



# **LOGAN CENTRAL CIVIC AND COMMUNITY PRECINCT PLAN**

FINAL  
January 2021



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DOCUMENT ISSUE RECORD

Client:



Report: Logan Central Civic Precinct - Precinct Plan

File: J:\Projects\19024\_LCP\_Logan Civic Precinct\Product\08\_Reports  
+ Presentations\07 Final\Civic Precinct Plan

Date:	Issue:	Checked:
October 2020	Draft	DP
January 2021	Final	DP

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BACKGROUND

Logan City is a dynamic and multiculturally vibrant city within South East Queensland. The fourth most populated Local Government Area within Queensland, Logan is home to more than 327,000 people from 217 different cultures.

With around 50 percent of residents aged 30 or younger, a wide range of housing options, more 1,100 environmental and recreational parks and diverse sporting, cultural and religious places, Logan is a great place to live, work, play, learn and be a part of an inclusive community.

The rich diversity of cultures that have chosen to make Logan their home in this city founded on the traditional country of the Turrbal, Yugara / Yugarapul, and Yagara and Yugambah speaking peoples, speaks to the inclusiveness of the city.

Logan Central is the key civic and cultural Centre of the city with the Logan Central Civic and Community Precinct sitting at its heart. This precinct is a hidden gem offering a place of refuge, celebration, and reflection for the citizens of Logan with excellent connectivity to major arterial roads, public transport, state education, commercial, cultural and retail opportunities.

In recent years the Logan City Council has invested in growing the potential of the Logan City to better cater for the existing population, stimulate population and economic growth and to actively plan for and unlock the enormous potential within the city and its population

The leaping off point to identify and commence the realisation of this latent but very real potential was the Logan Summit in 2018. This event brought together a wealth of diverse and creative thought leaders from the local business, cultural, health, trade and design communities together with key people and departments from the Council and State Government.

The outcome of the Logan Summit was a report document that was widely consulted upon within the community, within Council and with Stakeholders. Feedback from all parties was moderated and the report synthesised and finalised. From this point detailed consideration of the process required to enact key strategies and summit intentions was progressed, this process realised the Logan Central Implementation Plan as a key guidance document and the means by which Logan City Council could plan for and steward individual strategies from idea to reality.

This Draft Precinct Plan document is a waypoint in the delivery process, it develops the planning and strategies commenced in the Logan Summit and progressed in the Implementation Plan into a cohesive plan for the Logan Central Civic Precinct.

Although at a high conceptual level, this Draft Precinct Plan physically sets out the key ingredients of the Precinct Plan within the site. These key ingredients have been developed through an intensive design and consultation process with Logan City Council departments, key external stakeholders, the local councillor, and a specialist design team with extensive Logan, national and international experience in Precinct Planning.

In developing this Draft Precinct Plan, the Council and design team has progress through Foundation, Vision and Design phases.

In the Foundation phase, the physical, regulatory, social, environmental, functional and economic constraints and opportunities were analysed. This included thorough interrogation of Precinct Plans, design strategies, delivered designs and programs previously delivered within the site and the broader local area. Rounding out the Foundation phase, a series of workshops were convened with a range of participants to ground-truth the challenges and align project aspirations.

With this solid foundation, a series of design aspiration diagrams were drawn out and from these a vision, principles and design options were formalised into a Strategic Vision Report. This report set out the vision for the project, tested potential individual Precinct Plan ingredients and tested compositions of these ingredients.

In the Strategic Vision Report, the three options to the right of this page were tested and consulted upon with Logan City Council departments and precinct stakeholders with their feedback guiding the development of this Draft Precinct Plan into consolidating to unified Precinct Plan design showcasing the highest and best use for the precinct in terms of a balanced triple bottom line performance (environmental, social,economic).

The next and final steps for this Logan Central Civic Precinct Plan is robust community, Council and stakeholder consultation upon this Draft Precinct Plan and then finalisation of the Precinct Plan capturing consultation refinements.

Presently the progression of any elements of this Precinct Plan beyond this phase is not committed and does not form part of the Precinct Plan scope.

Beyond the completion of this Precinct Plan it is expected that individual priority projects and programs will be enacted by Logan City Council both individually, and in partnership with the Federal and State Governments, private enterprise, not for profit entities and community organisations.



LOGAN CENTRAL CIVIC PRECINCT PLAN

TIMELINE

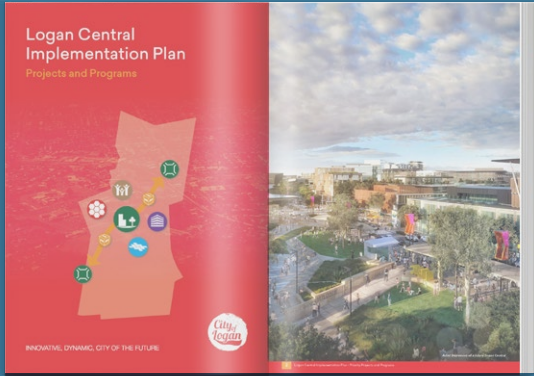
2018 LOGAN SUMMIT



The Logan Central Summit explored and identified the opportunities for actions by government and the private sector withing Logan Central. The summit focused on unlocking the economic and city making potential of Logan Central together with prioritising projects and programs to deliver the Precinct Plan vision.

At the conclusion of the Logan Central Summit and community engagement period, a total of 679 submissions were received with 902 ideas for a future Logan Central.

2019 IMPLEMENTATION PLAN



The Implementation Plan progressed the aims and objectives of the Logan Central Summit. It identified and prioritised potential capital and non-capital projects and programs to assist planning and coordination delivery across Council.

The Implementation Plan identifies the Civic and Community Precinct Plan as a short term initiative aimed at capitalizing on opportunities. These opportunities include to enhance lifestyle, amenity, community recreation and a cultural destination for locals and visitors.

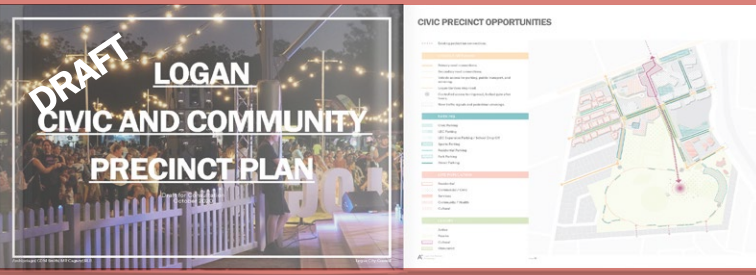
2020 PRECINCT PLAN INTERROGATION



The Strategic Vision report was developed to raise the aspirations for the Precinct Plan. It was developed using a participatory process, that engaged with stakeholders to understand their needs and priorities.

The report identified three concept options that ranged from low to high intervention to provide flexibility and opportunity to create new uses and exploit market opportunities as they arise. Stakeholder review of the three options refined the strategic vision as shown in this report.

2020 SEP PRECINCT PLAN DRAFT



The Logan Central Civic Precinct Plan in draft form sets out the big picture vision, the desirable place and functional qualities, the high level economic underpinnings of the precinct and identifies priority implementation projects.

At this stage the overall planning and design strategies have been consulted upon with Council and precinct stakeholders to establish an aligned vision upon which to consult with the wider community to test and then further shape.

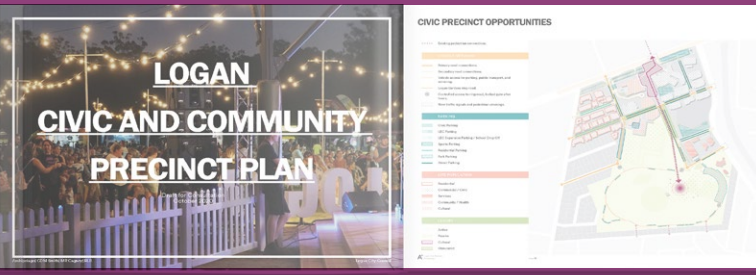
2020 OCT PRECINCT PLAN CONSULTATION



'Have Your Say' is Council's online hub for community and stakeholder engagement. This process will allow Council to hear your ideas, consider your feedback and find out what really matters to you.

Feedback from this process will help to shape the final Precinct Plan.

2020 DEC PRECINCT PLAN FINALISATION



Feedback from the 'Have Your Say' engagement and Stakeholder group interaction will be used to finalise the Precinct Plan Report.

WE ARE HERE

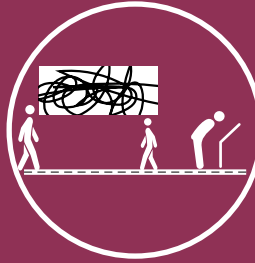


# STUDY AREA

The study area for the Precinct Plan covers nearly 40 hectares of Logan Central. It includes the Council Administration Centre, Logan Art Galley, Logan Central Community Centre, Logan Gardens, Logan Brothers Leagues Club, the Logan entertainment area and state agency buildings and facilities for the Queensland Police and the Department of Main Roads.



21 ha OF PUBLIC OPEN SPACE



HOME OF THE ARTS



1150+ WORKERS



# Civic Precinct Timeline

## 1900s

- 1979 Logan Brothers Leagues Club games commence
- 1986 Logan Central was gazetted as a place name
- 1987 Logan City Council admin Centre opening year
  - Logan Gardens 15.5 hectares was procured from the Queensland Housing Commission for the gardens
- 1995 Logan Art gallery opening year
- PCYC opening year
- Deadly Kindy Burragah opening year
- Logan Central Police headquarters opening year
- DTMR opening year

## 2000s

- 2002 Logan Entertainment Centre Opening year
- 2015 QMF Under the stars written by and for the community, featuring a cast of more than 700
- 2018 Wembley Road Shared Pathway Link
- 2020 Logan Gardens Water Park





# QUALITIES OF GREAT CIVIC PRECINCTS

Great civic precincts make people feel great; they are welcoming, challenging, engaging, beautiful, and make us feel at ease. They are places we enjoy time with friends and family and give us time for respite and relaxation. The aspirations and strategies outlined here provide the ingredients of a great civic precinct, in combination they contribute to a sense of place, local pride, community ownership and respect for our public places that people will visit time and again.

Intrinsic to all great public space is the feeling of being welcome. Our spaces must celebrate *diversity*, accommodate a wide spectrum of mobility, and give a broad range of *things to do* that are engaging and *inclusive* for different cultures and demographics.

Great civic places are stitched into the life and fabric of the city, they are well *connected* and invite people to pass through the space as part of their everyday activities. An inclusive public space that is activated leads to strong place attachment, a place that people *love*.

Great civic precincts are also ones that function well. Easy to access *parking* and offer well connected to established pedestrian paths, cycle ways, and public transport connections. Personal *safety* is paramount and provided through passive means, surveillance and line of sight to and from other users, good visibility to destinations, and well designed and holistically composed way finding, street infrastructure, and lighting.

Our public spaces should resonate in peoples understanding of their city. Many hold happy memories with favoured *destinations* embodying a vibrant and exciting part of the city mental map. Pleasant and relaxed spaces should be well curated with a well considered complement of hard and soft landscaping, integrated art, and a balance of civic and natural spaces resulting in an integrated and *beautiful* environment. Ultimately the strategic composure of a coordinated, useful, and thoughtful set of strategies will foster a spirit of the place and catalyse community use from which a strong *identity* and source of local community pride will emerge.



DIVERSITY

Diverse people, activities, and planting.





THINGS TO DO

An active place, with a variety of things to do





PARKING

Accessible, with provision for parking.





INCLUSION

Inclusive, irrespective of age, culture, or ability.





SAFETY

An open, connected, and safe place.





CONNECTED

Connected, for pedestrians, vehicles, and public transport.






LOVED


A well loved, well used, community space.






DESTINATION


A destination; a vibrant place to visit.






BEAUTIFUL


A place that feels and looks beautiful.





IDENTITY

A place which reflects the values and identity of Logan.





# CIVIC PRECINCT KEY MOVES

The key aims for the design of the new precinct is to provide a more open, identifiable, and active space. One that is cohesive, beautiful, and recognized as one of Australia's exemplary urban spaces.

Our investigations revealed an issue of the existing precinct was a lack of coordination and quality of the urban space and parkland. There was a division between the northern and southern halves of the precinct. Buildings tended to be inward looking and ignored the park. They were disconnected from each other and the spaces between were not immediately legible. There was also a strong sense that this was a hidden gem in Logan City. This speaks to both the latent potential in the beauty in the existing landscape but at the same time the lack of public engagement with what this place had to offer.

The strategies employed in this revision of the Precinct Plan seek to address these drawbacks by developing key strategies that will open up the park, activate its spaces, provide a framework for future developments, and enhance the current qualities of the park.

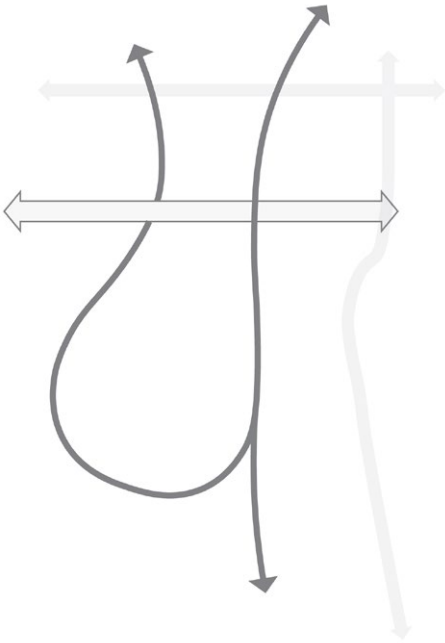
Uniting and opening the up the park are key starting points. The strategy of the *cultural stitch* provides a new address for the administrative and cultural function of the precinct. This important new street will provide a new civic address at the heart of the precinct and frame the development of new and expanded community facilities. This *intentional energy* concentrating community and cultural uses along this new address at the heart of the precinct will catalyze energy and activity of the precinct as a whole, located at an important point in the precinct that unites the southern and northern sub-precincts.

Stitching the park back into the *urban structure* will help this precinct become truly part of the city. It will improve access and alongside improvements in the *edge identity* will significantly improve the presence and identity of the park. Finally it is important to acknowledge the diversity of uses present in the park which is the basis of all great cities. The strategy of *cohesive individuality* will celebrate this diversity but ensure that the public realm is coordinated in a way that ensures the public domain is functional, beautiful, connected, and cohesive.



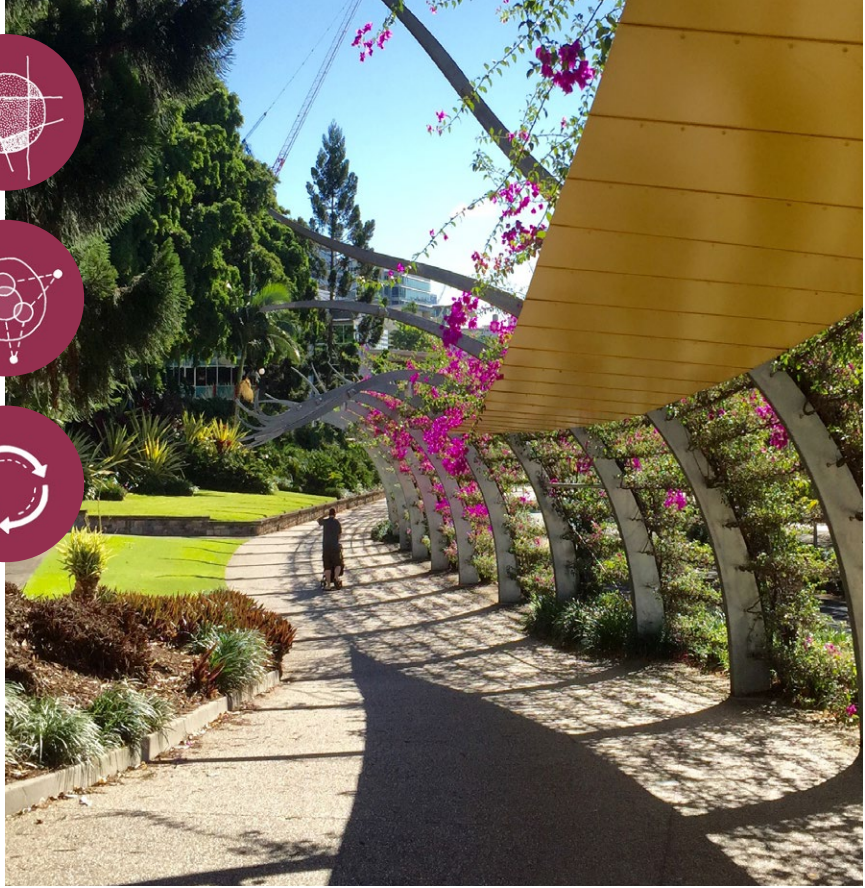
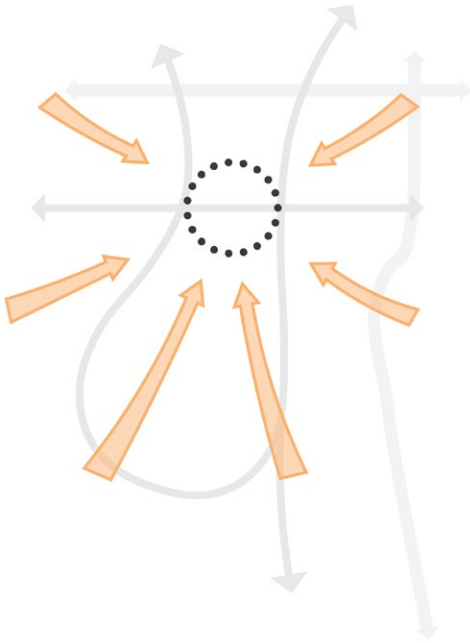
Cultural Stitch

Uniting the northern and southern halves of the precinct with a new east west civic street and north south pedestrian links.



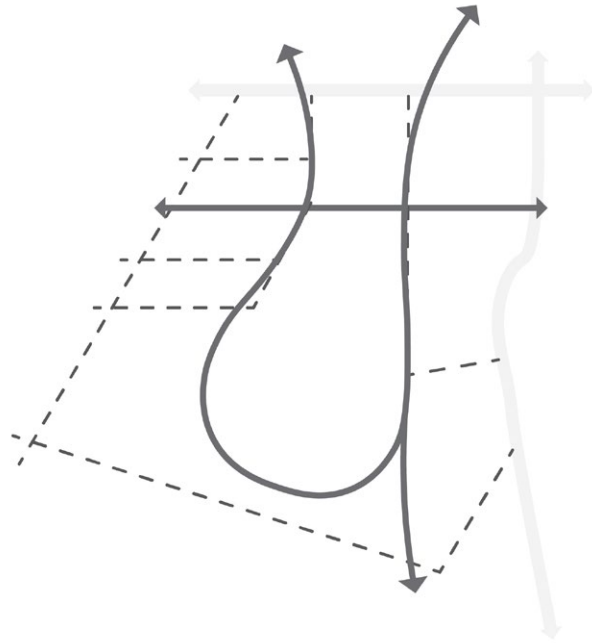
Intentional Energy

Focusing the heart and concentrating activity of the cultural and administrative uses, activating the precinct as a whole.



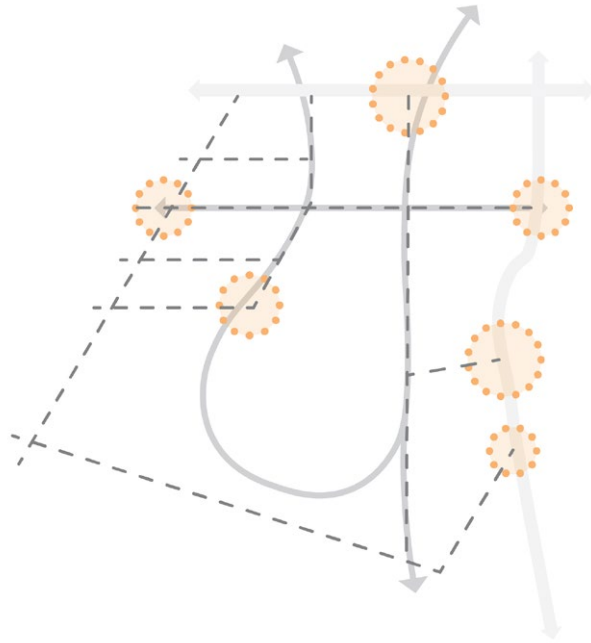
Urban Structure

Stitching the precinct into the fabric of the city so that access to, and the identity of the precinct is improved.



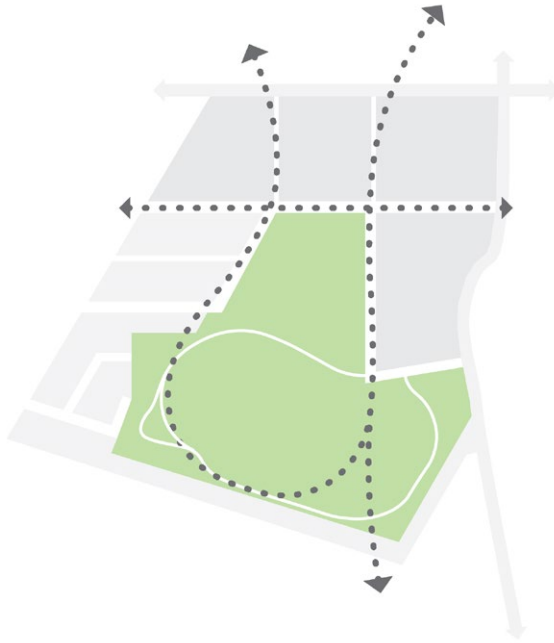
Edge Identity

Providing a stronger identity at the entry points into the precinct, consolidating and marking the address of the precinct.



Cohesive individuality


Curated and coordinated urban realm with the right mix of activities, passive surveillance and high quality landscape.





# CIVIC PRECINCT STRUCTURE PLAN


01



## PUBLIC OPEN SPACE +7000M2

The Precinct Plan offers the ability to not only optimise the functionality and amenity of the much loved Logan Gardens but also to stitch and embed the Gardens into the wider civic precinct through an expansive high amenity streetscape network and a suite of public plaza places that combined unlock an additional area of public space equivalent to more than 11 football fields.

02



## DWELLINGS +275 (+300 pop) WORKFORCE (+400 pop)

Improving access to a range of affordable housing options in and around the precinct will support local vitality and park use, build community and catalyse footfall driving precinct wide lifestyle and entertainment options. Similarly to the potential addition of 275 dwellings, the addition of a wide range of commercial, sporting, community and cultural buildings not only offers the opportunity to revitalise the work setting for the existing site workforce but also to significantly grow the site population and hours of use.


03



## ACCESSIBILITY +338 car spaces +9.3km of pedestrian & cycle paths

A seismic leap forward in precinct accessibility is enshrined in the Precinct Plan through a network of streets, pathways, plazas, cycleways and shady carparks. This immense increase in park and precinct accessibility will encourage higher patronage, healthy walking and cycling habits, unlock and activate underutilised areas of the Logan Gardens and increase the distribution, accessibility, diversity and quantity of parking throughout the site.

04



## LIVEABILITY

Liveability is a trending definition for great places to be. In essence liveable places and neighbourhoods are places that you would choose to live your life in, so much so that you can enjoy a rich and fulfilling life without needing to leave your community.

Liveable places are most often deftly designed and strategically programmed spaces that intrinsically satisfy both wants and needs.

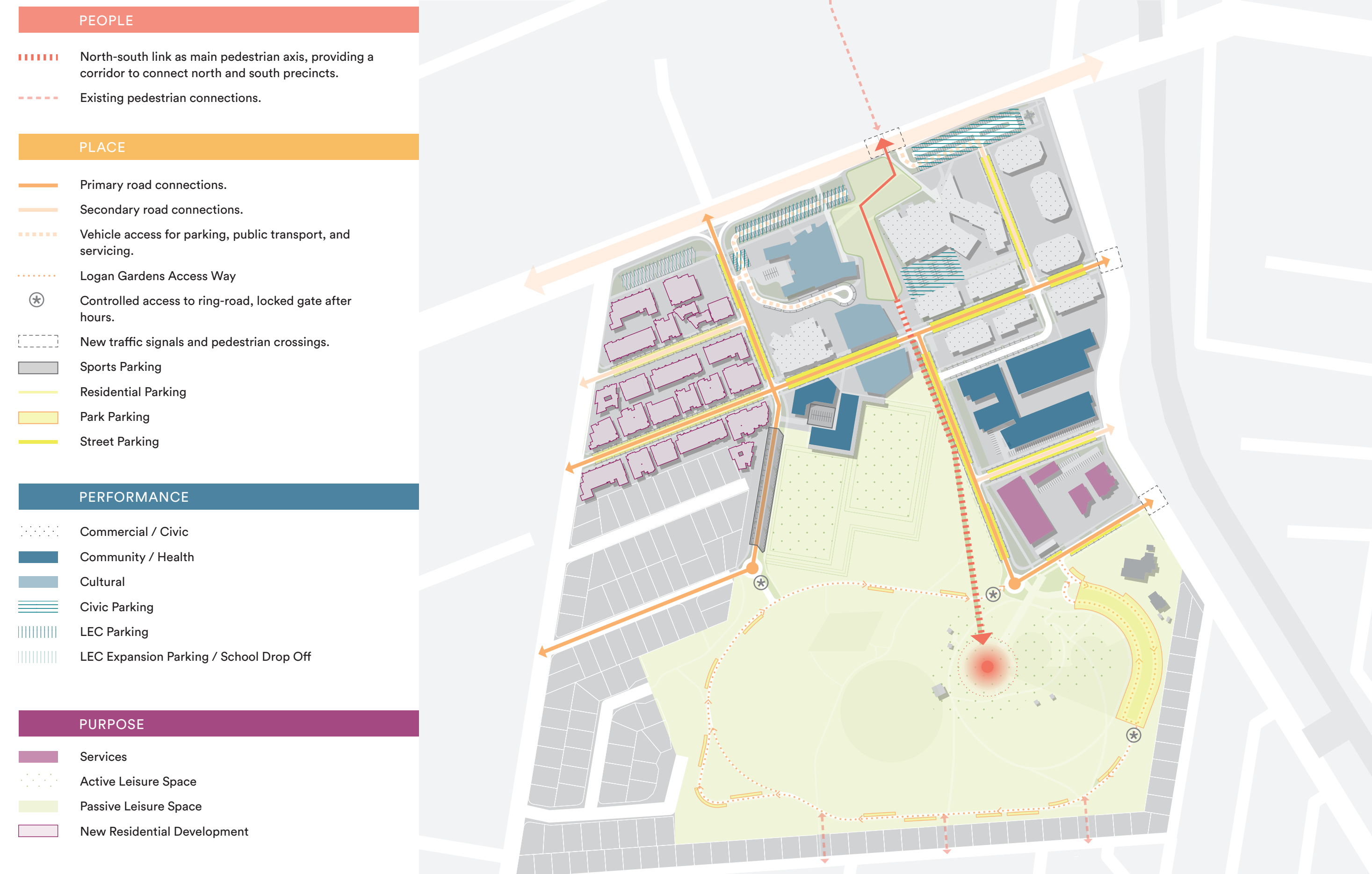
They are places you choose to live in, work in, play in, learn in, celebrate in and socialise in. They are fully formed, enjoyable, safe and comfortable to be in, exhibit a distinctive identity but nonetheless have an inbuilt ability to evolve through community use and ownership.

The Logan Central Civic Precinct Plan is actively seeking to establish a framework with all of the ingredients from which a liveable community will flourish. It is intended as a high level blueprint, not a how to manual, it provides a list of key ingredients but the herbs and spices and the place magic will be added into the mix through design developed and delivered across multiple designers across many years with many community and Council champions.





# CIVIC PRECINCT OPPORTUNITIES



## ACTIVE TRANSIT CONNECTIONS

High amenity active transit connections are imperative for safe, enjoyable and healthy community use within the Civic Precinct.

As our population increasingly looks to sustainable modes of travel and we understand peak combustion engine vehicle sales and use is behind us, the integration of a destination sticky web of pedestrian, cycle, scooter, e-bike and skate connections and end of trip (EOT) facilities in the Logan Central Civic Precinct Plan is essential.

Throughout the precinct an array of direct and indirect connections are to be provided on street, off-street, within the parkland and plazas. These connections are to support commuter and casual use and link into the broader regional active transit network through the Logan Central Route along Jacaranda Avenue and Transport and Main Road's Principal Cycle Network 10 to 15 year plan priority route for Wembley Road.

A strategic Active Transit connection from the intersection of Civic Parade and Jacaranda Avenue across the rail line to Heather Street has been planned for but is not presently emphasised within the Precinct Plan due to the complexity of the connections in terms of rail, land ownership and equitable access challenges.

## SITE POPULATION

The existing site population at any one time with a regular calendar week is understood to peak at or around 1200 during weekdays.

Whilst this is a strong baseline population, the Precinct Plan contemplates and seeks to encourage a far higher visiting resident and employment driven site population.

Whilst the timeline for the building out of the Precinct Plan may be up to 30 years, the progressive encouragement and planning for a higher intensity of use is essential to best realise the precincts immense potential.

Presently, and taking an optimistic stance, the progressive addition of new civic, sporting, cultural, residential, educational and commercial buildings in concert with a significant upswing in park usage (driven by enhanced accessibility) could see a site population upwards of 5,000 within 10 to 15 years.

## PARKING

Whilst ride share, mobility as a service, car sharing schemes and work from home will progressively further erode private vehicle ownership and the need to drive to work, in the short to medium term a balanced approach to parking provision is essential to ensure the precinct is activated night and day through the week and weekend.

Fundamentally the two speed parking demand for the LCC, LEC, Brothers and Logan Gardens is complementary. Whilst parking demand is high for the LCC during weekdays, it is comparatively low for Brothers and Logan Gardens. Conversely on weekend and in the early evenings demand for Brothers, LEC and Logan Gardens is more likely to peak with the LCC comparatively very low.

Broadly the parking strategy is to work in partnership with a new network of high amenity streets, integrated parking within new buildings, interim car-parks on land fronting Jacaranda Avenue / Wembley Road, and a controlled parkland ring road. This strategy offers the potential for an increase in overall site parking with a superior geographic distribution activating deeper into the parkland. It also offers implementation flexibility staging accommodating a diversity of development locations and delivery timelines should the existing parking area behind the LEC be prioritised for LEC expansion or new complementary development.

## LEISURE USE

Leisure usage within the precinct is understood to be high in the traditional weekend hours as would be expected for a parkland with significant destinal assets, however the potential for far higher weekend usage and significantly enhanced weekday use is strong.

Key to encouraging increased use to best realise the latent value of this parkland is enhanced accessibility as is discussed throughout this report. Allowing controlled, safe and respectful access throughout the parkland will improve perceived and real safety, increase the diversity and frequency of currently under utilised and under appreciated areas within the parkland and more broadly contribute to achieving a precinct wide vitality through an enhanced population that can support hospitality venues.

Similarly, the showcasing of Brothers and its enhanced positioning connectivity into the civic and parkland precincts will open up new avenues for community and commercial use that could stimulate a controlled activation explosion in the Centre of the precinct. The activation ripples of which could positively reach the edges of the wider precinct and beyond.

## VEHICLE NETWORK

With current vehicle network within the site being recognised as limiting the development potential, site activation and safe parkland usage, a significant re-imagination of the network has been planned for in the Precinct Plan.

Fundamental to the design approach is careful, deliberate and controlled access within the parkland to activate full and safe park use potential. This access is proposed as one way (clockwise), very low vehicle speed (10km), shared but with pedestrian and cyclist priority, and composed in arrangement and materiality so it looks and feels like it is a parkway rather than a road. Select and sparing parallel parking is provided along this parkway but never on both sides along the same section so that sightlines for safety are optimised.

Between Democracy Way and Civic Parade a new park promenade style street has been created to improve the safety and connectivity of the water park, playground, and the new pedestrian promenade that links these two highly patronised destinations. This connection and its mid block cross street through to Jacaranda Avenue also improves the access, parking and passive surveillance into the parkland for the QPS.

Within the civic "half of the site" and interfacing with the residential revitalisation to the west, a grid of high amenity streets with parking and regular street tree planting provides a vehicle network that engages with and activates new residential development and the Brothers sporting precinct.

Along Wembley Road the existing signalised and unsignalised access points are adjusted to enhance functionality and internal network performance whilst designing out pedestrian and vehicle conflicts at the key pedestrian arrival point at the exiting signalised pedestrian crossing.

At the interface with Jacaranda Avenue, the realigned Democracy Way and the existing Civic Parade Intersection are signalised to improve safety and control network performance to discourage inappropriate street network usage (i.e rat running).





VISION

‘THE CULTURAL AND CIVIC HEART OF LOGAN CITY – A PLACE WHERE THE CITY’S DIVERSE AND VIBRANT COMMUNITY COME TOGETHER TO LEARN, DO BUSINESS, CELEBRATE AND SOCIALISE.’

CIVIC PRECINCT ON A PAGE

VISION “the cultural and civic heart of Logan City – a people first place, a place where the city’s diverse and vibrant community come together to learn, do business, celebrate and socialise.”



THEME	PEOPLE	PLACE	PROSPERITY	PERFORMANCE	PURPOSE
OBJECTIVE	<p>Draw people together and allow people to find their own space.</p> <p>Provide for cultures to unite and stand together but also celebrate diversity and stand proud in their unique identity.</p>	<p>Promote the development of spaces that embrace culture, stimulate human and environmental interaction.</p> <p>Integrate flexibility for spaces to evolve through natural system interactions, programmed and serendipitous community &amp; commercial use.</p>	<p>Stimulate and support local employment and entrepreneurial opportunities through partnerships, project development and programs that are attuned to local skillsets and demand.</p>	<p>Develop projects, skills and partnerships that will support triple bottom line economic and social performance.</p> <p>Identify, foster and promote development and programs that offer sustained social, cultural and economic performance potentials.</p>	<p>Grow and strengthen local capacity and capability through development and programs that support emerging skills and vocations that are future focused and sustainable.</p> <p>Prioritise the delivery of demand driven development and places servicing local and regional catchments.</p>
ACTION	<p><b>Unity Plaza</b> Provides a range of celebratory, reflective, and interactive places.</p> <p><b>Logan Cultural Centre</b> Offers art and culture internal and external places for reflection and gathering.</p> <p><b>Logan Gardens Ring Road</b> Unlocks a equitable access to a wide array of active, passive, reflective and celebratory spaces.</p> <p><b>Brothers Redevelopment</b> Celebrates sport as a unifying culture.</p>	<p><b>Unity Plaza</b> Creates a place for cultures to unite around shared sacrifice, common and unique identities.</p> <p><b>LEC Plaza</b> Establishes a flexible event space suited to commercial and community use.</p> <p><b>Vertical Vocational Centre</b> Programs a carpark as an interim use to accommodate site needs and development staging whilst spaceproofing for a Vertical Education facility for longer term superior site activation and use.</p>	<p><b>Shared Civic Administration Centre</b> Delivers a catalyst LCC and State Government Building showcasing cooperative government, sustainability and climate responsive design.</p> <p><b>Brothers Redevelopment</b> Develops shared use buildings that accommodate Leagues Club entertainment and administration with collocated sports medicine services and community childcare facilities.</p> <p><b>Programmed Activation Zones</b> Programs the street network for community and commercial event activation through service provision and management planning.</p>	<p><b>Brothers Redevelopment</b> Optimises and extends the use of community assets through new flexible building forms that support cultural, sporting, and commercial uses.</p> <p><b>Vertical Vocational Centre</b> Partnering with state government, private enterprise and social support services to provide targeted training that creates career pathways and supports and stimulates local skill and employment demand.</p> <p><b>Parkland Enhancements</b> Develop design and management programs for the Logan Gardens that enhance environmental and social use.</p>	<p><b>Missing Middle Housing</b> Partnering with state government, private enterprise and not for profit entities to deliver new residential housing typologies that satisfy community needs across the affordability, disability, and private markets.</p> <p><b>State Services Precinct</b> Embracing the QPS and TMR site populations, improving the access and efficacy of their facilities in partnership with the State Government whilst promoting active QPS interfacing with the parkland and street network to improve passive surveillance and community support.</p>





## CIVIC PRECINCT PRECINCT PLAN

The following concepts present on potential future for the Logan Central Civic Precinct. The intent of the plan is not demonstrate how the opportunities and vision outlined in this Precinct Plan can work together to create a great experience.

To plan for the future of the Civic Precinct three distinct sections have been identified within the study area. Specific guidance for each section describes the development potential within each section.





CIVIC PRECINCT  
PRECINCT PLAN NORTH

- 1 Council Administration building
- 2 Logan Entertainment Centre
- 3 Wembly Road car parking

- Buildings orientated to the street to create accessible frontage and entry threshold to the precinct
- New pedestrian focused streets with shade and amenity to enrich the neighbourhood
- Built form designed to encourage views into parkland
- Raised priority crossing for pedestrians and cyclists
- Traffic movements designed to discourage rat-running



BIG WINS

- A** **UNITY PLAZA**  
A new arrival plaza place visually announcing the Logan Gardens at Wembley Road and welcoming pedestrians into a lush green civic that equitably connects Wembley Road and the Art Path to both the Logan Entertainment Centre and City Council Campus.
- B** **CATALYST LCC / STATE GOVERNMENT BUILDING**  
Located on the former PCYC site, this building will set a new standard in subtropical and sustainable civic building design for South East Queensland. A ground floor activated through civic and state government services with low cost food and beverage tenancies will sit below 4 to 7 stories of LCC & State Government offices.
- C** **LOGAN CULTURAL CENTRE**  
A new architecturally iconic gallery and cultural event space. Relocating and expanding the existing gallery collections and setting these within a contemporary subtropical and flexible gallery building.
- D** **REIMAGINED DEMOCRACY WAY**  
A new civic main street for the precinct. Centralising the energy of the precinct to engage with an attractive people prioritised main street that stitches and fuses the recreational, sporting, commerce and services together.
- E** **CENTRE DEVELOPMENT PARCELS**  
Strategic development lots sized for efficient floor and parking plates, addressing attractive walkable streets and suited to a range of uses including but not limited to commercial, civic, allied health, essential services and education.
- F** **PARK WAY**  
A new north south street with a strong green and people presence that connects the reimagined Democracy Wat to Civic Parade to improve the safety, accessibility and useability of Logan Gardens,
- G** **STATE SERVICE PRECINCT**  
Optimised Police and TMR precinct achieved through an access road that unlocks enhanced parking and parkland address potentials.

BIG WINS

- H** **VERTICAL VOCATION CENTRE**  
Interim LCC Parking with medium to long term potential as Vertical Vocation Centre such as an Australian Trade College.
- I** **MISSING MIDDLE HOUSING**  
Medium density housing delivered in partnership with state government, not for profit and private developers. Predominantly 2 to 3 storey (including ground floor parking) with the potential for 4-5 storey apartment.
- J** **LEC FORUM**  
A new ampitheatre and performance spill out place opening up the LEC to the landscape. A comfortable and shady place to have lunch with a covered outdoor seating area operated by the LEC cafe during business hours and functioning as a stage for live entertainment all other times. Equitably connected to the Unity Plaza, Cultural Centre, Logan Gardens and the Logan City Council Campus.
- K** **PROMENADE STAGE 1**  
The vertical zipper connecting Wembley Road to the Logan Gardens and the LEC to the LCC campus. A wide, shady high amenity pathway with engaging art and cultural interventions directly and safely linking diverse destinations.

little wins

- a** Wembley Road car park functional & amenity enhancements
- b** Enhanced and augmented LEC Parking
- c** Cultural trail choreographed along the Promenade.
- d** Programmed activation zone with parking runs configured for conversion to food truck and market stall zones
- e** Realigned street to enhance parking and movement network.





CIVIC PRECINCT  
PRECINCT PLAN SOUTH

- 1 Existing housing
- 2 Queensland Police
- 3 Department of main roads

Design space proofed to allow for future connection on Wain Avenue

Pope street connection to improve local access to Logan Brothers



Embarkment to number 1 field for informal seating

Pedestrian access is clear and continuous through out the precinct

Round-about to improve safe access from all directions

Existing water play and playground facilities to remain

BIG WINS

**L** LOGAN GARDENS RING ROAD  
A pedestrian and cycle prioritised internal park network providing significantly improved access throughout the parkland to unlock the full recreational potential. The road way will largely follow the existing wide path network to minimise parkland impacts. As a slow shared environment pedestrian, cycle, skate and scooter priority will be prescribed and intuitively communicated through surface treatments, use widths, bollards, parking and tree planting. The ring road will feature scheduled access with summer opening hours to be between 7am and 6pm. Two vehicular entry and exit points will be provided whilst pedestrian and cyclist access will be available from all local streets. Parking will be spaced along the length on either side but never on both sides for the same length so that a parkland feel and high visual access is maintained.

**M** BROTHERS REDEVELOPMENT  
As a major asset to the precinct, Brothers will be upgraded with enhanced accessibility, functionality, field quality and community integration. The two existing fields will be retained with modest reorientation to accommodate superior parking, passive surveillance and community interactivity through a new connecting street. The fields will orientated to the optimal 10 to 15 degrees east of north with the surrounding landform reprofiled to integrate seating hills to the south and east. To the north a new Brothers building with integrated outdoor terracing will be situated to take in views of both fields. This building and others within the precinct are contemplated to accommodate allied sports medicine and sports uses (sports medicine, imaging, gyms) and childcare and after school care services.

**N** LEISURE WAY  
A new roadway connecting Pope Street through to the reimagined Democracy Way provides a green buffer with parallel parking to the adjacent residential properties to the west. To the eastern edge of the roadway, angled parking offers extensive parking for the parkland and Brothers whilst a roundabout to the south slows vehicle traffic and provides a Ring Road access point that can be secured out of daylight hours.

BIG WINS

**O** PROMENADE STAGE 2  
The vertical zipper connecting Wembley Road to the Logan Gardens and the LEC to the LCC campus. A wide, shady high amenity pathway with engaging art and cultural interventions directly and safely linking diverse destinations.

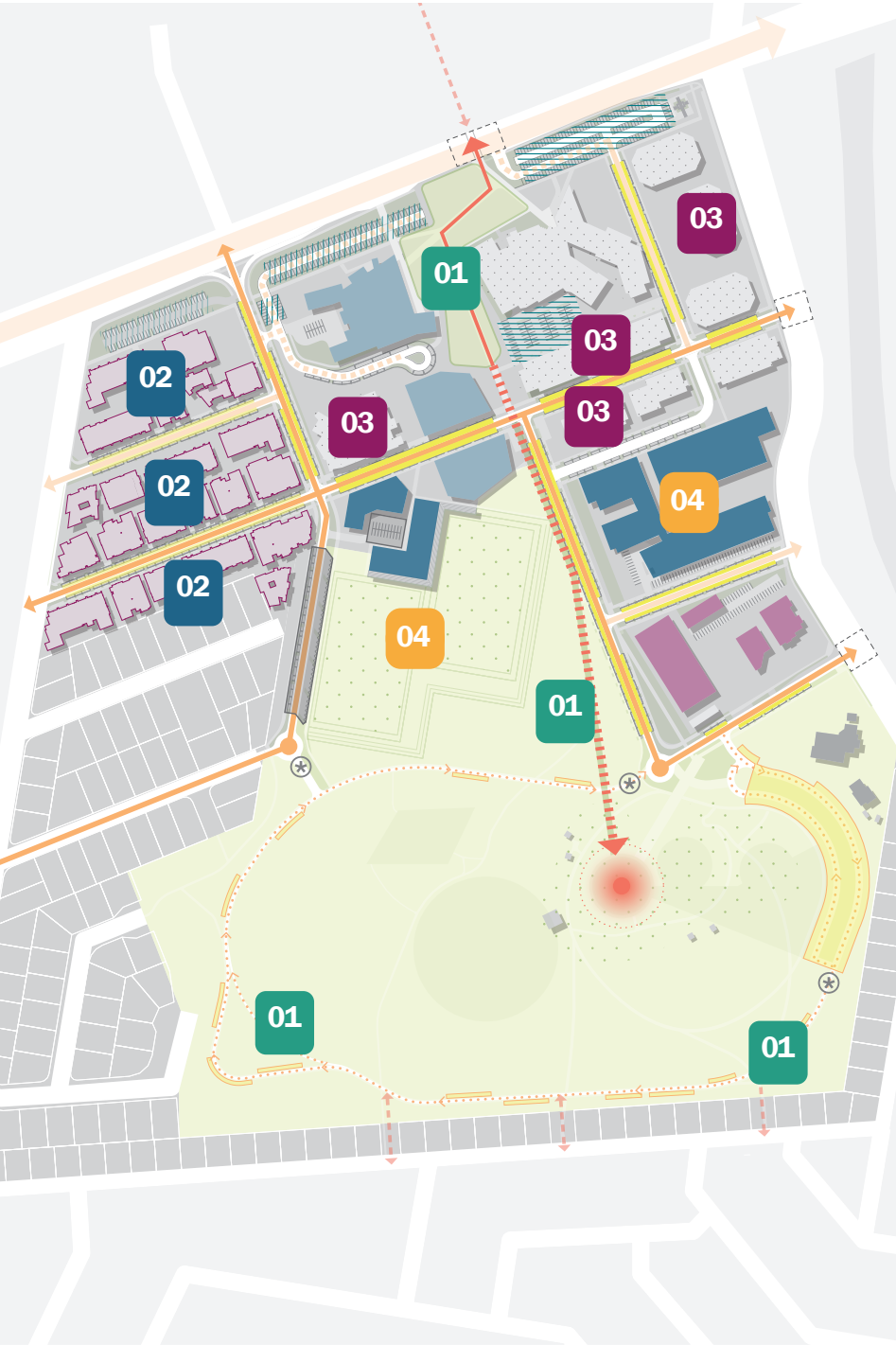
little wins

- f** Park Car Park expansion and Amenity Improvements
- g** Park Amenity and Function Enhancements (lighting, shelters, bbq, turf, signage, exercise equipment, pedestrian path network and entry thresholds)
- h** Cultural trail choreographed along the Promenade and park pathways
- i** Programmed activation zone with parking runs configured for conversion to food truck and market stall zones





ECONOMIC REVIEW



The Precinct Plan has targeted residential, commercial and recreation sectors that optimise development opportunities with the strong potential to build employment and well being for the community.

The strategies provided by this Precinct Plan are targeted at attracting new industry and expanding the operations of existing businesses within the precinct while increasing accessibility and safety.

The public realm improvements shown in the Precinct Plan are a major benefit driver. These improvements will increase accessibility and passive safety within the precinct as well as create a significant uplift in parklands patronage.

Public realm improvements will also positively impact the neighbouring property values with uplift values for public realm improvements ranging between 2.5-5%. Areas of 2.5% uplift could occur in privately owned residential areas that frame the precinct, whereas areas of 5% uplift could occur in privately owned homes closer to the precinct boundary.

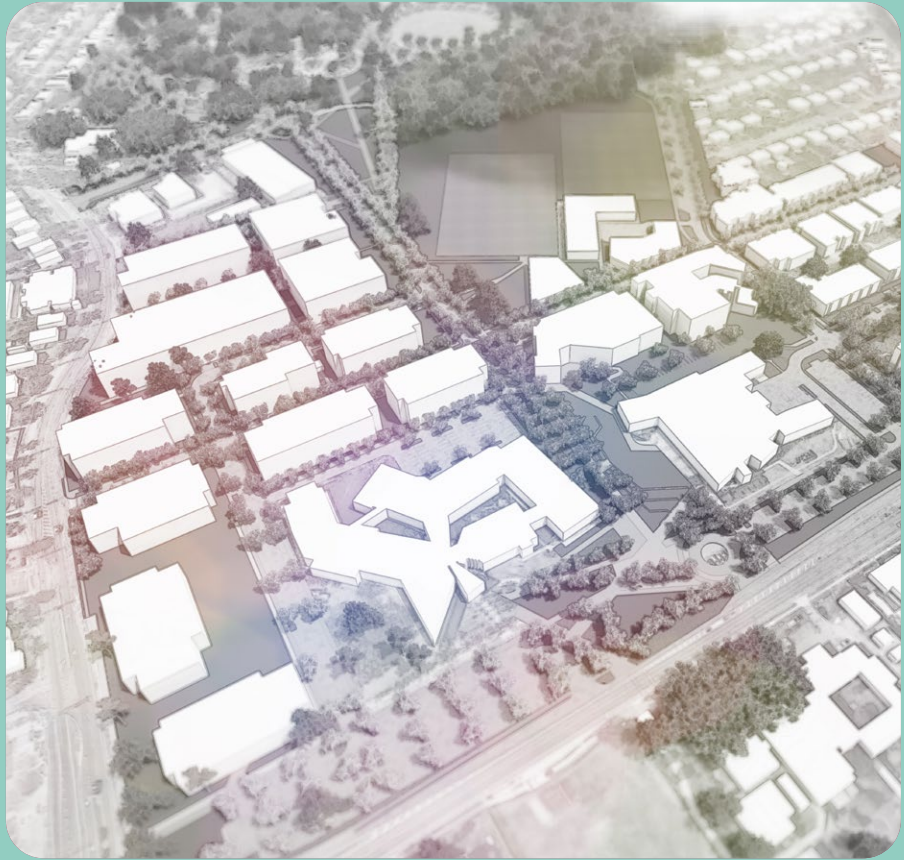
The two zones for commercial development opportunities will increase the daytime population of the site by up to 300 workers which could also generate a food and beverage expenditure pool of about \$300,000 annually. This could then support a medium sized cafe/restaurant facility.

With the potential for 290 dwellings in the residential development areas, there would be an influx of up to 300 people to the precinct. Depending on the delivery model the construction of these sites could bring revenue of \$45 million to the economy while providing construction employment for up to 100 people over the life of the project delivery.

The future redevelopment of Brothers Leagues Club and potential Vertical Vocation Centre have the potential to build local workforce and service capacity. The redevelopment of Brothers to include health and well being uses associated with sport medicine and active lifestyles would enhance employment opportunities and community health and well-being. The inclusion of education and training uses within a central civic precinct will reinforce the role and function of Logan Central Civic Precinct as a social, economic and community hub.

There are a number of key partners/stakeholders required to be involved in planning for the future development of the precinct. These include:

- State and Federal Governments
- Community
- Business and Industry Groups
- Education Groups.



PROPERTY VALUE



Public realm improvements in the precinct can uplift the value of the neighbouring properties by up to 5%

01



POPULATION

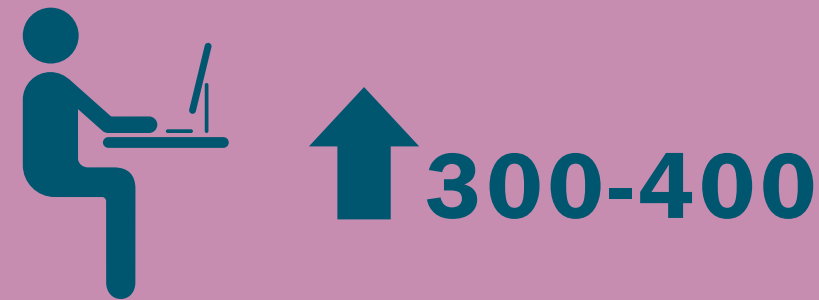


New housing opportunities could increase the permanent population by up to 300 people

02



EMPLOYMENT

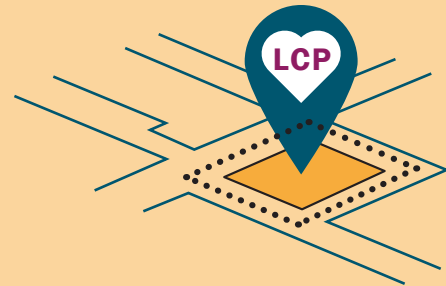


New commercial development and housing opportunities could increase the permanent working population by 300 people with an additional 100 people during construction.

03



COMMUNITY HUB



The future redevelopment of Brothers Leagues Club and potential Vertical Vocation Centre have the potential to build local workforce, increase health and well being service capacity and contribute to creating a community hub.

04



STAGING PLAN  
0-10YRS

At the heart of the Precinct Plan is the intention to activate and unlock the enormous social and recreational potential of the Logan Gardens. The key to releasing the potential is transforming the local visibility and accessibility of the parkland, establishing a welcoming main road presence, and offering a range of new experiences.

This 0 to 5 year plan establishes the core pedestrian, cycle and controlled vehicle access into the parkland precinct, creates a Wembley Road address for the Logan Gardens, marks the precinct with an iconic civic building, and unifies the Logan Entertainment Centre and Logan Administration Centre precincts through new public plazas and event spaces.

01



**PUBLIC OPEN SPACE +7000m<sup>2</sup>**

Unity Plaza announces the Logan Gardens at Wembley Road, welcoming pedestrians into a lush green civic plaza that equitably connects Wembley Road and the Art Path to both the Logan Entertainment Centre and Logan City Council Campus.

02



**WORKFORCE (+200)**

A marker of precinct progress and a beacon of state and local government cooperation, the catalyst building will be architecturally and environmentally dynamic. Featuring an activated ground floor with 4 to 7 stories of LCC & State Government departmental offices above, a population of more than 200 new people into the precinct is expected.

03



**ACCESSIBILITY +120 car spaces  
+4.7km of pedestrian & cycle paths**

Wide, shady high amenity pathways with engaging art and cultural interventions tog will directly and safely connect the precinct to its diverse destinations and surrounding neighbourhood.

04



**LIVEABILITY**

Programmed activation zones with parking bays configured for conversion to food truck and market stall zones will improve the vibrancy of the precinct. The network of shady streets provides comfortable and safe precinct wide movement and opens up access to the deeper reaches of the park.



*Unlocking the social capital of the parkland through dramatically enhanced accessibility offers real potential to more than double the annual population of park and precinct users ..... this equals more people active within the precinct and local area, traditionally translating into economic uplift through increased local spending and consumer confidence ...*

		\$ <1mil	\$\$\$ 1mil - <5mil	\$\$\$\$\$ 50mil
01	Unity Plaza	LC		
02	LEC Forum	SG - LC		
03	Promenade	LC		
04	Access way	LC		
05	Streetscape	SG - LC		
06	Off street parking	LC		
07	New building	SG-LC		
08	Interim use	LC		
Funding responsibility		Federal Gov (FG) State Gov (SG)	LCC (LC) Private (PR)	






STAGING PLAN  
10-20YRS

With the 0 to 5 year plan unlocking and realising the social and recreational potential of the Logan Gardens, the 6 to 10 year plan follows on to deliver the precinct streetscape network and in so doing releases the residential development potential to the west and the community building potentials of the Brothers Redevelopment at the precincts core.

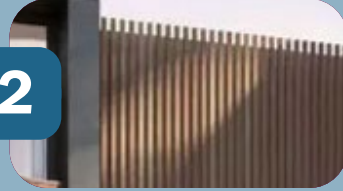
This 6 to 10 year plan builds upon the economic, social and safety benefits of the 0 to 5 year plan and its doubling of parkland population by adding in an increased population driven by residential and employment opportunity. A significant addition to the local residential population is planned for through the development of the north western corner of the precinct to include a range of "density done well" dwellings. These are envisaged as predominantly two and three storey walk-ups with the blocks fronting Wembley Road offering potential for higher density. Coupled with the expansion of the residential population is workforce population growth stimulated by an additional commercial building to the east of the 0 to 5 year catalyst building, and the Brothers Development offering built form integrated allied sports health and childcare employment potential.

01




**PUBLIC OPEN SPACE**  
Reorientation of the Logan Brothers playing fields to the optimal 10 to 15 degrees east of north with the surrounding landform reprofiled to integrate seating hills to the south and east. Integrated outdoor terracing will be situated to take in views of both fields.

02




**DWELLINGS +275(+300 pop)**  
**WORKFORCE (+400 pop)**  
Medium density housing delivered in partnership with state government, not for profit and private developers. Housing will include parking and potentially house up to 300 people.

03



**ACCESSIBILITY +450 car spaces**  
**+8km of pedestrian & cycle paths**  
A new civic main street for the precinct. Centralising the energy of the precinct to engage with an attractive people prioritised main street that stitches and fuses the precinct together and formalise the western edge to the park.

04



**LIVEABILITY**  
The completed urban framework for the precinct will improve liveability by creating a safe, attractive and inclusive, precinct that is linked by public transport, walking and cycling infrastructure to employment, education, public open space, health and community services, and leisure and cultural opportunities.



*Integrating new and expanded living, lifestyle and employment opportunities within the precinct offers the potential for hundreds of construction jobs, significant capital investment, and the compounding recurrent revenue benefits of a significantly expanded site population day, night and weekend .....*

	\$ <1mil	\$\$\$ 1mil - <5mil	\$\$\$\$\$ 50mil+
01 Parkland and car park	LC		
02 Logan Brothers	FG - SG - LC - PR		
03 27 Jacaranda	LC		
04 Deadly Kindy	LC		
05 Streetscape	LC		
06 Off street parking	LC		
07 Housing	SG - LC - PR		
08 Interim car park	LC		
Funding responsibility	Federal Gov (FG) State Gov (SG) LCC (LC) Private (PR)		





# STAGING PLAN 20+YRS

Beyond 10 years the Precinct Plan is intended to progressively refresh and build out the precinct established in the 0 to 5 and 6 to 10 year plans. This phase of implementation is focused upon developing and delivering commercial and educational development.

At this stage of the precincts transformation the parkland, street network, sporting and residential key moves have been delivered upon and the site population will have grown considerably. The growth in day, night and weekend population in the first two stages is projected to have delivered a modest food and beverage offer within the precinct that can grow as new development is realised in this stage.

It is in this stage where additional commercial and civic buildings will be delivered together with a Vertical Vocation Centre and new cultural buildings. The Vertical Vocation Centre is contemplated as a trade training college catering for year 10 through to year 12, supporting local construction and providing a fast track trade focused educational pathway. The cultural building is intended to be a multi-functional cultural building integrating a new home for the existing Logan Art Gallery.

01



### PUBLIC OPEN SPACE

New developments will be encouraged to provide inside and outside public spaces that contribute to the precinct and invite people to sit and pause. Appropriate use of vegetation, large trees and awnings in public spaces to provide shade and shelter for pedestrians and cyclists.

02



### WORKFORCE (+400 pop) + STUDENTS (+300 pop)

The available development lots will encourage diverse commercial opportunities across the precinct and could populate the site with an additional +400 people during business hours. These development opportunities will include commercial, civic, cultural and educational.

03



### ACCESSIBILITY +338 car spaces +8.2km of pedestrian & cycle paths

Creating the final link across the new main street to improve permeability and increase the route options through the precinct.

04



### LIVEABILITY

The complete urban structure and development of catalyst buildings will attract further investment into the precinct further enhancing the precinct as a desirable place to live and work.



*Delivering a vibrant and vital site population distributed across the recreational, educational, service, allied health, residential, childcare and civic sectors will drive a diverse and resilient local micro-economy that can support on-site food and beverage and entertainment offers.*

	\$ <1mil	\$\$\$ 1mil - <5mil	\$\$\$\$\$ 50mil+
01 Cultural Centre	SG - LC		
02 Vocation school	SG - PR		
03 Development parcels	FG - SG - LC - PR		
Funding responsibility	Federal Gov (FG) State Gov (SG)		LCC (LC) Private (PR)





PRIORITY PROJECTS



UNITY PLAZA (Wembley Road arrival plaza )

Unity Plaza will be an inclusive, equitable and welcoming subtropical "Peoples Plaza".

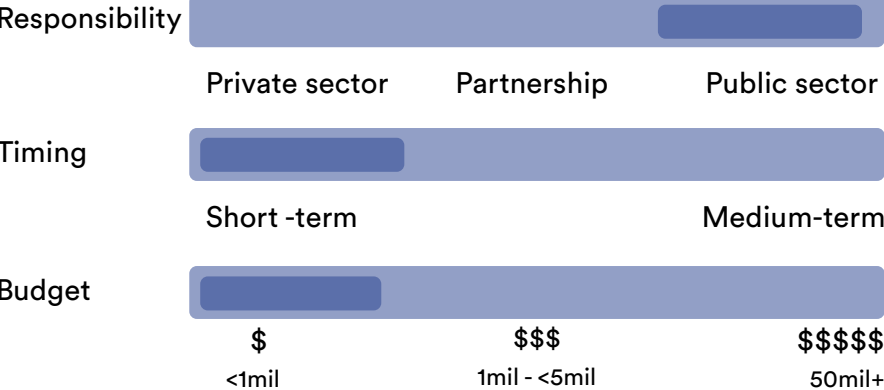
As the northern gateway to Logan Gardens, the Logan Entertainment Centre, and the Logan City Council campus, Unity Plaza will provide a distinctive and functional Wembley Road address for the Logan Central Civic Precinct.

The relocation and upgrade of the returned services memorial into Unity Plaza from the intersection of Jacaranda and Wembley Roads is an opportunity to unify the diverse Logan cultural backgrounds through the lens of democracy and sacrifice.

A high amenity urban environment rich with dappled shade, engaging art, bespoke seating and urban water art to provide white noise, Unity Plaza will be loved and energised by the school, council and local communities as a place to relax, celebrate and congregate.

Integrated but subtle equitable access will be a functional but not visual feature of the plaza space , with seamless and direct access provided between the carparks, Wembley Road, the LEC and LCC campus. An enhanced Wembley Road crossing and intersection will unlock safer all direction movement from the LCC carpark and will remove vehicles from key pedestrian movements.

Responsibility and Timing



Qualities addressed



LOGAN ENTERTAINMENT CENTRE PLAZA

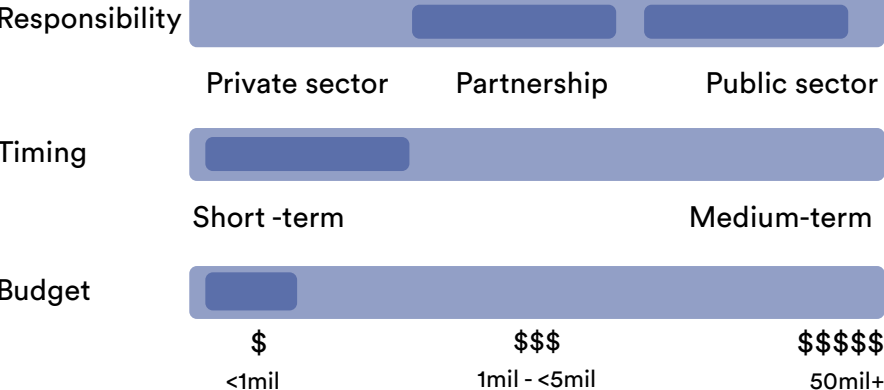
The reinvigoration and recomposition of the LEC Plaza offers a truly transformative precinct opportunity for a well used and well loved Logan community entertainment destination.

Imagined to be developed in close coordination with the Unity Plaza, the LEC Plaza will provide an activated sense of address and a high amenity functional purpose for the green space to the east of the LEC entry.

Ampitheatre terracing integrated with an equitable access walkway from the Unity Plaza will face the south where a covered and slightly elevated paved area will double as a cafe terrace during business hours and a stage and activation space when the LEC is offering functions and events.

The LEC plaza should be open and green, provide an abundance of shady seating suited to large and small gatherings, offer clear sight-lines to wider destinations, passive surveillance from adjacent movement networks but also foster a sense of enclosure suited to live performances and ticketed event control.

Responsibility and Timing



Qualities addressed



DEMOCRACY WAY

The re-imagined Democracy Way will fundamentally transform the identity and place performance of the Logan Central Civic Precinct by stitching the existing parkland and civic precincts together to centralise the human energy and establish a new high amenity address for the entire precinct.

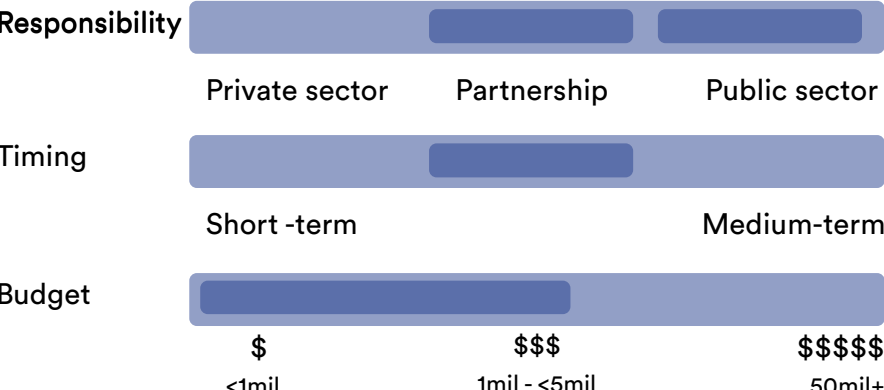
Adopting an alignment to the south of the existing Democracy Way, the new alignment connects Jacaranda Avenue through to Bardon Road on the same alignment as Ruddock Street.

Democracy Way will be the new "Main Street" for the precinct and will offer a high amenity slow speed pedestrian focused streetscape environment intended to be activated by new residential, civic and cultural buildings along its length.

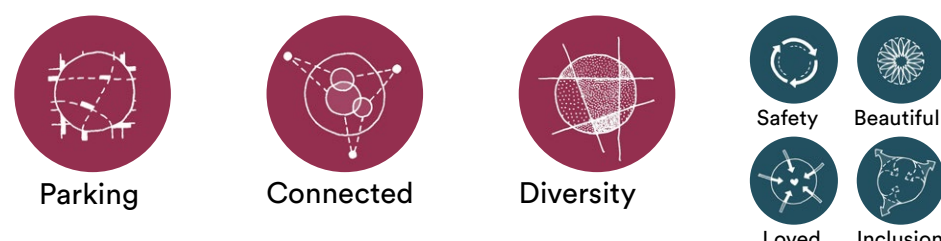
The composition of Democracy Way will intuitively promote slow speeds and civic courtesy through materials, finishes, arrangements and confident pedestrian and cyclist movements.

Whilst it may be delivered exclusively by Logan City Council, public and private partnerships with developers and all levels of government should be pursued in conjunction with adjacent development parcels in varying land ownership.

Responsibility and Timing



Qualities addressed



LOGAN GARDENS RING ROAD

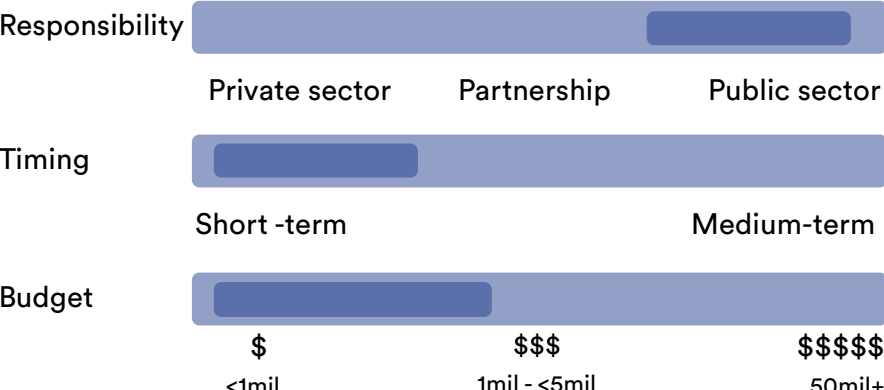
The Logan Gardens Ring Road will unlock the full geographic recreational potential of this immense public parkland asset.

The provision of one way slow speed (10km/hr) vehicle access during daylight hours will allow passive and active surveillance throughout the parkland, increase the diversity and dispersement of use and provide a high amenity, high quality pedestrian, cyclist, scooter and skate movement network that connects to local streets.

Fundamentally in composition, materiality and design intention, the Ring Road will be pedestrian and cyclist priority. Tan coloured asphalt and coloured pavement patterns will be adopted that speak to a joyful and distinctive non-motorised movement network. The common vehicle language of black asphalt and kerb and channel will be deliberately avoided whilst at the same time tree planting, bollards, art and parking bays will be composed to "visually compress" the street and slow vehicle speeds whilst concurrently maintaining expansive visibility into the parkland.

The Ring Road will generally adopt the route of the current wide pathway network and will be sensitively threaded through the existing forest network adopting innovative no-dig pavement methods where needed.

Responsibility and Timing



Qualities addressed





PRIORITY PROJECTS



PARK WAY

The Park Way will release the full recreation potential of the Logan Gardens and the development potential of the eastern Civic Precinct land holdings.

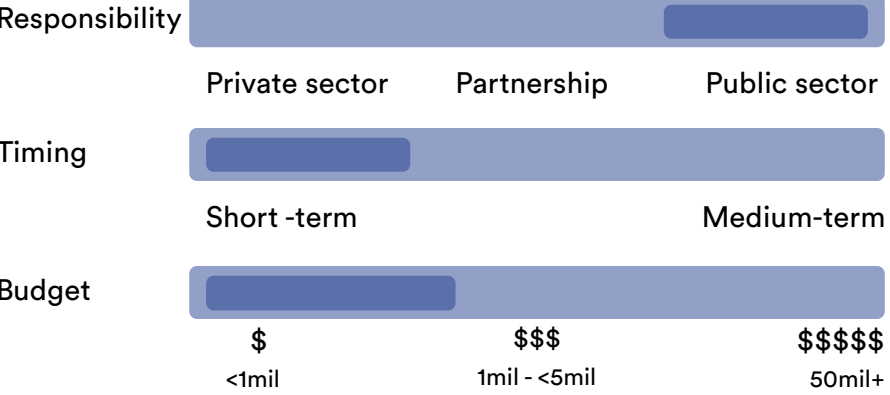
Connecting the re-imagined Democracy Way through to the Civic Parade will allow for enhanced passive and active surveillance into the core of the Logan Gardens whilst providing parking that encourages increased parkland usage.

The existing Promenade and parkland to the east of Logan Brothers will experience increased patronage and will feel safer. The parking along its length will provide not only parkland activation but also additional precinct wide parking and the opportunity to more easily and more frequently host food trucks, markets and pop-up events.

Distinct from the Logan Gardens Ring Road, the Park Way is intended to be permanently accessible to vehicles with the exception being large scale events. The parkway enhances the existing local street network allowing easier access to the water park and playground parking from the north of the precinct.

It is intended that the parkway be composed with large shade trees at a regular rhythm along the street together with feature pavements that encourage slow vehicle speeds and pedestrian prioritised cross movements.

Responsibility and Timing



Qualities addressed



THE PROMENADE

The Promenade to the north of Democracy Way (Stage 1) and the south of Democracy Way (Stage 2) will be the primary pedestrian spine connecting the Civic Precinct into the local community from the north to the south.

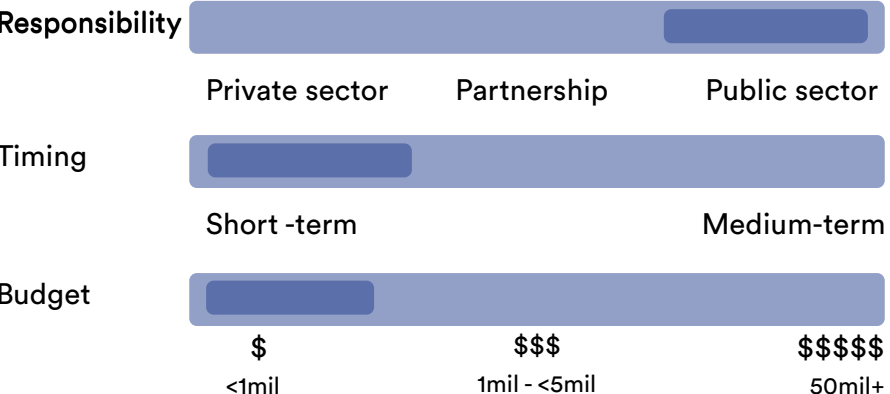
Identified as a priority in the Logan Summit, the Promenade is to be the physical manifestation and celebration of all that is inspiring and memorable in terms of Logan culture, people and purpose.

The Promenade will be broad, direct, shady and easy to navigate between engaging destinations. It will feature a choreographed art and culture network that celebrates the diversity and unity of the vast array of local cultures represented within the Logan population.

Stage 1 will interact and integrate with the LEC and Unity Plazas providing equitable access between Democracy Way and Wembley Road whilst opening up active surveillance to and from the LCC campus and the LEC.

Stage 2 will connect Democracy Way through to Karri Avenue with way-points at the Water Park and other parkland activities along its length.

Responsibility and Timing



Qualities addressed



PRIORITY PROJECTS



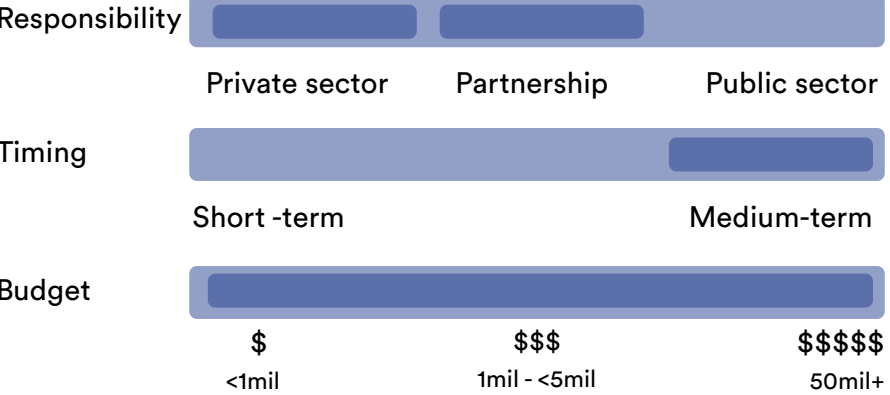
Missing Middle & Potential Mixed Use Development

The Civic Precinct offers significant potential for public, private and partnerships of both to deliver new medium scale housing and mixed use development.

A variety of scales, delivery models and price points could be developed to diversify the housing choice in the suburb and increase the residential population to deliver critical mass to support new local businesses in the precinct.

The recent delivery of "missing middle" housing by the Department of Housing and Public Works is evidence of the support this model of living receives at a State Government level. In collaboration with a diversity of private and public partners, through sales for private development and through innovative delivery models, the Logan City Council and the community could realise a highly liveable, culturally and socially diverse living model the envy of the wider region.

Responsibility and Timing



Qualities addressed



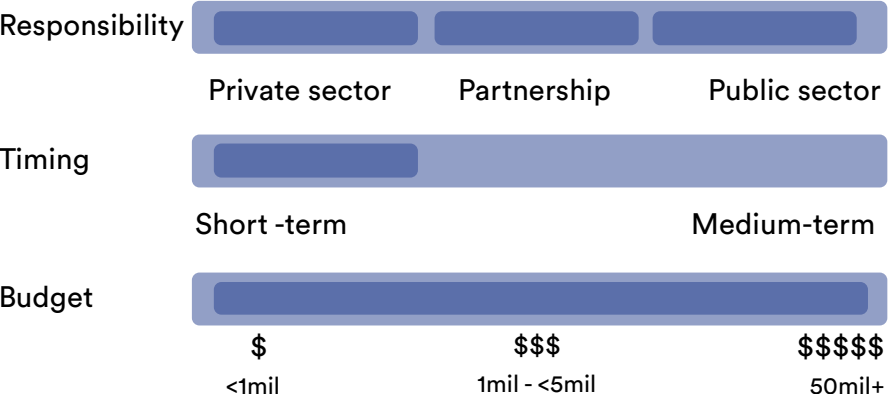
Catalyst Building

The "Catalyst" Building is contemplated as a new marker building for the site that in both its form and function reinforces the aspirations of the wider precinct to bring people together through the creation of high amenity, engaging and sustainable environments.

The building will be a beacon of architectural and environmental design, distinctive in form, efficient in function, and adaptable by nature. It is planned as a civic building with an ambition to achieve a new level of cooperation in council and state government services through the collocation of both state and local government professionals.

The co-location of these two key levels of government in a single building offers the potential to grow service synergies and align programs across multiple levels of government to optimise infrastructure planning and delivery in Logan.

Responsibility and Timing



Qualities addressed

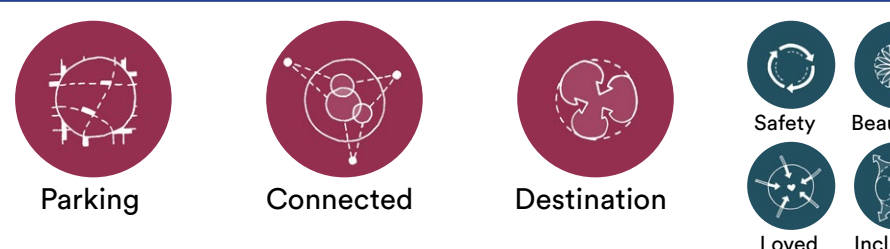






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- 2. Royal Park Nature Play, Image: D. Hannah, timeout.com

- 3. Canal Corridor, Kings Cross, Image: John Sturrock, Archdaily.
- 4. Image: blogto.com
- 5. New Farm Park, Image: Diane Bohlen
- 6. Civic Park Warragul,

- Image: Andrew Lloyd, Landezine.
- 7. Docklands Park, Image: MALA, Landezine.
- 8. Madison Square Park, Art Installation (Jessica Stockholder), Image:

- Andrew Russeth, flickr.
- 9. Underwood Park, Image: Neil Foster, pinterest.com
- 10. Eats and Beats, Image: popcornman.com

Civic Precinct Key Moves

- 1. Archipelago
- 2. Ian Potter Children’s Wild Play, Image: Brett Boardman, Landezine.
- 3. Grand Arbour, Southbank, Image: wikimedia.org.

- 4. Amazon Headquarters, Image: begerpartnership.com
- 5. Amazon Headquarters, Image: begerpartnership.com

Civic Precinct Plan

- 1. Eats and Beats State, Logan, Image: Visit Logan

Priority Projects

- 1. Artist impression - Images 1-6
- 2. NSW government , Image: thefifthstate.com.au