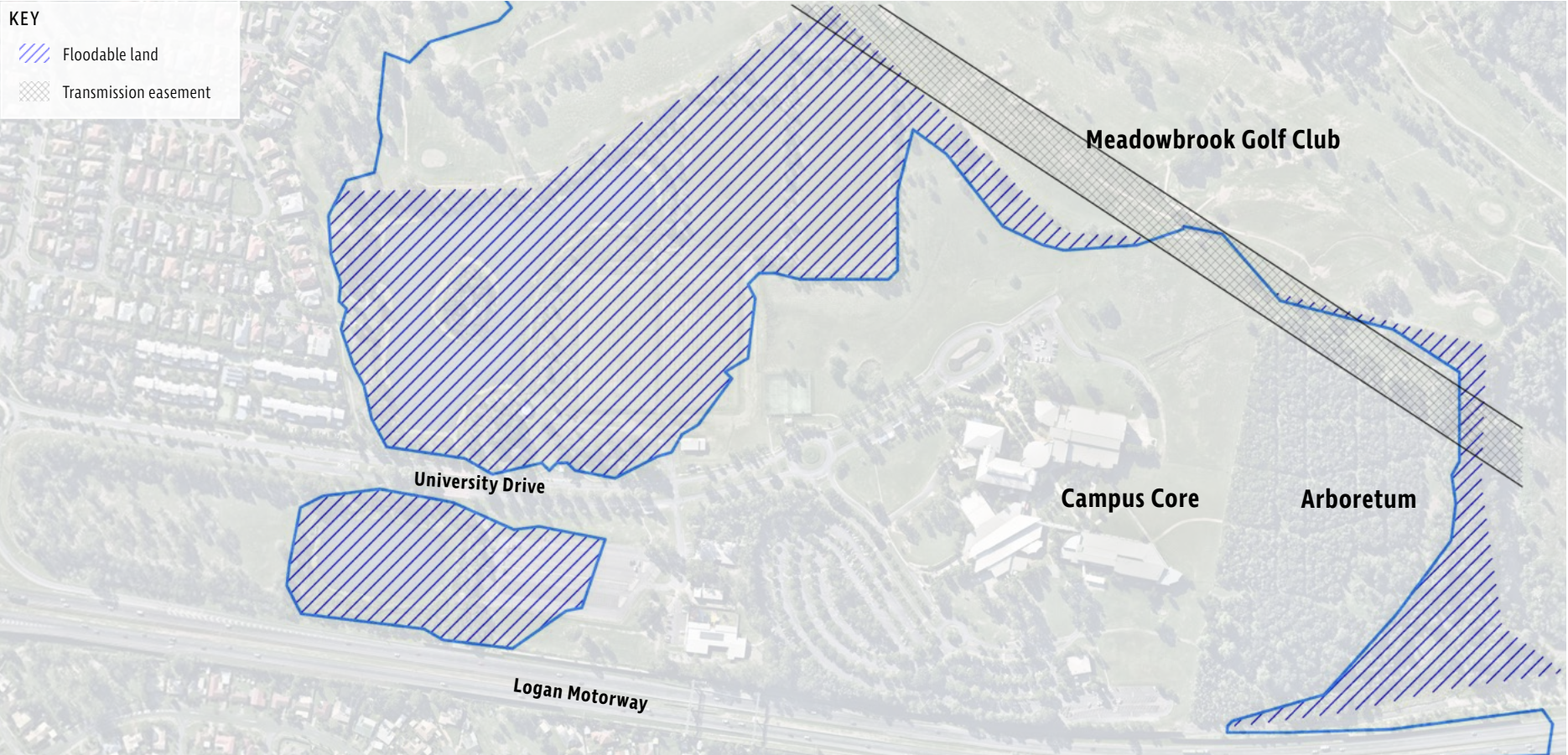




4. Site Analysis



Logan Campus boundary site



Campus physical constraints

4.1 Logan Campus Site

The Logan Campus site has an area of approximately 55 hectares bounded by Meadowbrook Golf Club to the north, Logan Motorway to the south, Slacks Creek to the east, and residential and industrial land to the west. Within the residential precinct is the UniCentral Griffith student accommodation village.

Prior to acquisition for the University, the site was mainly used for agriculture, dairying and grazing, which left the site largely devoid of natural vegetation. A gridded tree area (Arboretum) has been planted over an area of approximately 2.2 hectares to the east adjoining Slacks Creek. To the west of the Campus Core, Lake Ellerslie and a second smaller lake form an arrival gateway via a bridge into the campus.

The campus is solely accessed from University Drive via either Loganlea Road or Logan Motorway to the west. There have been studies for constructing a 'green link' bus and cycle corridor to Logan Hyperdome (*see Section 3.3*).

Much of the campus land is flood-prone, occupying the western half of the site around the two lakes, with only the entry bridge being above the 1% Annual Exceedance Probability (AEP) flood level.

Campus carparking is consolidated into one large contiguous area to the south-west and south of the Campus Core, beyond which is the AEIOU Centre (L13). The carpark accommodates approximately 826 car spaces, with the campus' Chiller Plant (L02) to its east. Another at-grade carpark to the west of the main carpark is currently leased for Logan Hospital parking and is partially on flood-prone land.

The campus is mostly relatively flat but rises gently to a hill on which the Campus Core is sited, creating a 'hilltown' appearance on arrival. The hill is about seven metres up from the floodplain, enabling buildings and spaces to gain breezes and outlooks.

There are only two main roads on the campus, University Drive and Evans Road, which partly frame the Campus Core and currently terminate in dead ends. These roads are considerably oversized for the traffic load on the campus, with unnecessary roundabouts prioritising traffic movement over pedestrian amenity.



Existing Campus Core plan

4.2 Campus Core

The Campus Core occupies only about 21% of the non-floodable area of the campus on which buildings can be developed. The core currently comprises four low-scaled buildings, each addressing a central grassed court. There is however a lack of social life in the court as the buildings have few facilities opening onto it and the court offers little weather protection.

The single storey Community Place (L04) flanks an arcade called Community Walk which was intended to form a campus retail heart. It has one café at the end directing social activity away from the central court. The retail outlets are currently being converted to allied health uses, such that there is a need to create a new Campus Heart as a hub of social life.

The Entrance Court into the campus is designed as a formal pedestrian corridor with paths split either side of rows of trees. The court arrives at the large undercroft of the Hub Link (L07), a concrete-floored space used mainly for circulation. Both the Entrance Court and the undercroft could be upgraded to form a Campus Heart making social life visible at the entrance to the campus.

Both University Drive and Evans Road, which form north-west and south-west edges of the Campus Core, terminate in dead-ends. The extension of these roads around the east side of the campus adjoining the Arboretum would facilitate development of new buildings to enliven the Campus Core. There is also expansion capacity on the western side where new buildings would activate Evans Road and University Drive.

Community Place (L04) is only a single storey building with a largely inflexible plan although it is currently being refurbished for change of uses. While ample land around the core exists for new buildings, it is recommended that Community Place is considered for demolition at the earliest opportunity, and for replacement by one or two new buildings that can help to enliven the Central Court.



A view from the Arboretum towards the Central Court



The Central Court near Community Place

4.3 Built Environment

Although the four main buildings are linked around the Central Court, the campus has an image of sparseness and sprawl. The Central Court is a vast lawn entailing long walking distances between buildings and diminishing sense of activity. A portion of the lawn close to Community Place (L04) is the main outdoor gathering area which works well on days of suitable weather.

The architecture of the buildings adheres to the stylistic intentions of the 1996 Site Plan in referring to neo-classical masonry architecture popular at that time for institutional architecture, particularly in the United States. It is an unusual style in Australia for university buildings, and imparts an identity to the campus. However the stoic forms and masonry walls are alien to the surrounding community and convey the impression of an institutional campus rather than a socially engaging one.

While the Central Court is a large expanse, it is a picturesque space and the views from the main courtyard out to the Arboretum will improve as the forest grows taller. It is recommended that future buildings are kept out of the space except for encroaching on the sides to reduce its scale.

It is recommended that future architecture departs from the existing style and comprises taller buildings with much increased transparency to generate visual and social interaction between inside and outside. As with the existing buildings, new buildings should face north/north east to south to respond to the climate and enable the transparency to occur.



University Drive west towards Lake Bridge



University Drive west



Lake Ellerslie



Leased carparking in south west



AEIOU Centre (L13)



Buildings adjacent the AEIOU Centre



Playing courts



Interpretive signboard in the Arboretum



An Arboretum path

4.4 Outlying Buildings and Elements

The vehicular journey along University Drive is approximately one kilometre from Loganlea Road to the Entrance Court. The threshold into the campus is represented by the two parts of Lake Ellerslie, however a stronger entry portal would reinforce the sense of arrival into the campus.

Beyond the lake, the playing fields on the northern side of University Drive are rudimentary, but offer an opportunity to create a more active sports precinct with improved fields, a grandstand, a substantial clubhouse, and expanded and diversified playing courts or an indoor sports centre. These facilities could dramatically increase community engagement with the campus.

On the southern side are a leased at-grade carpark, the former Facilities Management buildings L01 and L05, the AEIOU Centre (L13), and at-grade carparks serving the campus. This side is therefore relatively featureless against the backdrop of acoustic screening to the Logan Motorway.

However, the former Facilities Management sites offer excellent opportunity to develop non-academic core buildings, such as an ambulatory health centre and a private hospital, with direct access off University Drive, extensive existing carparking, and relatively close proximity to the Campus Core. Development of a pedestrian spine and ramp to a Logan Motorway pedestrian and cycle overpass would also activate the precinct.

The third main outlying precinct is the Arboretum to the east which aligns the ecologically valuable Slacks Creek. The Arboretum currently occupies over four hectares of land and has diverse botanic interest which, when mature, will be a strong visitor attraction. The continuation of University Drive and Evans Road into a ring road running along the Arboretum would facilitate public access to this environmental asset. **An interpretive visitor and research centre would enhance the attraction, particularly in relation to its bush foods, reference collection of threatened species and adjacency to Logan City Council's Slacks Creek Restoration Project.**



View east towards Arboretum



Over-designed vehicular entrance



Mature trees enhance arrival experience



Dominant emphasis on ceremonial character



Vista to the north from the Hub Link (L07)



Visual blockage by the Hub Link (L07)



Barren Hub Link (L07) undercroft space



Security office overly prominent



Level change within the undercroft



Abrupt end to University Drive

4.5 Arrival Experience

The campus arrival is that of a traditional university, focused upon ceremonial impression rather than social experience. The first impression is that of a hilltown, as the Campus Core is sited on a ridgeline, this being one of the main attributes of the siting (see below). However, the Entrance Court, while well maintained, lacks amenity and represents an outdated model of university grandeur which does not contribute as an integral part of the wider community.

The Campus Core layout was based on two diagonally aligned courtyards, one the Entrance Court and the other the Central Court, axially aligned to Mount Gravatt.

The rotunda-shaped Hub Link (L07) largely blocks the visual connection between the two courtyards, and its undercroft space is sterile and unactivated. Security offices and signs are dominant and convey an alienating rather than socially welcoming campus. The external expression of The Hub Link building is stoic and could be easily improved with screening to soften its appearance.

The undercroft of the Hub Link (L07) can also be easily upgraded with paving, seating, landscape and improved signage and lighting. As it is a large space approximately 600m² in area, it offers opportunity to become the new Campus Heart activated by a café.

It is recommended that a concurrent project is the remodelling of the Entrance Court, replacing the dual paths with a single central path and converting the flank spaces into seating nooks for social gathering and outdoor study. The central path should be covered by a canopy down towards the vehicular setdown. The combined Entrance Court remodelling and Hub Link (L07) upgrading would have a major effect on the amenity of the Campus Core and would convey to visitors an immediate sense of a socially active campus for relatively low cost.



The campus has a pleasant hilltown appearance once reached along University Drive



Central Court from Wayne Goss Centre (L03)



Central path does not lead to any destination point



Social activity on the mound near Community Walk



Community Place (L04) external colonnade



Central Court from Community Walk



Colonnade edge to Academic 2 (L08)



Inconspicuous entry to the Wayne Goss Centre (L03)



Outer Central Court towards Academic 2 (L08)

4.6 Central Court

The Central Court is laid out as a formal space crossed by axial diagonal pathways. It is a visually, rather than socially, appreciated space and is too large for activation by the size of the student community. Almost all building edges have no indoor-outdoor connection, further diminishing social life. The scale of the space is also disproportionate to that of the framing buildings.

An asset of the space is the view east out to the forested Arboretum. Despite the lack of containment of the courtyard and its vast expanse, there is a quality in its park-like character that should be preserved rather than occupied by buildings. A new building with active edges, however, could help to energise the space along the northern side.

While the large expanse of grass provides for casual relaxation and outdoor study during temperate, dry weather conditions, there is a lack of any part of the courtyard for social gathering. This could be addressed by refurbishing part of the courtyard closest to the Hub Link (L07).



Social activity occurs in the south west corner of the Central Court as it is framed by artwork and colonnade



Security dominant in Community Walk



Treatment to reduce glare in Community Walk



Community Walk from the café end



Community Walk opening out to Central Court



Community Court devoid of social amenity



'The Meeting Place' adjoining the Community Court



Café at end of Community Walk



Lawn between Community Place (L04) and Academic 1 (L05)



Utilitarian walkway at Hub Link (L07)

4.7 Community Walk and Smaller Spaces

Community Walk bisects the building Community Place (L04) and was originally lined with retail outlets. These are currently being replaced by allied health clinics and other facilities, leaving only The Brook Café as a social space. Its location at the outer end of the walk offers a pleasant outlook but it doesn't help to activate the Campus Core.

As noted previously, consideration should be given when appropriate to demolishing the entire single storey Community Place (L04) building for replacement by a more substantial development that activates the Central Court and the western side of the Campus Core.

It is noted that the northern half of the building is undergoing refurbishment for The Centre for Strong Foundations and allied health uses, thus the redevelopment may start with the southern section.

If that is unable to occur in the short term, a refurbishment of the adjoining Community Court is recommended, including a new canopy, landscaping, lighting and furniture. Consideration should also be given to enabling The Meeting Place building to be opened up to provide an accessible indoor social space and possible digital lounge and library.

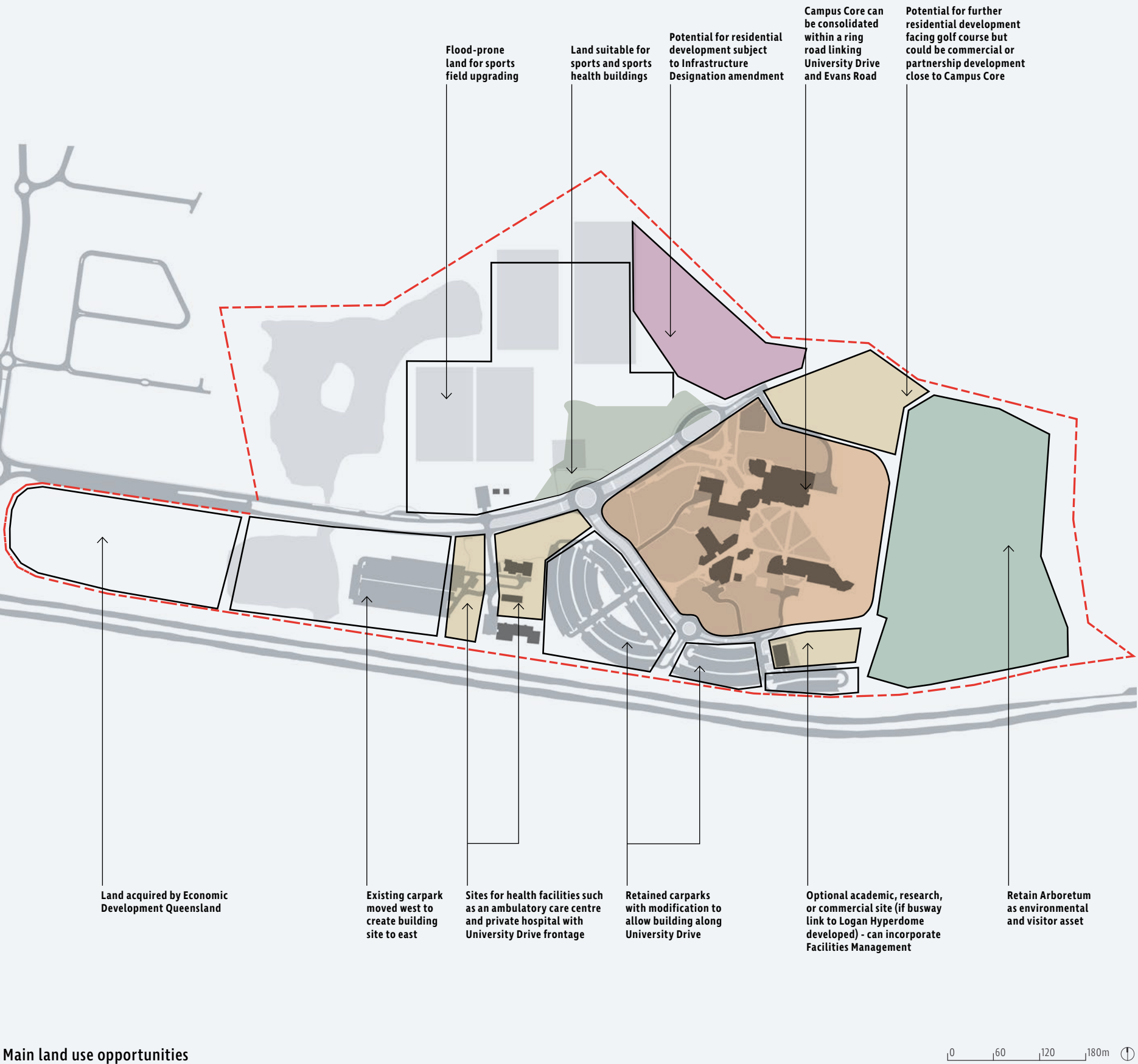
Several other small spaces require progressive refurbishment such as the passageway from The Hub Link (L07) along the Wayne Goss Centre (L07) shown opposite lower right. Relocation of drink machines, a consistent signage palette, paving, lighting and seating are required to improve its amenity. The Security Office is overly conspicuous in The Hub Link (L07) and conveys an impression of safety concerns, and should be relocated or better presented.



Community Walk from the Central Court



5. Master Plan



Main land use opportunities

5.1 Land Use Potentials

The map at left illustrates the major land use opportunities for the campus. The primary proposal is to define the Campus Core by a ring road which connects University Drive and Evans Road around the eastern side adjoining the Arboretum. Within this area, there is potential for over 140,000m² of Gross Floor Area in buildings of average eight storeys, additional to existing built area. The ring road will facilitate vehicular access to new buildings and service access via lanes, however it is proposed to retain the original master plan's vision of a pedestrianised Campus Core on this larger scale.

To the west of the Campus Core are developable sites made available by removal of the former Facilities Management buildings (L01, L09) and by slightly reducing or repositioning of carparks. The land area can accommodate three to four substantial buildings which suit public or private sector health providers such as an ambulatory health care centre, private hospital, or health research organisation forming a cluster identifiable as distinct from the academic core of the university.

A development precinct of comparable area exists to the north-west of the enlarged Campus Core which could require development of the ring road for access, and would benefit from development of the 'green link' transport corridor if the northern option is chosen for it (see 2.4). This precinct could also accommodate businesses and organisations in partnership with Griffith University, or research and development companies that are relevant to the University.

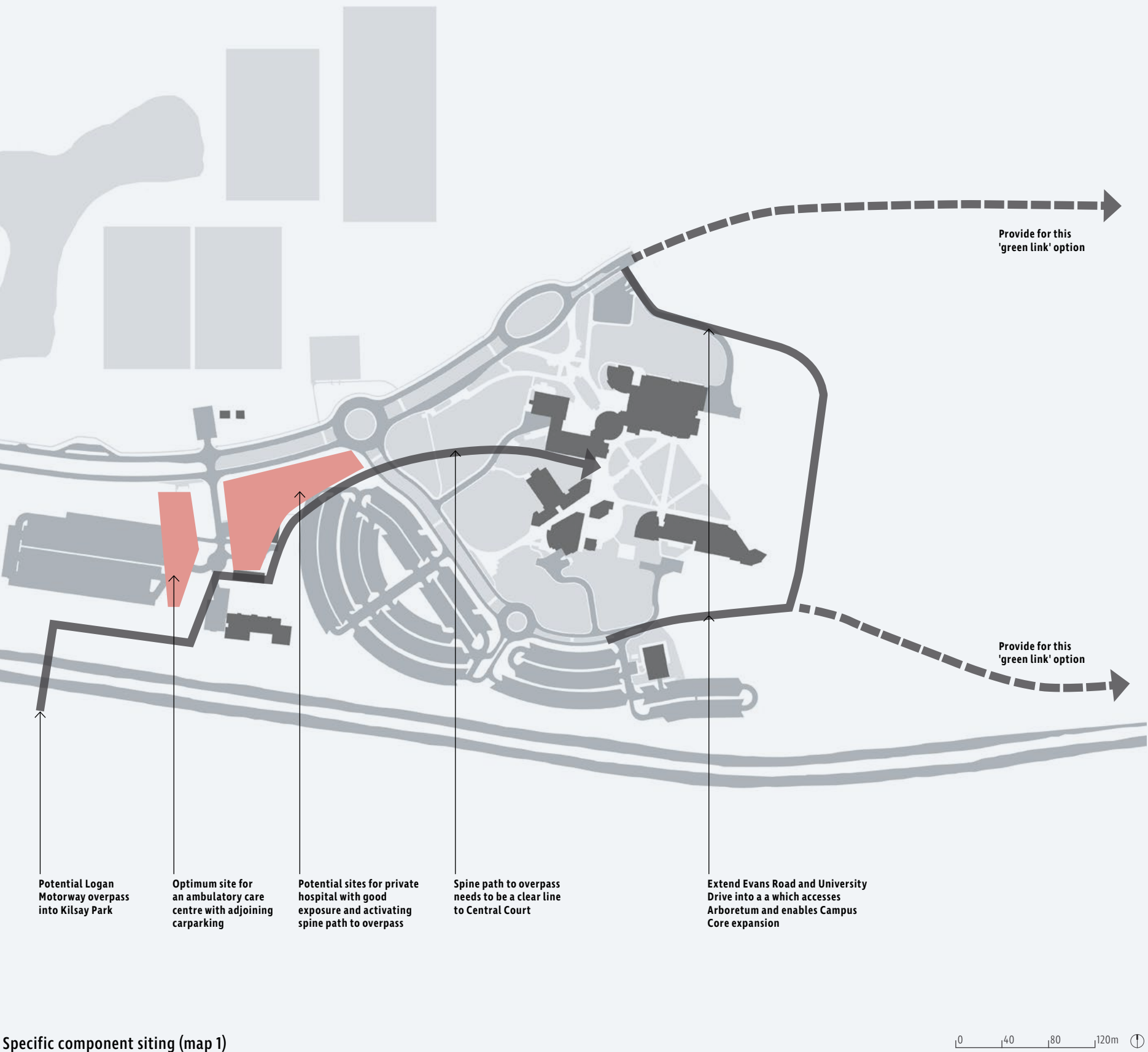
To the north is a further precinct of developable land. Residential development would benefit from views to the Meadowbrook Golf Course and its adjacency to a large Sports & Recreation Precinct on the campus.

This precinct can accommodate at least for medium rise apartment buildings all with golf course aspect to the north. Implementation would require potential change to the Ministerial Infrastructure Designation over the campus in order to permit a land use unrelated to the University.

To the south of the Campus Core is a site for a single building adjacent to the Chiller Plant (L02). This building could house Facilities Management and its maintenance facilities at ground level, but it has opportunity to accommodate other uses on upper levels. The site would become a gateway building into the campus if the 'green link' transport corridor was formed in this location (see Section 2.4) such that Facilities Management would need to be accessed from behind the building, and an appropriate frontage created to the corridor.

The Arboretum is proposed to be retained but has potential to incorporate an interpretive and research centre along the ring road edge.

Most of the remainder of the campus is below flood level and is proposed to become a more diversified and accessed Sports & Recreation Precinct than at present. Land adjoining the playing field and on University Drive is above the flood level and could be developed for a sports health or science building, a clubhouse and extended multipurpose courts. The courts could in time be replaced by an indoor sports centre catering for demand in the Logan area. These buildings would form a strong campus gateway with the health sector buildings on the other side of University Drive.



Specific component siting (map 1)

5.2 Specific Components

The following potential infrastructure and building components were identified during the stakeholder consultation process. The accompanying diagram illustrates potential optimum locations and configurations for each component.

5.2.1 'Green Link' Options

As discussed in Section 2.4, this priority bus, cycle, and pedestrian corridor has two main location options:

- An extension of University Drive through to Loganlea Bus Station at Logan Hyperdome, requiring it to traverse the eastern end of the Logan City (Meadowbrook) Golf Course.
- An extension of Evans Road also through to Loganlea Bus Station, requiring it to traverse Slacks Creek and run partially along the edge of Logan Motorway.

The master plan can make provision for both options by creating a ring road connection between University Road and Evans Road. This will improve campus circulation and legibility, as well as provide public access to the Arboretum as an environmental experience attraction.

5.2.2 Logan Motorway Overpass

Logan City Council and the University have long had a desire to create a pedestrian and cycle connection between the Logan Campus and Logan Hospital, necessitating an overpass over the Logan Motorway.

The most logical point of connection is across to Kilsay Park and then via a number of route options through to the hospital. None of those are direct and there is only one point of access through houses lining the park to Edenlea Drive. From there, the most direct route would be along the northern edge of Loganlea TAFE to the hospital which would need to be created.

Within Logan Campus, the overpass location is some 400 metres from Evans Road at the edge of the Campus Core. With only Facilities Management (L01), the AEIOU Centre (L13) and at-grade carparking along this route, the journey for pedestrians and cyclists could be unsafe, particularly at night.

For the overpass to occur, new buildings would be concurrently required to activate and provide surveillance for the route.

5.2.3 Ambulatory Care Clinic

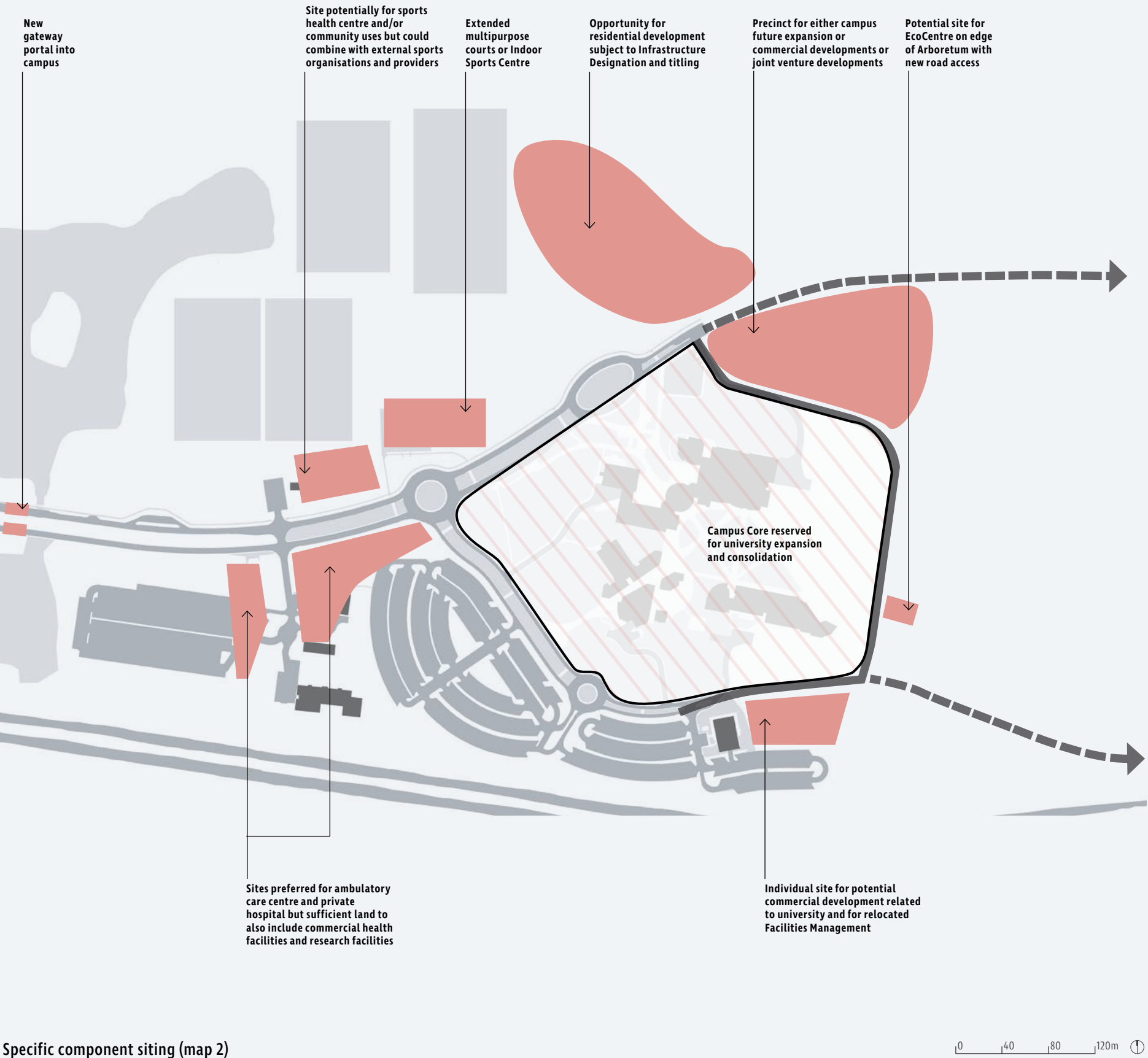
A \$33.4 million 'Urgent and Specialist Care Centre' was proposed by the Labor opposition prior to the 2019 Federal Election. Its main purpose was to reduce pressure in Logan Hospital's emergency department. It was to be a walk-in centre open seven days a week.

Should this proposal be implemented, it would have a strong fit with the University's health and wellbeing focus and could be a catalyst for attracting a future private hospital to the Logan Campus.

As a seven-day operation, the clinic could be an activator of the proposed pedestrian overpass traversing the Logan Motorway to Logan Hospital.

5.2.4 Private Hospital

In the past two decades, many private hospitals have been built adjacent to major public hospitals such as at the Gold Coast and Sunshine Coast. At Logan Hospital, there is very little land for a private hospital especially with the major expansion plans for the public hospital. Logan Campus offers an alternative possibility, particularly with its nursing, midwifery, and other health education specialisations. The most appropriate site for a private hospital would be adjacent to the ambulatory care centre if it were to be constructed on Logan Campus. This site already has carparking currently leased for Logan Hospital use.



Specific component siting (map 2)

5.2.5 EcoCentre

There is strong stakeholder support for creating an EcoCentre to showcase the environmental attributes of the campus as well as being a learning centre. This facility would be well positioned as a public reception centre to the Arboretum and Slacks Creek where it could also promote the Educational Tourism focus of the campus. The facility could also form a complement to the EcoCentre (N68) on Nathan Campus. One of the potentials discussed for the facility included teaching Indigenous land management practices.

A good potential would be for the EcoCentre to be located within the Arboretum made publicly accessible by a ring road extension of University Drive and Evans Road.

5.2.6 Sports and Community Facilities

The campus currently has four sports fields, two multi-purpose courts and a small sports pavilion. This infrastructure could be the basics of a much more vibrant university and community Sports Precinct, supporting the aim for Logan Campus to be the heart of the Logan and Meadowbrook communities. Facilities that could be considered are:

- A small to medium grandstand catering for spectators (such as at the University of Queensland), with sports club facilities under. The architecture of this element by nature could form a dynamic visual statement coming into the campus along University Drive.
- A Sports Health building should the University see merit in expanding its health and wellbeing portfolio wider into these fields.
- A large carpark catering for increased player and spectator participation in sports life at Logan Campus.
- Extended multi-purpose courts along University Drive, particularly for social and casual sports more popular with students than formal sports activities.
- An Indoor Sports Centre catering for demand in Logan for sports such as netball, potentially on the land currently used for multi-purpose courts and extended eastwards. This facility may be able to also accommodate conventions and large community functions

The existing sports fields' surrounding landscape is presently unappealing with little shade nor atmosphere. It is recommended that lighting and planting trees form part of an upgrading program for the Sports &B Community Precinct.

5.2.7 Residential and Student Accommodation

The Site Planning Report 1996 identified land for residential and/or accommodation development on the campus.

A residential village incorporating student accommodation already exists to the west of the campus, and no demand analysis has been undertaken for the necessity of additional accommodation.

A demand and feasibility analysis for either development type is recommended. The adjacency of the campus to the Meadowbrook Golf Club, however, suggests that there would be strong value in creating a residential community on the northern side of the campus. A further attribute is colocation with the university campus and with sports facilities and fields, the Arboretum and recreational areas.

Apart from potential financial benefits to the University, a residential community on campus would bring a more vibrant social life in times beyond university hours and on weekends. Some development could provide short-stay accommodation for visiting academics and researchers, and for specialist practitioners.

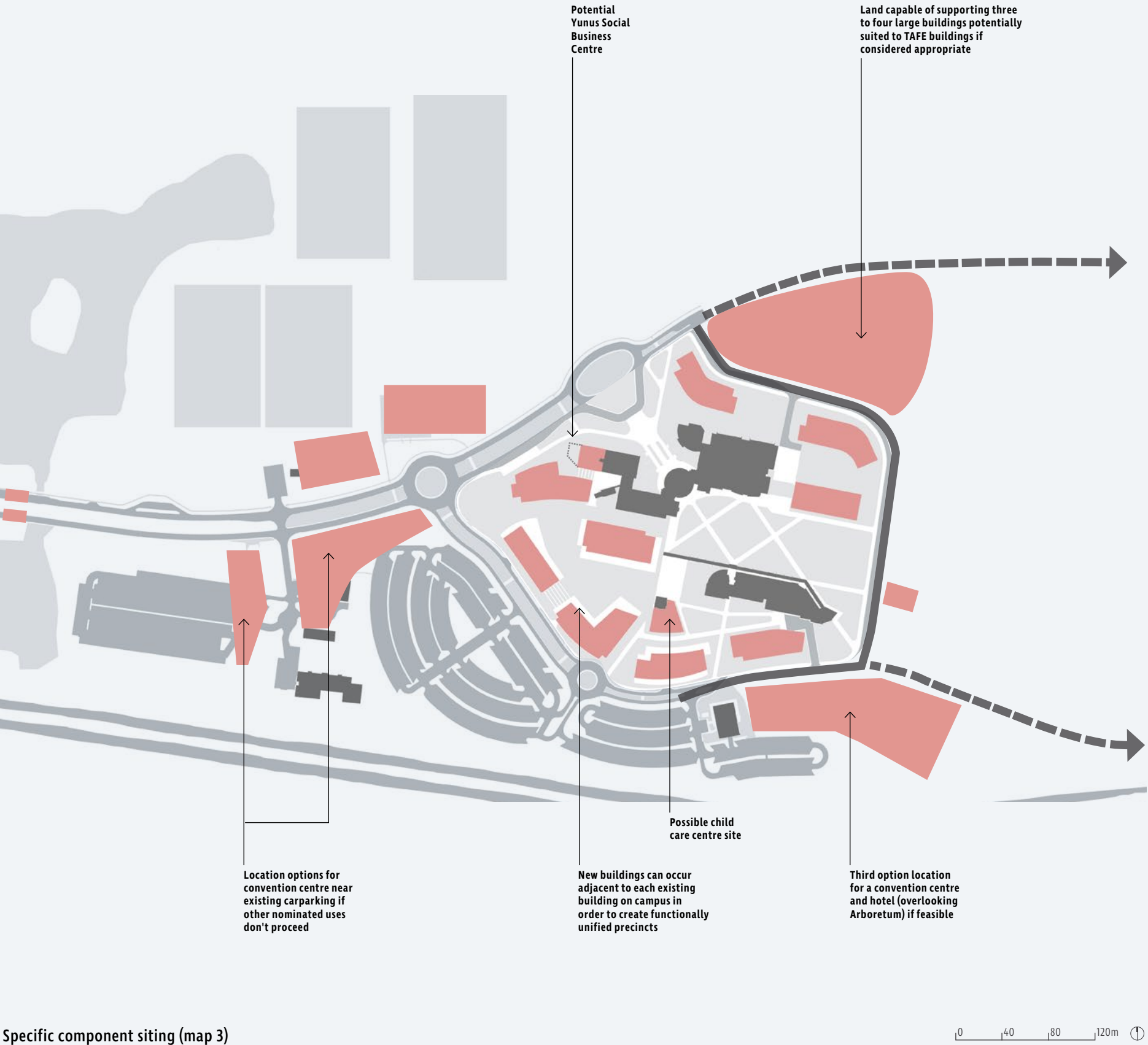
The creation of residential sites, if feasible, would require an amendment to the Infrastructure Designation of the campus if unrelated to university activity, and entail consideration of land title.

5.2.8 Commercial Developments

It is understood that the University is open to commercial buildings on campus, particularly if they are related to the University's health and wellbeing programs, such as soil-based probiotics research and manufacture.

The developments of synergistic commercial buildings on campus would enhance the notion of a 'civic campus' and foster ties between the University and the Logan community.

As the Infrastructure Designation only permits 'commercial activities allied with the University', commercial developments would need to demonstrate clear university relationship or relevance, unless an amendment to the Infrastructure Designation is sought.



Specific component siting (map 3)

5.2.9 Griffith Health

Nursing and Midwifery are two of the major degrees offered at Logan, with strong connections to the local community. It is intended that Logan Campus will evolve in partnership with Logan Hospital, government, business, and industry into a centre of leading research and development in health and wellbeing. A further intention is to introduce industry-sponsored facilities that support cutting edge research, innovation, translation, and development.

Most of the campus’ health disciplines are located in Academic 1 (L05). Linked expansion can occur in at least two new buildings to its west, placing them closer to land further west where private sector and/or public health facilities would be best located.

Although the single storey Community Place (L04) building is currently being refurbished for a Centre for Strong Foundations, and for allied health clinics, this low-scale building could be replaced by a more substantial building in future due to its pivotal position on the campus.

5.2.10 Child Care Centre

Interest has been expressed in building a child care centre on the campus to cater for staff and student needs, and for the wider Logan community. As child care centres have stringent planning and functional requirements, it may be difficult to adapt an existing building area, although this should be investigated first. If a new building is required, one potential site is in the vicinity of The Meeting Place building to the south-east of Community Place (L04) as this area can provide the open space requirement for a child care centre.

5.2.11 Griffith Business School

Griffith Business School intends to have a more prevalent role in Logan Campus to engage with the local business community, to interrelate business with the health sector and to build upon the success of the Yunus Social Business Centre.

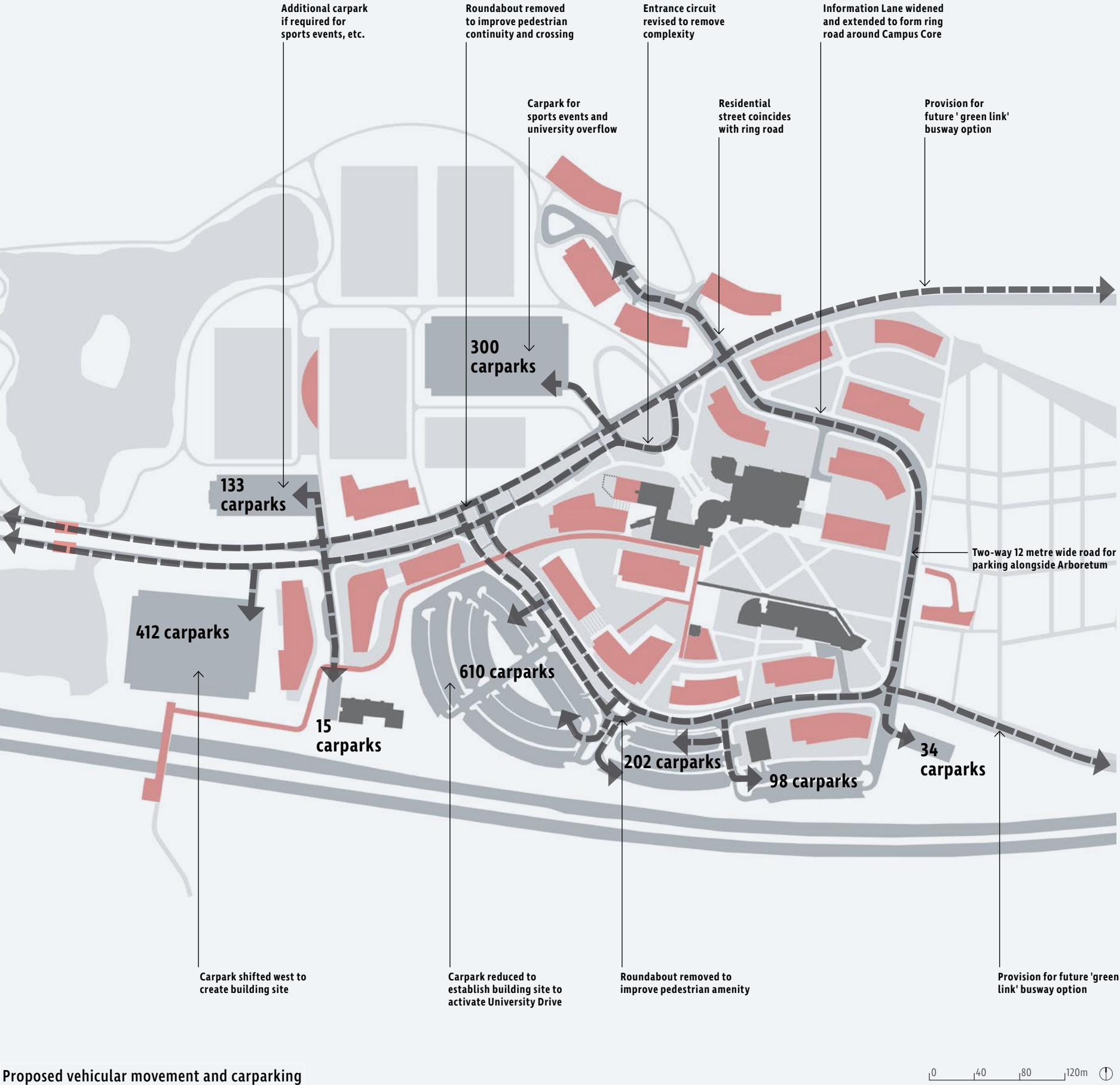
A number of potential programs have been suggested such as in Health Economics, Executive Education, Educational Tourism, and the School is launching a Bachelor of Business Innovation at Logan.

It is possible that facilities for these programs may require only existing building adaptation, however there may be potential to consider a new building which provides space for local and other businesses to co-locate. This building would logically be near Academic 2 (L08) where current business programs are run.

The Yunus Social Business Centre is also in this building, but some interest has been expressed in a distinct building which could also house other flagship operations of the campus such as the Hopkins Centre and the Regional Innovation Data Lab.



Indicative concept for potential Yunus Social Business Centre



5.3 Vehicular Network

Although a large part of the campus site is prone to flooding to the east and north-east, there is ample land to expand the campus and to allow development of private sector buildings in the central and western portions. In order to facilitate growth for both university and other uses, the existing road system needs to be extended.

5.3.1 Ring Road and 'Green Link' Options

Both University Drive and Evans Road currently end in cul-de-sacs. It is proposed that these roads are continued to form a loop around the Campus Core and run along the edge of the Arboretum to connect into Information Lane, which would be enlarged to adopt a through-traffic, two-way role. This configuration effectively defines the Campus Core, with sites for at least eight new buildings within.

The ring road is configured to provide for either of the two potential 'green link' (bus, cycle, pedestrian) corridors to the east which have been investigated previously by TransLink (Department of Transport and Main Roads). Should neither of these links occur, the ring road should be created to complete the Campus Core system.

Should one of the 'green link' options be constructed, it will be transformative for the campus in altering the impression of the campus as an isolated precinct. The costing scenarios suggest that the southern alignment option would be most likely, such that new bus stops would be required, creating points of arrival to the Campus Core on its southern side.

5.3.2 Existing Road Changes

It is proposed to eliminate the roundabout at the intersection of University Drive and Evans Road, and the roundabout from Evans Road to the carparking areas, in order to improve pedestrian access as roundabouts are inhospitable to crossing. New T-intersections will enable installation of pedestrian crossings.

It is also proposed to modify the over-designed entrance circuit to the Campus Core by removing the inner loop and reconfiguring the entrance road to accommodate through-traffic.

5.3.3 Service Roads

The provision of a ring road linking University Drive and Evans Road enables service road connections from all sides of the Campus Core. However, these should be kept to a minimum to preserve pedestrian priority within the Campus Core, and should be paved as they need to also act as pedestrian pathways.

5.3.4 Carparking

The campus is currently served by at-grade carparking with approximately 826 spaces stretched around the south-western and southern side of the Campus Core. There are a further 404 spaces in the general carpark to the west which are currently leased for Logan Hospital carparking.

It is proposed to retain these carparks with modifications as follows:

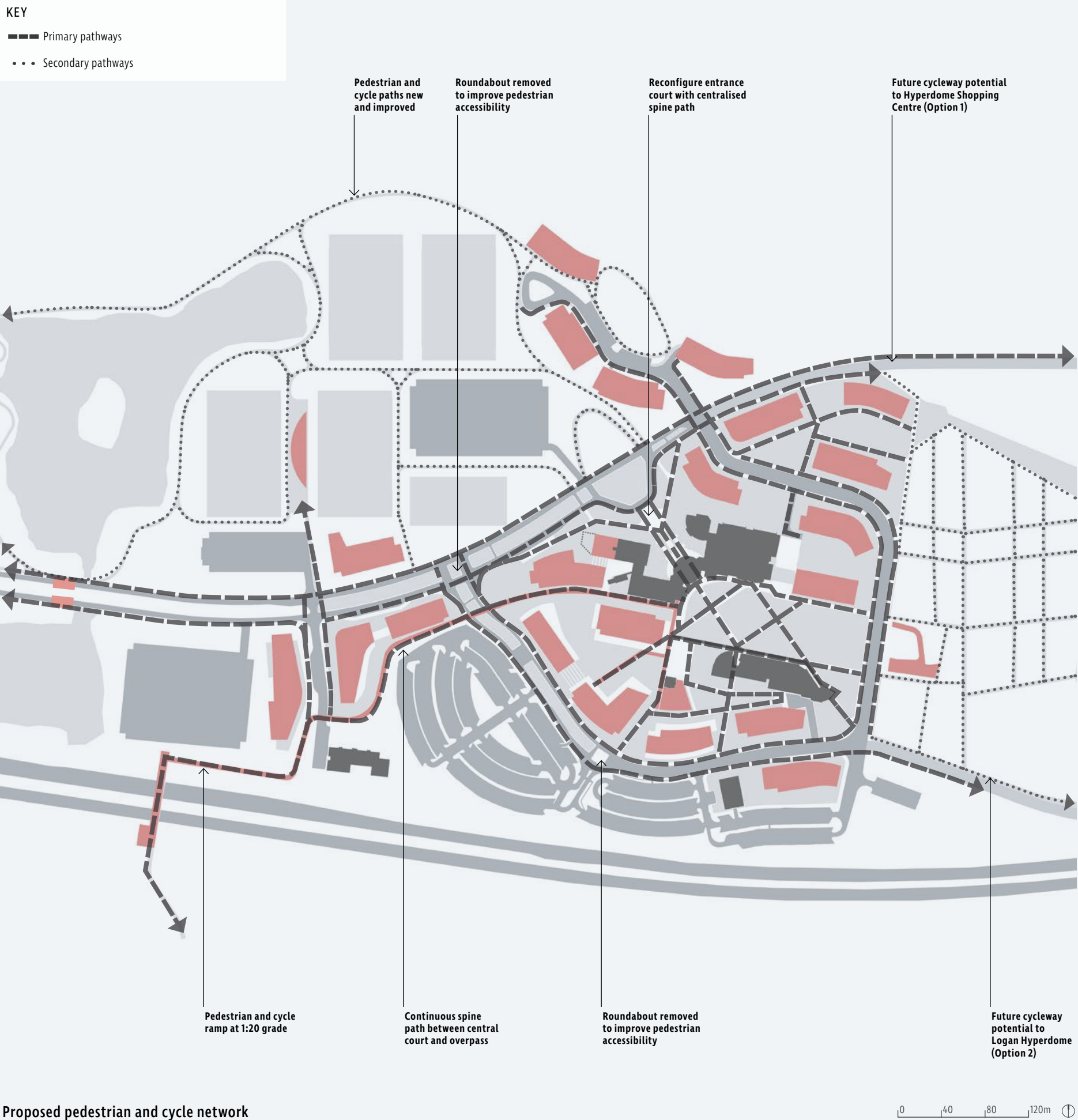
- Slight reduction of the main carpark to facilitate building development along University Drive, thereby screening the carpark from the road.
- Adjustment of the general (western) carpark toward the southern lake to facilitate building development to its east.

There is no current demand for increased carparking in the campus, and in future there is ample land available for both buildings and at-grade carparks. The proposal provides new at-grade parking as follows:

- To the north of University Drive as a variable university carpark and community carpark for sporting events.
- Along the proposed ring road adjoining the Arboretum.

Although the resulting car space provision is not dramatically increased over the existing, new buildings could be designed with basement carparks for staff and visitor use. Overall, the proposed at-grade carparking on the campus as illustrated is in the order of 1,600 spaces, with additional car space potential under new buildings.

Future public transport improvements should decrease reliance on the private vehicle for access to the campus and, in particular, the previously considered 'green link' to the Hyperdome Shopping Centre and Loganholme Bus Station would be of great benefit to the campus and to the whole Meadowbrook precinct.



Proposed pedestrian and cycle network

5.4 Pedestrian Network

The pedestrian network enlarges upon the existing pathways to create an enlarged Campus Core limited to pedestrian movement except for service vehicle access. The wider campus is planned to be more walkable with improved existing pathways and a range of new paths and cycleways as the campus diversifies and expands.

The primary recommendations of the pedestrian network are as follows:

- Enlarging the Campus Core to a defined area of pedestrian only movement, except for service accessibility. This area is defined by a proposed ring road extending University Drive and Evans Road out to and alongside the Arboretum.
- Creating a continuous 'spine' path between the Central Court and the proposed Logan Motorway overpass by a particular siting of buildings planned to activate the path.
- Removing elements which are vehicular-dominant, such as roundabouts, to improve pedestrian accessibility and road crossings.
- Realigning Arboretum paths to form continuous path lines to and from the Campus Core.

Other improvements are associated with specific precinct proposals and are described in Section 7.

In the diagram at left, primary pathways are intended to be fully paved. Secondary pathways can be either paved or comprise porous surfaces enabling wet weather use but allowing grass or mulch between modules.

5.4.1 Logan Motorway Overpass

The proposed spine path between the Campus Core and the overpass will need to be installed concurrently with the overpass. Care should be taken with building siting and configuration to ensure the path is continuous and engages the edges of new buildings when they are developed, for the purpose of passive surveillance.

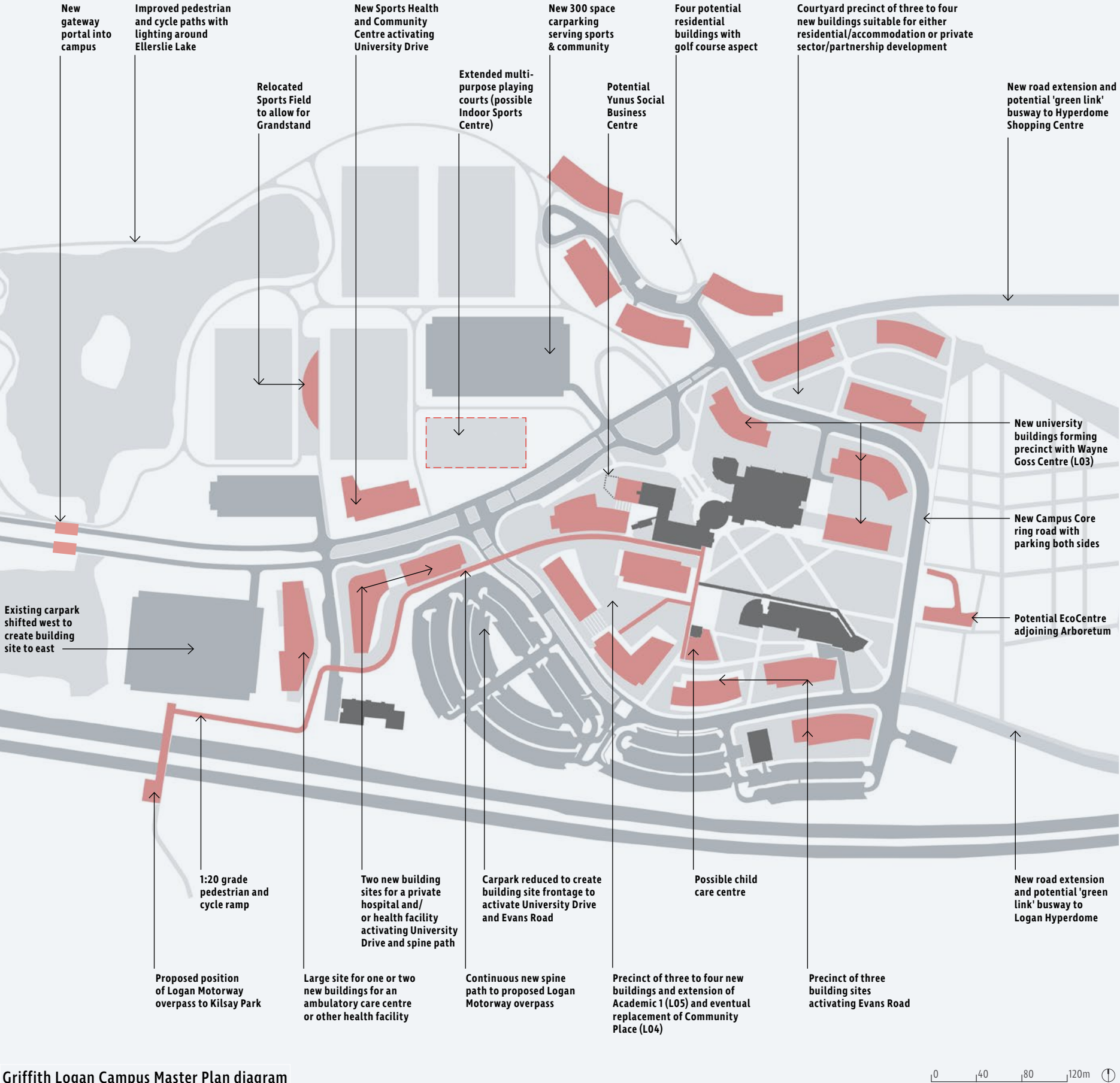
The plan provides for a ramp, estimated to be about 140 metres long at 1:20 grade, to climb up from the campus to the overpass. This is preferred to a stair and lift as it facilitates easier cycle movement. Choice of ramp or stair and lift will need to be made on the Kilsay Park side, and will depend upon ability to reconfigure the land on this side. Although it is beyond the master plan scope to plan access through to Logan Hospital, substantial change will be required with the most likely path line running along an activated northern edge of Loganlea TAFE.

5.4.2 Campus Core

As shown on the diagram, most existing pathways are retained and extended out to the proposed ring road. Roundabouts are replaced by intersections at University Drive and Evans Road to improve accessibility and provide street crossings. The ring road around the Campus Core is envisaged as a high quality pedestrian circuit with well-designed bus stops and shelters, wide planting edges, pedestrian-scale street lighting, street furniture, and paved footpaths.

Two key changes to the existing pathways, described further in Section 7 are:

- Widened paving along the western edge of the Central Court to create a 'campus heart' square, activated by a retail/café pavilion.
- Complete refurbishment of the space under the Hub Link (L07).
- Modification of the Entrance Court walk, converting it from two side paths into a central path with landscaped sides and seating pockets.



5.5 Master Plan

The master plan establishes a vehicular and pedestrian network, as well as built form and spatial character, that will enable the Logan Campus to grow into a community-focused 'civic campus' over time.

While there have been no specific immediate requirements for new buildings identified, the plan largely determines the siting and shape of future new buildings that will best reinforce campus legibility, optimise climatic orientation, define and activate roads and pedestrian pathways, and form a series of courtyards and gardens linked back to the Central Court.

The principal strategies illustrated in the master plan are as follows:

- Extending University Drive and Evans Road around along the edge of the Arboretum to form a **ring road** which contains and defines the Campus Core.
- Maintaining and reinforcing the **Central Court** as the dominant space on the campus, extended to the Arboretum to the east.
- Retaining the **Arboretum** and amplifying its visitor attraction with the ring road providing public parking access.
- Creating an integrated **EcoCentre** as a major research, environmental, cultural, and visitor attraction on the campus.
- Defining by built form a continuous spine path to a proposed **Logan Motorway pedestrian and cycle overpass**, corresponding to Kilsay Park for an off-camps connection to the Logan Hospital.
- Creating, outside the Campus Core, three new built development precincts:
 - A **Health & Wellbeing Precinct** involving private sector developers and/or partners around the AEIOU Centre (L13), activating the journey into the campus along University Drive and activating the spine path to the Logan Motorway overpass.
 - A **Residential Precinct** in the north to provide a permanent 'community' on campus, benefiting from adjacent sports facilities, parkland and golf course aspect, subject to this being permissible development.
 - A **North-West Precinct** which could be either further residential development or further private sector/partnership development synergistic with the University.

- Transforming the **Sports Precinct** into a major Logan community attraction with upgraded playing fields, extended and varied multi-purpose courts, a grandstand and amenities, and a potential **Sports Health Centre** as a community focus. Potential exists for an **Indoor Sports Centre** in lieu of the extended multi-purpose courts as this may be of greater benefit in attracting local community sports such as netball.
- Retaining existing carparks (with modifications) and **providing new at-grade carparks** to a total of 1,600 spaces such that it is anticipated that structured carparking will not be required, considering also potentials for public transport improvements and possibilities that disruptive technologies may reduce reliance on cars in the future.
- Providing for two options for a **'green link' busway corridor** to Logan Hyperdome/Loganholme Bus Station as part of the campus road network.

The master plan has not determined building uses for up to eight new Campus Core buildings (depending upon footprint sizes) but distributed them to enable any existing use to expand into defined precincts.

Excluding residential development, the master plan identifies potential for at least 88,000 m² new GFA in the Campus Core, and at least 73,600 m² GFA in other education/research/commercial buildings, based upon an average six storey scale. These yields would obviously increase if taller buildings were developed.

KEY

- | | | | | | |
|---|--|----|---|----|--|
| 1 | Extension of Academic 1 (L05) and new building | 10 | Two new buildings along new ring road | 19 | New carparking for sports and community and for university overflow |
| 2 | Three new buildings, two of which replace Community Place (L04) | 11 | New ring road connecting University Drive with Evans Road | 20 | Extended multi-sports courts or Indoor Sports Centre |
| 3 | Campus spine path from Central Court to proposed Logan Motorway overpass | 12 | New EcoCentre at Arboretum | 21 | Repositioned carpark to provide site for Building 14 |
| 4 | Two new buildings along extended Evans Road | 13 | Defined open space for outdoor events | 22 | Proposed location of Logan Motorway pedestrian and cycle overpass |
| 5 | New university or commercial building, possible Facilities Management | 14 | Potential ambulatory care centre or private hospital or other health facility | 23 | Three to four buildings optional for university, commercial or residential |
| 6 | New child care building | 15 | Potential private hospital or other health facility | 24 | Four residential apartment buildings and/or townhouses |
| 7 | Refurbished undercroft to the Hub Link (L07) | 16 | New sports health centre/community centre | 25 | Options for 'green link' transport corridor |
| 8 | Revised Entrance Court and entry loop road | 17 | New grandstand and clubhouse with repositioned Leneen Forde Playing Fields | 26 | New gateway portal into campus |
| 9 | New building defining extended Central Court | 18 | Upgraded sports fields and landscape | 27 | Potential Yunus Social Business Centre |



Griffith Logan Campus Long Term Master Plan

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Proposed and possible short term projects

5.6 Short Term Improvements and Development

The master plan envisages the long term future of Logan Campus as a civic campus that actively engages with and connects to the Logan business and general community. It seeks to define and densify the Campus Core with buildings of six to ten storeys in courtyard precincts.

Two main short term projects that have been identified as desirable to kickstart the regeneration of the Campus Core, are as follows:

- **Remodelling of the Entrance Court** leading into the Campus Core, together with refurbishment of the undercroft to the Hub Link (L07). This project encompasses repositioning of paths in the Entrance Court, installation of social gathering spaces to either side, and relocation of the Brook Café (or additional café) into the undercroft space with new seating landscaping, lighting, signage, and paving.
- **Building of an EcoCentre** on the edge of the Arboretum at the end of the Central Court. This development will require at least an extension of Information Lane to provide public vehicular access, although completion of the entire ring road linking University Drive with Evans Road is the preferred undertaking.

A third possible project is the provision of a child care centre to cater for staff and students (many of which are mature-aged), and which can also serve the wider community accessing programs and facilities on the campus. The child care centre may be possible to create by an existing building refurbishment however, due to the stringent regulatory requirements of child care centres, a new building may be required. If so, a suitable site would be south of the Community Court.

The map at left shows Community Place retained as its replacement by larger buildings is seen as a medium-long term development. As this building is currently undergoing refurbishment for new uses, the Community Walk could be upgraded to provide seating for students and for visitors to the new clinics and the Centre for Strong Foundations.

Concepts for the proposed short term improvements are illustrated in Section 6.



Campus Core aerial massing



Aerial massing of wider campus

5.7 Building Scale

5.7.1 Campus Core

The existing Campus Core is sprawling with buildings of two-three storey scale and Community Place (L04) is only single storey. The lack of density means that academic and research activity is spread over long distances, resulting in a lack of campus vitality.

It is proposed in future that the University seeks to develop its academic and research buildings to be six storeys or taller in order to accommodate a density and mix of uses within each building that generate vibrant campus life. A minimum of four storeys is recommended, but there is no reason buildings of up to twelve storeys or so should not be contemplated.

It is anticipated that the three major existing buildings will be retained - Wayne Goss Centre and Auditorium (L03, L06), Academic 1 (L05), and Academic 2 (L08). The single storey Community Place (L04) consists of two parts which should both be demolished when appropriate and replaced by more substantial buildings.

5.7.2 Health & Wellbeing Precinct

This grouping of three to four buildings adjacent to the AEIOU Centre (L13) could be about six storeys in scale or higher. If an Ambulatory Health Care Centre is developed as a stand-alone facility it may require only two to three storeys, however consideration could be given to additional upper level uses.

5.7.3 North-East Precinct

Similarly, the scale of these potentially commercial (or residential) buildings in this precinct could be of six storeys or higher as it faces the vast open space of the golf course.

5.7.4 Residential Precinct (North)

It is anticipated that this precinct would require buildings of at least six storeys to create viable development. They would enjoy direct outlook over the golf course fairways.



5.8 Notional Building Yields

The following table provides notional building yields for the Campus Core and the surrounding campus precincts for an average 6 and 8 storey height scenario.

Campus Core	Footprints	Yield at 6 storeys average	Yield at 8 storeys average
Campus Core 1	4 buildings of 1,600 m ² average	38,400 m ²	51,200 m ²
Campus Core 2	3 buildings of 1,600 m ² average	28,800 m ²	38,400 m ²
Campus Core 3	3 buildings of 1,600 m ² average	28,800 m ²	38,400 m ²
	Subtotal	96,000 m ²	128,000 m ²

Other Precincts	Footprints	No. levels	Yield
Health & Wellbeing (south-west)	Ambulatory care centre and associated uses 2,100 m ²	3	6,300 m ²
	Private hospital or other health facility 1,600 m ²	6	9,600 m ²
	Health facility 1,600 m ²	6	9,600 m ²
	Subtotal		25,500 m ²
North-East	3 buildings of 1,600 m ² average	6	28,800 m ²
Sports	Sports Health 2,000 m ²	4	8,000 m ²
	Indoor sports centre (option)		16,000 m ²
	Subtotal		52,800 m ²
EcoCentre	1 building 1,200 m ²	3	3,600 m ²
	Subtotal		3,600 m ²
Total University and Related Uses		177,900 m ² - 209,900 m ²	

The residential yield of four buildings in the campus north could, at an average six storeys height, be in the order of 260-300 apartments depending upon mix.



6. Proposed Campus Enhancements



Proposed Campus Enhancements

6.1 Proposed Campus Enhancements

There are several parts of the campus that the master plan identifies for enhancement which the University will need to consider priorities and timing in relation to its Draft Strategic Plan 2020-2025.

This section focuses on two short term developments which will be major improvements for relatively low costs - the **creation of a Campus Heart** and of an **EcoCentre**. As noted in Section 5.7, a third short term development could be a child care centre.

- The main wider campus enhancements which are recommended and require a more substantial investment are:
- **Development of the Logan Motorway Overpass** which may require Logan City Council investment or a joint venture. This development will however require the Council and/or State Government to resolve pathways on the southern side of the motorway to Logan Hospital.
 - **Revitalisation of the playing fields** into an integrated Sports & Community Precinct with a grandstand, a sports health/sciences facility, facilities for community and competition sports, and expanded and diversified multipurpose courts including for casual sports. The potential to develop an indoor sports centre on the site of the existing multipurpose courts should also be considered.



Existing vehicular arrival road



Central rows of trees



One of the split paths to the Hub Link (L07)



Barren forecourt to the Wayne Goss Centre (L03)



Undercroft with view to the Central Court



Stairs bisecting the undercroft space



Undercroft view towards the Wayne Goss Centre (L03)



Security office to be made less conspicuous



Passage to the Wayne Goss Centre (L03)

6.2 Entrance Court and Hub Link (L07) Undercroft

The combined revitalisation of the Entrance Court and Hub Link (L07) undercroft has the potential to create a new social heart of the campus, and present to visitors a more actively engaged campus than currently occurs.

The Entrance Court is proposed to be remodelled by changing its two split paths into a single central path that enables the sides to be formed into landscaped seating courts. The single path would run between the two mature stands of trees and would be sheltered by a canopy extending down from the Hub Link to vehicular arrival setdown. Canopy shelters should also be provided for some of the seating nooks and new trees planted to provide shade to others.

The arrival setdown road should be revised as proposed in the master plan to remove one of its two loops, however this change can wait until the proposed ring road around the Campus Core is implemented.

The Hub Link (L07) undercroft is proposed to be activated by relocation of the Brook Café or, if viable, by an additional new café. The design and positioning of the café can occur in a number of ways such as within the rotunda space or along the sides in lieu of the Security Office area or, more easily, the opposite above. The concept illustrated is for the café to be an openable glazed space on the south-western side that when open minimises distinction between inside and outside.

The entire remaining space in the undercroft should be repaved with planting 'islands' edged by seating. New directional signage, integrated direct and indirect lighting, and new housings for vending machines are essential.

A third part of this revitalisation proposal is to remodel the elevations of the Hub Link (L07) to present a lighter and more inviting image from the Entrance Court and the Central Court. The concept illustrated proposes a 'veil' of timber louvres over the existing façade which will provide improved solar protection to the existing upper level spaces. This concept also entails carrying the timber treatment down and under the soffit of the undercroft to soften its currently spartan appearance.

The remodelling of the undercroft may require shifting of the stairs forwards as they currently bisect the space. This can be simply achieved by extension of the upper level rather than requiring activation.

In conjunction with the remodelling work, the passageway along the Central Court side of the Wayne Goss Centre (L03) should be refurbished as it is basic and heavily utilised.

The revitalisation of the Entrance Court and Hub Link (L07) undercroft will be important in bringing social life to the front of the campus as distinct from the existing Community Walk and café which are remote. It is thus strongly recommended to overcome the present sense of a campus of little outdoor activity.



Indicative concept of revised Entrance Court and Hub Link (L03)



Indicative concept plan of revised Entrance Court and Hub Link (L03) undercroft



The Arboretum from the end of University Drive



Edge of the Arboretum (left) in relation to Academic 2 (L08)



Existing Arboretum interpretive signage



Arboretum paths



6.3 EcoCentre

This proposal is based upon two main strategies:

- Acknowledging and engaging First Nations Peoples, in particular those in the local community, in the campus in a more visible way than at present.
- Enabling the Arboretum to play an active role in the campus as a visitor attraction while increasing its environmental interpretive value.

The site preferred for this facility is on the edge of the Arboretum facing towards the Central Court but orientated north-south to optimise climate response. This location relates to the plantings of bush food already in the Arboretum, with the notion that one focus of the EcoCentre could be research into land management practices by Indigenous Australians through time.

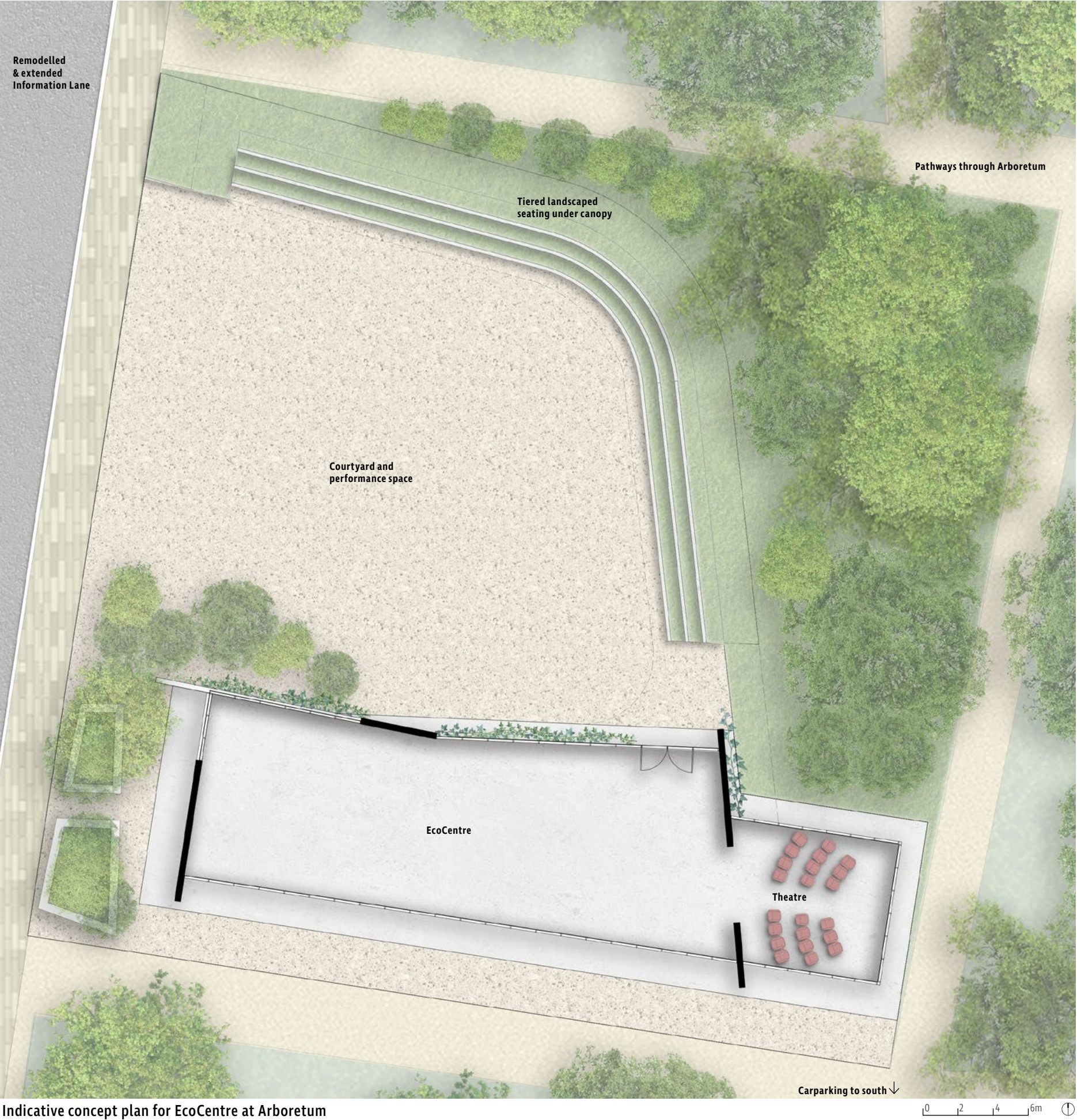
Correlation of this concept is made to an EcoCentre which can research environmental land management utilising the Arboretum, as well as form an alliance with the existing EcoCentre (N68) at Nathan Campus.

The facility is also intended to be a major attraction for the public to visit the Arboretum, and thus act as an interpretive centre with talks and guided tours. A space to the north of the building is proposed for outdoor concerts and other performances which could feature on nights and weekends.

In order to facilitate public visitation, an extension and remodelling of Information Lane off University Drive is required together with carparking. This extension would form part of the proposed ring road around the Campus Core to link up with Evans Road.

There is currently no functional brief for the building as it is a concept generated by the master plan process. The perspective and site plan provided over are therefore notional to illustrate a potential reality. The concept shown is for a two-level primarily timber structured and protected building that harmonises with the Arboretum. The protective screens are intended to open up and close depending on the particular climate conditions and solar exposure, such that the building can be naturally ventilated as part of its environmental performance. This initiative should underpin a system of design strategies which impart a 6 Star Green Star performance and include solar energy, sustainable materials, rainwater storage, and waste recycling.

The EcoCentre would be a relatively small development but one which would have a transformative effect on the identity of Logan Campus, invite regular public visitation to the campus, and play a significant cultural research and interpretive role.



Indicative concept plan for EcoCentre at Arboretum



Indicative concept for EcoCentre at Arboretum

