



FLAGSTONE COMMUNITY HUB

REGISTRATION OF INTEREST



Version Control

Version	Date	Org.	Personnel	Notes
1.1	09/04/2018	Plan C	Tom Bowers	First draft
1.2	12/04/2018	Plan C	Jim Gleeson	Revised
1.3	15/05/2018	Plan C	Tom Bowers	Amended following comments and inclusions from Peet and LCC
1.4	30/05/2018	Plan C	Tom Bowers Jim Gleeson	Final amendments

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1. INTRODUCTION

Peet Flagstone in collaboration with Logan Together and Logan City Council (the project team) is seeking initial **Registrations of Interest (ROI)** from community groups, services and organisations, and individuals who would like to deliver services or activities, individually or in collaboration with other groups, from a community hub planned for Flagstone.

In order to deliver a bespoke, curated and responsive community space, these ROIs will be used by the project team as a **basis for further discussions with interested parties. Interest in future involvement within the Hub will be sought, and in doing so, potentially inform design and operational planning.**

Requirements and suggestions for submissions are provided in section 4 of this document.

Thank you for taking the time to consider this opportunity. We have made the application process **as least time consuming as possible, requiring only a three page response** for this stage. We encourage as many people as possible to register interest in the project to ensure the best possible outcome for Flagstone.

2. BACKGROUND INFORMATION

2.1. Flagstone City

Flagstone is the key to sustained economic growth in Brisbane's South-West corridor and the centerpiece of Government plans to provide affordable homes and quality lifestyle opportunities for Queensland families.

It is a significant project that needs commitment and timely investment, from both the public and private sector, in order to deliver optimal benefits to the community of South East Queensland at-large.

The vision for Flagstone

The Greater Flagstone Priority Development Area (PDA) covers 7,000 hectares. By 2045, the region is expected to support more than 120,000 people, 50,000 new homes and 30,000 jobs. It is one of the largest greenfield urban developments in Australia and pressure is growing for infrastructure, services and amenity to meet the needs of its community.

Flagstone is an affordable entry point for first home buyers and an attractive option for aspiring home upgraders and maturing downsizers. By 2036, more than 40% of residents will have children under 15 years and 75% of residents will own or be purchasing their own home. Currently, there are around 6,000 residents living in Flagstone.

Flagstone is the first major development in the Greater Flagstone region. The project covers almost 20% of the PDA and includes more than 12,000 homes and in time will provide a city centre for the whole south Greater Flagstone Priority Development Area. It has an anticipated end value of \$6.7 billion.

Investment to date

In two years, Flagstone has achieved the following:

- Released three neighbourhoods with affordable house and land packages from \$300,000¹;
- Sold more than 380 residential lots with 200 new homes under construction
- Completed a new traffic bridge uniting Flagstone east and west;
- Attracted major retailers including Coles;
- Completed the first two stages of a \$12 million Regional Park ;
- Started work on one of Queensland’s biggest adventure playgrounds, due to open in the next year;
- Opened a new Display Village showcasing 18 builder homes from leading Queensland builders; and
- Established multiple partnerships with local agencies, schools and community groups to fill the gap and deliver community services to the Flagstone community.

What does Flagstone need?

Hundreds of young families are moving into Flagstone right now with many more to come. The region needs community services and amenities delivered now in order to positively shape and grow a healthy community.

Currently, around 6,000 people live in the suburb of Flagstone and accelerated growth means there is already a community in need of public services.

Growth projections for the region paint a compelling picture:

- Logan is expected to be one of the fastest growing regions in Queensland. Its population is set to increase by more than 50% over the next 20 years. Almost three-quarters of these new residents (up to 6,633pa) will settle in Greater Flagstone.
- 50,700 more jobs are expected in Logan by 2036. Sixty per cent of these (~30,000) will be in Greater Flagstone. Almost 20% will be construction related and 15% in health.

¹ Includes FHOOG

- Greater Flagstone will deliver 50,000 homes over the next 40 years, so construction pressure will increase exponentially, along with demand.
- The need for health services in the catchment will almost double in the next five years (5,550 patients in 2016 to 25,000 by 2031) with a bigger population and more residents in the 0-4 and 65+ age groups. A major hospital in Flagstone City will support under-serviced communities right across south Logan (source: Flagstone Market Outlook. Urbis, October 2017).

In Flagstone:

- \$2 billion will be spent building new houses;
- By 2031, this will create 700 fulltime jobs in construction, trade and building supply;
- Land sales in Flagstone City will reach 500-600 residential lots a year, in the next 15 years, driving the need for local schools, shops and other amenities; and
- A big influx of families with school-aged children (1,600 in 2016 to 5,300 in 2031) will require at least three extra schools and justify a tertiary education campus in Flagstone City to service the region.

Flagstone is the centerpiece of the Government’s vision for sustainable growth in SEQ but its potential can only be realised if essential infrastructure and services are in place now to support the community before its need becomes acute.

For more information on Flagstone visit www.flagstone.com.au.

2.2. Community Hub and CEDA Plan

A temporary Community Hub (Hub) is being planned for the Flagstone community. The Hub will be a space equipped to deliver a range of community services and activities, in addition to a multitude of other functions.

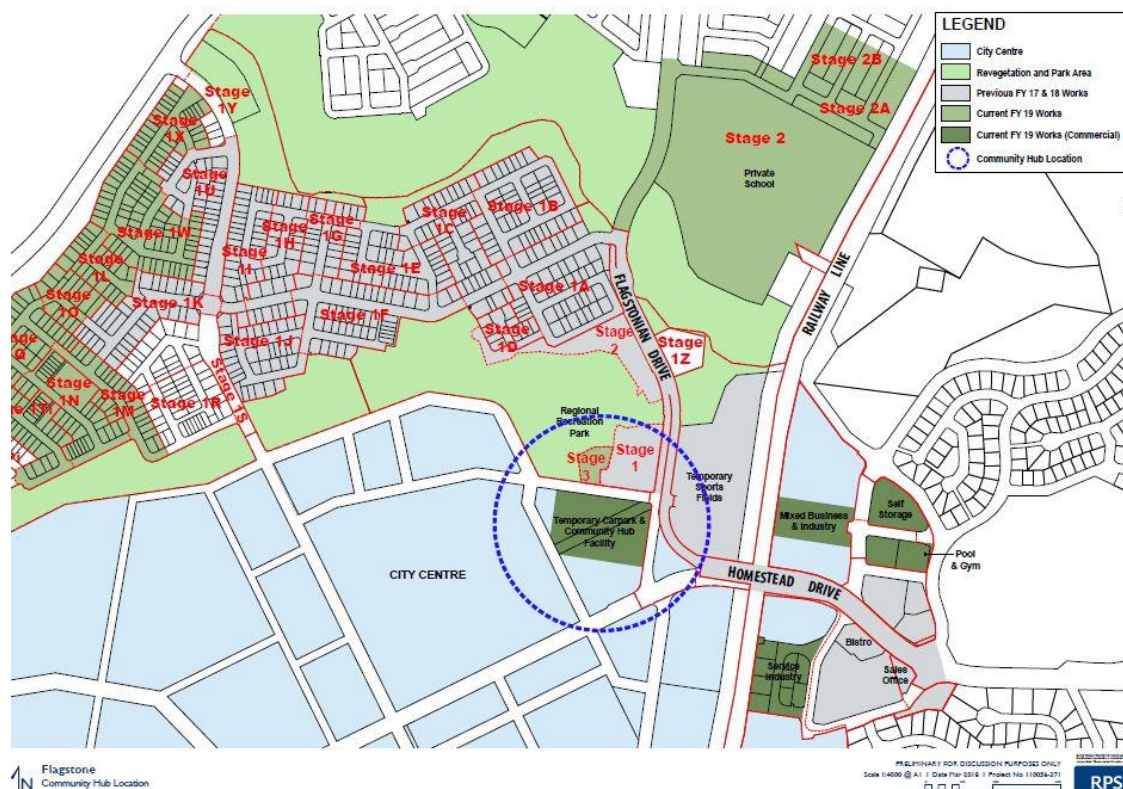
The Hub is a key aspect of the *Community Engagement, Development and Activation Plan (CEDA Plan)* for Flagstone, which provides an overarching framework for the delivery of the Flagstone Community Program until 2020.

Development of the Community Hub seeks to achieve the following objectives:

- Increased access to community services, activities, facilities and programs;
- Creating a sense of belonging for new and existing residents;
- Increasing opportunities to meet neighbours and form supportive social connections;
- Creating and opportunity for community to feel valued and heard;
- Increased community capacity and ever improving self-governance;
- Enhanced reputation of Flagstone; and
- Improvements to community health and wellbeing.

The preferred location of the Hub is identified in Figure 1.1 below.

Figure 2.1 - Preferred Community Hub Location Map



Preliminary design ideas for the Hub focus on adaptive re-use by utilising shipping containers or similar temporary structures (see Figure 1.2).

Figure 2.2 - Exemplars



2.3. Planning Process

The process so far in planning for the Hub is detailed below.

Table 1 - Community Hub planning process

Stage	When	Outcomes
Collaboration and Development Process (internal)	November 2017	<ul style="list-style-type: none"> Established partnerships (Logan Together, Logan City Council, Plan C and Peet) Agreed development process and timeline
High-level Needs Assessment (internal)	December 2017	<ul style="list-style-type: none"> Flagstone (new and existing) close to threshold for needing Hub Previous consultation identified need Further consultation required to confirm need and identify uses
Collaboration Workshop #1	February 2018	<ul style="list-style-type: none"> Potential uses for the Hub identified Hard infrastructure requirements Soft infrastructure requirements
Collaboration Workshop #2	March 2018	<ul style="list-style-type: none"> Desirable qualities of an organisation involved in the Hub Possible management scenarios Preliminary design needs
Issue ROI	May/June 2018	<ul style="list-style-type: none"> Seek interest from community and stakeholders

2.4. Workshop outcomes

To date, two workshops have been held, during which a number of organisations and stakeholders have contributed to the Community Hub workshops. Organisations that were involved include service providers, Queensland Police Services, local government, state government, other Hub managers, community representatives and internal stakeholders (Peet, Logan Together, Logan City Council and Plan C).

The first workshop established needs/potential uses and desired infrastructure for the Hub. The second workshop identified possible management scenarios and desirable qualities/ behaviours for organisations using or managing the Hub. The outcomes of the workshops are provided below.

Proposed Uses and Criteria

During the course of the workshop series a range of potential uses for the Hub were identified, including (but not limited to):

- Pop-up PCYC service (activities)
- Programs to keep kids active (especially during school holidays)
- Employment support services and linkages
- Qualified Occasional Childcare
- Child Health Nurses (potential to deliver as part of playgroup)
- Holiday activities (Kitchen, activity space)
- Supported, targeted playgroup
- Info & referral service (someone who knows everything)
- Programs and services for young people
- Locations/options
- Qualified and skilled facilitators (self-sustainable).

The following criteria for the space were also established:

- Culturally -inclusive
- Unstigmatised
- Collaborative
- Welcoming

Hub Inclusions

Further, as part of the workshop series an initial design brief was also established to ensure the Hub has the necessary infrastructure to support the proposed uses. This will be refined following the ROI process.

As part of your ROI, please include any specific building requirements you need to support your activity.

Management Structure

Through the ROI process, an organisation can choose to indicate that they would like to act as the Manager for the Hub. The following criteria have been identified for the Manager:

- Understands the needs of existing and new community
- Experience in activating and managing community space
- Proven ability to attract funding/generate income
- Proven track record in good governance
- Experience in building a positive, collaborative culture
- Clear conflict resolution processes.

An organisation managing the Hub will also have a focus on the following:

- Inclusiveness, welcoming and strategic
- Building partnerships
- Maintaining mutually beneficial relationships with community organisations
- Safe and trusting working space
- Universal approach, soft entry
- Role of Community Development and Engagement
- A 'connector'- a person who connects people, to give the facility a human face
- Children and families

3. THE OFFER

Community Building

Subject to a successful ROI process, a Community Hub will be delivered in the heart of the Flagstone community. The Hub is intended to be a temporary building, accommodating for the social needs of Flagstone for the next 5-10 years. The Hub will be designed to meet the current needs of the community and grow over time.

Community Services

It is intended that a range of **community services** will be delivered from the Community Hub, on a full and part-time basis. The facility will be available for a range of **external** service providers to deliver programs and work out of the building in **collaboration** with the selected partner(s). The range of desired uses and services were identified in Workshop 1 and are outlined in **section 2.5** above.

Community Development & Hub Management

Peet expects that a range of Community Development activities and programs will run from the Hub. Peet currently runs a Community Development program in Flagstone and will continue to run programs and activities from the proposed Hub.

4. REGISTER YOUR INTEREST

4.1. Form 1 – ROI Response

Please complete *Form 1 - ROI Response* to register your interest. Attachments to this Form are accepted, however, there is no guarantee that they will be read in full, so please include all relevant information in Form 1.

4.2. Inclusions

At this stage, we are seeking a brief **ROI** that identifies, where possible, the following information:

- Organisation name and background
- Intended uses of the Hub
- Understanding of the local community
- Experience in delivering community services and activities
- How the proposed uses will help meet the needs of the community
- Intended operating hours and spatial requirements (including any specific building requirements you need to support your activity)
- Operating requirements of interested groups: financial / resourcing, equipment, audio / visual etc.
- Management structure / or support required with management (if applicable)
- Any other collaboration details.

Any groups who are unable to provide information for all categories above at this stage are still strongly encouraged to apply (including individuals wanting to deliver a service/program).

Groups that are self-sufficient (i.e. groups that can manage and use the space without support) will be considered favorably, however there will likely be a Hub management structure that can support groups that need additional administration support.

4.3. Collaboration

Interested parties are encouraged to seek **partnerships and collaborations** with existing service providers to form proposals that respond to existing needs. Please refer to **Appendix A** for workshop attendees to support this process.

4.4. Possible Management Scenarios

Organisations can make a submission according to one of the following possible management structures for the Hub, or a hybrid of, if in collaboration with another group:

1. Fully resourced organisation that just needs space
2. An organisation which needs some resources to extend their operation to a new location
3. An organisation with no resources yet
4. A space curator
5. Building capacity of the organisation by investing in their infrastructure.

If you intend to manage the Hub, please indicate which scenario(s) apply to your organisation.

4.5. Key Dates and Contacts

ROIs must be submitted by **COB Friday 30 June 2018** via email to tom@planc.com.au.

Parties will be contacted within 30 days following the closing date to further discuss their submission.

4.6. Enquiries

Please contact Tom Bowers of Plan C if you have any questions on 0425 298 618 or by email at tom@planc.com.au.

APPENDIX A – WORKSHOP ATTENDEES

Name	Organisation
Choranai Atkinson	Logan City Council
Holly McMillan	Metro South Health
Costas Alexandrou	PEET
Tom Bowers	Plan C
Hanile Barnard	CHaPS
James Betts	PEET
Bob Wiley	Flagstone Community Association Inc
Taia Grainne	Access Community Services
Charmaine Stubbs	The Salvation Army
Mindy Nelson	C&K The Family Place
Kim Wright	K.E.N.G
Angela Jones	Logan Together
Kirsty Strano	Flagstone Community Association Inc
Michael Leafé	QLD Police Service
Peter Waugh	QLD Police Service
Elijah Buol	QPASTT
Penny Goodall	Salvos Communities for Children
David Everton	Logan City Council
Jaree Dimitriou	CHaPS
Judith Hunter	YFS
Nick McGuire	Logan City Council
Jim Gleeson	Plan C
Sandra Fields	Logan Together
Cr Trevina Schwarz	Logan City Council
Mandy Arthurell	Goodstart
Jill Provins	Logan City Council
Marlo Bronzi	Regents Park State School
Birdy Bird	Plan C
Liz Ronson	PEET

Form 1 – ROI Response

1. Your details and background information

Registered entity details

Organisation Name:	
ABN:	
Site Address:	
Postal Address:	
ACN (if applicable):	

Contact details

Contact Name:	
Title:	
Telephone:	
Mobile:	
Fax:	
Email:	
Website:	

Background information	<i>Provide a brief description of your organisation/business.</i>
Experience	<i>Experience in delivering services / activities</i>

2. Flagstone Community

Understanding of Flagstone	<i>Provide a brief description of your understanding of current needs in the local Flagstone community.</i>
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3. Use of the Community Hub

Intended uses of the Hub	<i>What do you intend to use the Hub for?</i>
How will the proposed uses meet the needs of the community?	
Intended operating hours	
Spatial requirements	<i>including any specific building requirements you need to support your activity</i>
Operating requirements	<i>i.e. financial/resourcing, equipment, audio/visual etc.</i>

4. Collaboration details

Collaboration details	<i>If you intend to collaborate with other individuals/organisations, please provide details of such (i.e. organisation name; their intended use of the Hub; how their use will support yours and vice-versa)</i>
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5. Management details (if applicable)

If you intend to manage the Hub, please indicate (tick) which management scenario(s) will apply to your organisation:

Fully resourced organisation that just needs space	<input type="checkbox"/>
An organisation which needs some resources to extend their operation to a new location	<input type="checkbox"/>
An organisation with no resources yet	<input type="checkbox"/>
A space curator	<input type="checkbox"/>
Building capacity of the organisation by investing in their infrastructure	<input type="checkbox"/>

Management structure	<i>Please provide brief details of your proposed management structure for the Hub and/or any support needed for management.</i>

6. Further Information and Comments

State here any other details that you may wish to add.

7. Insurances

Please list the insurances you currently hold, and the respective amount (or Limit of Liability) for each insurance policy and their expiry dates.

Insurer	Policy type	Policy No.	Limit	Expiry Date

8. Sign and Date

Signature:	
Name:	
Date:	