

# Urban Design Framework

Urban design principles to shape positive place outcomes



# Acknowledgement of Country

Logan City Council acknowledges the Traditional Custodians of the land, pays respect to Elders past, present and emerging and extends that respect to all Aboriginal and Torres Strait Islander peoples in the City of Logan.



*The smoking ceremony is an ancient custom among Indigenous Australians and is believed to ward off bad spirits.*

# Table of Contents

01

---

INTRODUCTION

02

---

DESIGN IN LOGAN

03

---

THE VALUE OF  
DESIGN

04

---

LOGAN'S URBAN  
DESIGN VISION

05

---

LOGAN'S DESIGN  
PRINCIPLES

06

---

LOGAN'S STRATEGIC  
PRIORITIES

07

---

URBAN DESIGN OBJECTIVES,  
GUIDANCE & FUTURE WORK  
STREAMS

08

---

WHAT'S NEXT



BEENLEIGH

CITY  
ROAD

TOWN  
SQUARE  
150m

BEENLEIGH  
STATION  
480m



# Executive summary

The Urban Design Framework (UDF) sets out how the City of Logan will guide high quality urban design outcomes in its future investment decisions. As a non-statutory document, the UDF should be read in conjunction with relevant national, state, regional and local policy documents.

## UDF informs the Logan Plan 2025

The UDF will ensure that urban design is a key consideration in the preparation of strategic policies and assessment codes.

## UDF directs future work

The UDF will outline Council's urban design priorities in the short, medium and long-term to respond to the challenges of rapid, projected urban growth and climatic changes.

The City of Logan is inclusive, capable, generous and progressive. It is a city with a variety of distinct place types and characteristics that require specific design responses. Quality design is a core element of this character. The UDF provides a robust framework to inform future urban design related discussions and deliver consistently high quality outcomes.

The value of urban design has been extensively examined by others. The empirical data compiled is building a clear justification that can no longer be ignored in investment decisions. Demonstrating and tracking value will be key criteria in all future urban design considerations in Logan.

The approach adopted by the UDF is to identify six key urban design principles that help to frame the consideration of urban design issues. The principles are then assessed against three of Council's endorsed strategic priorities to ensure they are grounded and context appropriate to the City of Logan.

By assessing the interaction between the principles and priorities - urban design objectives, guidance statements and future work streams are identified. It is important to note that this content is not prescriptive - rather provided to inform discussions and future work streams.



# 01 Introduction





Logan City Council is placing urban design at the forefront of its priorities to manage future growth.

**Design is one of the key priorities informing the preparation of Logan Plan 2025, demonstrating Council's commitment to improving the urban design outcomes achieved within the city.**

The UDF sets out how good design outcomes are key criteria in all future decisions of Council.

This document is a benchmark for urban design quality that celebrates the diverse character of the city and strives for improvement to urban design practices.

## Purpose

Council acknowledges the importance of **good urban design** to delivering livable, prosperous communities. The UDF sets out Council's position and expectations regarding urban design in the City of Logan. The framework serves a dual purpose. Firstly, it informs the Logan Plan 2025. Secondly, it identifies the key urban design issues and topics that will be addressed in short (0–5 years), medium (5–10 years) and long term (10+ years).

## Aim

The aims of the UDF are to:

- Communicate the importance of design within the City of Logan and provide strategic directions for the Logan Plan 2025
- Provide a framework to inform future design related discussions with developers and stakeholders
- Ensure design principles are grounded in the adopted policy positions of Council which reflect the aspirations of Logan's community
- Identify the prioritised tasks to further strengthen Council's urban design evidence base and guidance materials.

## Good Design

**Good design adds economic value by enhancing living standards. It creates places where people want to live and work, places people feel safe to walk around, resilient places, places with good access to open space, public transport, facilities and job opportunities.**

*QDesign, Queensland Government 2018'*



# Key components of the Urban Design Framework

Council has developed a suite of six key urban design principles it sees as most relevant to building liveable communities in Logan. In evaluating each principle against three Council-endorsed strategic priorities, the framework delivers 18 clear design-based objectives. The approach and methodology adopted for the UDF is summarised in the diagram to the right. The primary components of the UDF and its outcomes are summarised below:

1

Three strategic priorities have been defined from endorsed Council positions to reflect an agreed position on what is important for the city's future, summarised as:

- **Prosperous:** A city that provides the urban conditions and structure to allow people and businesses to thrive
- **Green:** A city that enshrines its green assets and seeks to seamlessly integrate green practices in the daily lives of residents and workers within the city
- **Community:** A city that prioritises community health, safety, identity, social cohesion and inclusivity as key strengths today and in its future.

2

Six urban design principles provide the foundation to create positive place-based outcomes. These principles include:

- **People focused:** A city that prioritises user needs, desire and abilities as the core consideration in development
- **Responsive:** A city that responds positively to its natural systems, climate and character
- **Connected:** A city that connects people, businesses and places
- **Resilient:** A city that has the ability to adapt, recover and prepare for its future
- **Distinctive:** A city that understands its identity and reinforces positive characteristics
- **Embracing nature:** A city that seamlessly integrates green infrastructure and thinking into daily life.

3

18 urban design objectives that identifies the development outcomes that Council wants to achieve for the city.

4

A series of design guidance statements describe how the overarching objectives can be met (non-prescriptive).

5

Council acknowledges some topics require additional research, analysis and consideration. To this end, future work streams are identified to be pursued in the short, medium and long term.

6

Logan Plan 2025 will contain the key policies and code provisions that regulate development. It is envisaged that the UDF will heavily inform the main urban design components of the scheme.

7

The UDF also provides a foundation to progress future work streams, build design capacity and inform future place making and urban design related work within the City of Logan.

## Audience

The UDF is for:

- Professionals and developers that contribute to the preparation of design proposals for urban development
- Town planners involved in the assessment of development proposals
- Strategic planners that contribute to the preparation of planning instruments (e.g. the Logan Plan 2025)
- Community with an interest in urban places.



## URBAN DESIGN FRAMEWORK

### 1 COUNCIL STRATEGIC PRIORITIES

Prosperous  
Green  
Community

### 2 URBAN DESIGN PRINCIPLES

People Focused  
Responsive  
Connected  
Resilient  
Distinctive  
Embracing Nature

### KEY PROVISIONS OF UDF

3

Objectives

4

Guidance Statement

5

Future Work Streams

## DUAL PURPOSE OF UDF

6

### LOGAN PLAN 2025

Strategic Framework

Informs key themes of  
Strategic Framework

Codes

Design objectives and guidance to inform  
drafting of development codes

Policy

Planning Scheme Policy 8:  
Urban Design to be reviewed

7

### PLACE MAKING AND URBAN DESIGN

Future Work Streams

Informs key topics to be  
researched in future work

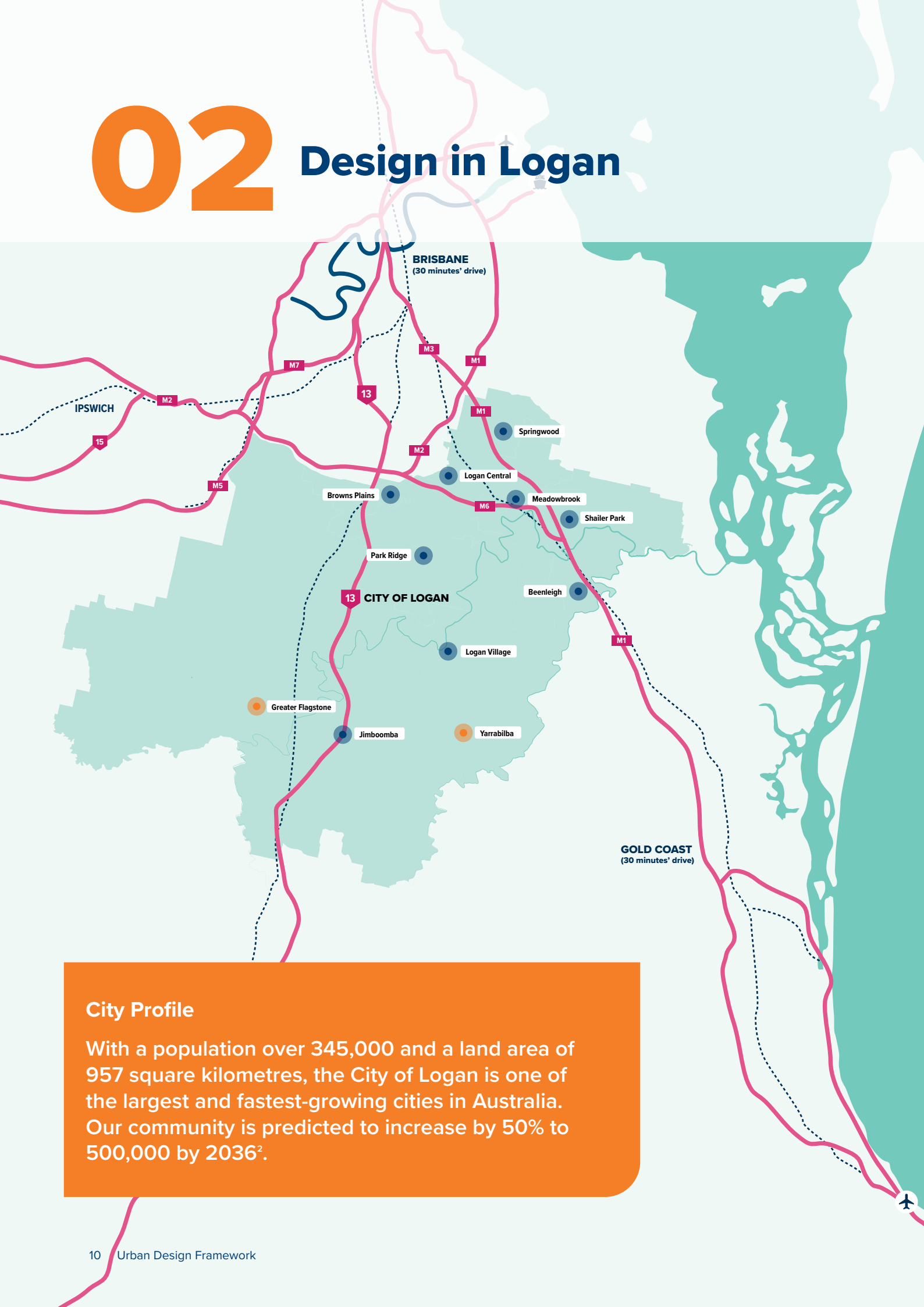
Capacity and Engagement

Identifies common language to engage with  
community on urban design matters

Place Making

Provides guidance for future  
place based policies, programs and projects

# 02 Design in Logan



## City Profile

With a population over 345,000 and a land area of 957 square kilometres, the City of Logan is one of the largest and fastest-growing cities in Australia. Our community is predicted to increase by 50% to 500,000 by 2036<sup>2</sup>.



The City of Logan is inclusive, capable, generous and progressive. It is a place that values its heritage, takes pride in what it offers today and is excited about its future. Logan is a city of mavericks, makers and innovators. Culture, heritage and diversity is in our DNA, and our reputation is growing as a unique place to work, live and play.

Quality design is a core element of this character. The UDF seeks to create a robust framework to structure future discussions and ensure consistency is achieved. The value of design is recognised as a key factor in creating sustainable communities. This will be further discussed in Section 4 of this framework.

## Logan's variety of place types

Logan is a city rich in diversity - including its place types. Consistent with the SEQ Place Model<sup>3</sup>, Logan has a wide variety of place types, where characteristics offer a broad range of lifestyle opportunities. Examples of place types particularly relevant in the City of Logan include:

- Natural Areas - parts of Lyons and Monarch Glen
- Rural Places - parts of Glenlogan and Riverbend
- Rural Townships - parts of Logan Village and Jimboomba
- Suburban Neighbourhoods - parts of Windaroo and Rochedale South
- Urban Neighbourhoods - parts of Shailer Park and Underwood
- Centres of Activity - parts of Beenleigh, Logan Central and Springwood
- CBDs - not applicable to the City of Logan.

These individually unique places are inherently connected and grow together as one system. It is critically important that the UDF acknowledge and respond to each place type, as well as identify connections between place types.

## UDF within policy hierarchy

The UDF is a non-statutory document that establishes Council's position with respect to urban design quality within the City of Logan. The UDF sits within a wider framework of national, state, regional and local policy documents and seeks to complement this hierarchy and provide Logan specific context and guidance. The content of the UDF should be read in conjunction with the identified policy hierarchy.



## Logan Plan 2025

Council has an opportunity to prepare a new plan to guide the way the city grows. Logan Plan 2025 will keep what's working well from the current planning scheme and improve the parts that could work better.

A strategic review of the existing planning scheme has been conducted and identified the need to improve design guidance within the city. This area for improvement provides the impetus for the UDF.

The UDF will inform the strategic framework of the new plan. The preferred outcomes will be filtered down into the codes and policies that directly inform the regulation of new development.

## Leading by example – placemaking in practice

Logan City Council has prioritised the delivery of high quality design in the planning, design and delivery of several notable placemaking projects across the city in recent years. Strong momentum has grown out of the success of the city centre summits, through the delivery of Implementation Plans and placemaking projects. A brief description of this process is summarised below:

### CITY CENTRE SUMMITS

The city centre summits proactively engaged communities throughout the city to understand, collaborate and distill visions for the future development of the city's key activity centres. The summits engaged experts in urban design, placemaking, infrastructure policy, urban innovation, industry leaders, local landowners, government agencies and developers with the purpose of:

- exploring and identifying the opportunities for actions by government and the private sector to unlock the economic potential of the centres
- prioritising potential projects and programs to implement the vision of the master plans and place based planning studies.

### IMPLEMENTATION PLANS

Implementation Plans were prepared as a result of the city centres summits. The plans identify priority projects and programs to stimulate growth and revitalise key activity centres by improving the area's attractiveness to investors, visitors and the community. The priority projects are an extensive list of short, medium and long-term projects and programs with indicative time-frames to deliver the outcomes of the master plans.

The Implementation Plans are adaptive, flexible and responsive to new directions and are updated annually.

Implementation Plans are publicly available to ensure community, stakeholders and other government and non-government agencies are informed of Council's direction. They provide a clear plan to renew, revitalise and develop of activity centres across the city to attract investment, local jobs and to create higher value jobs.

### PROJECT DELIVERY

Below and overleaf some of the placemaking projects that Council has delivered are summarised.



### LOGAN VILLAGE

A community inspired design process led to the delivery of an exemplar adventure playground. A 'Place to Play' event focused on engaging children to create ideas for a unique design. The new playground includes a distinctive birds nest lookout, slides, trampolines, a flying fox, totem poles with ropes and a dry creek bed flanked by timber steppers and balance beams. The playground has been designed to complement the heritage character of the village.





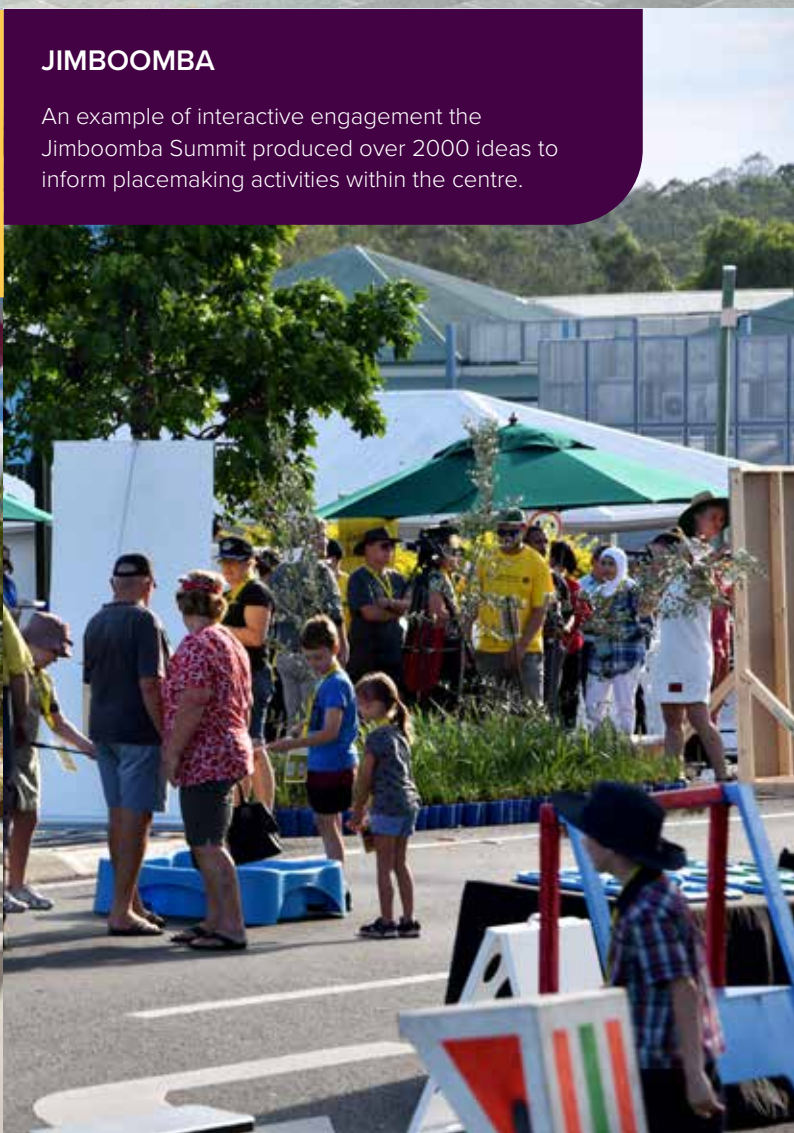
## BEENLEIGH

A new and innovative art-inspired shade solution has been delivered to further reinforce the amenity provided by the Beenleigh Town Square. Up to 400 aluminium discs are suspended above the Square to increase shade cover while also adding colour and vibrancy through feature lighting.



## MEADOWBROOK

The Loganlea Healthy Street Project improved the pedestrian environment in the precinct through increased footpaths, landscaping, innovative shade structure and improved crossing configuration. Local artists heavily influenced the design of the works.



## JIMBOOMBA

An example of interactive engagement the Jimboomba Summit produced over 2000 ideas to inform placemaking activities within the centre.



# 03 The value of design

## 40% LESS INFRASTRUCTURE. COSTS

when population density is increased from 66 to 152 people per hectare<sup>4</sup>

## 5% AVERAGE INCREASE IN RESIDENTIAL PRICE

when achievable improvement in street design is successfully delivered<sup>5</sup>

## PEDESTRIANS SPEND MORE

than people who arrive by car<sup>6</sup>

## 56% LESS CRIME

when a vacant site is turned into a community garden<sup>7</sup>

## \$80K PER DWELLING SAVINGS

urban infill development compared to greenfield development<sup>8</sup>

## \$13 FOR EVERY \$1 INVESTED

cost benefit ratio for walking infrastructure<sup>9</sup>



High quality design provides places, spaces and environments that people are attracted to, generating activity, community and business opportunities. High quality design improves the function of place but also acts as a key contributor to the identity of the city and therefore its importance cannot be underestimated.

The value of design within Logan has been consistently referenced through our most recent engagement projects.

Both the Logan Community Vision and the centre summits have called out themes of improving design quality.

The value of design is discussed below in relation to the three key components of sustainability. This is a non exhaustive list for discussion purposes.

ECONOMIC VALUE	SOCIAL VALUE	ENVIRONMENTAL VALUE
Producing higher returns on infrastructure investment	Creating well connected, inclusive places	Creating energy efficient lifestyle opportunities
Providing difference from competitors	Providing equitable access to services and facilities	Prioritising environmental performance and reducing the energy production for future generations
Reducing operation costs	Fostering a sense of ownership and responsibility of public spaces	Improving air and water quality and reducing the urban heat island effect
Facilitating more efficient business opportunities	Improves the safety, and perception of safety, through passive strategies such as overlooking public space and encouraging activity at different times during the day	Integrating environmental features within everyday activities
Supporting mixed use networks that help to sustain long term enterprises	Enhancing civic pride and identity	Increasing land efficiency
Reduction in household travel costs as a result of reducing reliance on private transport	Healthier lifestyles reduce the demand on public health systems	Regenerative potential of adjacent areas by generating confidence and attracting further redevelopment
	Regenerative potential of adjacent areas by generating confidence and attracting further redevelopment	
	Diversity in housing stock provides greater choice for specific needs	

# 04 Logan's Urban Design Vision

## The vision:

‘High quality Urban Design in Logan will drive positive place based outcomes and is a foundation for all future investment decisions’.









# 05 Logan's Urban Design Principles

Logan's high-level urban design principles have been identified from an extensive review of best practice and are refined through a Logan-specific lens. They reflect both Logan's strengths and its areas for evolution and improvement. **The principles will be applied to all scales of planning, design and delivery**, from citywide strategies to the delivery of individual developments. The interrelated nature of each of the principles is acknowledged, given high quality urban design requires a holistic approach. The broad structure of principles will also help to frame future design work and discussions.

When the principles are holistically considered they provide the foundation to create a high quality built environment that matches the aspirations of its residents. The Urban Design Principles should inform the design, delivery, operation and maintenance of all development within Logan City Council.

## WHAT IS A PRINCIPLE (NOUN)

- a basic rule that guides or influences thought or action
- an essential element, constitute, or quality, especially one that produces a specific effect
- a general truth from which other truths follow.

*Oxford Languages*

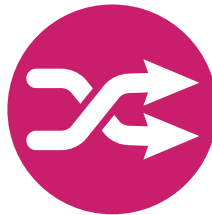


## 01 PEOPLE FOCUSED



'A city that prioritises user needs, desire and abilities as the core consideration in development'

## 02 RESPONSIVE



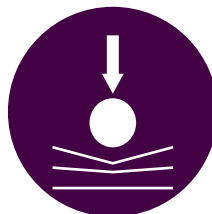
'A city that is creative, efficient and innovative with its natural resources'

## 03 CONNECTED



'A city that connects people, businesses and places'

## 04 RESILIENT



'A city that has the ability to adapt, recover and prepare for its future'

## 05 DISTINCTIVE



'A city that understands its identity and reinforces positive characteristics'

## 06 EMBRACING NATURE



'A city that seamlessly integrates green infrastructure and thinking into daily life'

# 06 Logan's Strategic Priorities

The aims and objectives of the UDF must be grounded in the agreed and endorsed vision for Logan City. Council has taken a proactive approach to understanding what its residents want, need and aspire to, on display in Logan's Community Vision and the Logan city centre summits. It is critically important that the UDF is fully aligned with these positions.

Three Strategic Priorities will be used to shape the design objectives that flow out of the Design Principles.

## Corporate Plan

The Logan City Council Corporate Plan is a five year plan that sets out the strategic direction of Council as an organisation. The Corporate Plan provides clear direction on investment priorities over time.

The vision of the Corporate Plan is:

**'City of Logan, a green city full of pride,  
opportunity and culture'**

Future strategies and reporting priorities are based around the following seven key focus areas:

1. Maintaining current levels of service
2. Proud city
3. Environment
4. Healthy connected community
5. Economy and growth
6. Infrastructure
7. High performing organisation

## Logan's Community Vision

The Logan Community Vision (2020) was a comprehensive engagement project that sought to develop a conversation with Logan residents about the city's future. Set against the context of unprecedented growth, Council wanted to hear from people that live and work within the city to understand what kind of city they want Logan to be.

Engagement activities were structured around the following key themes:

1. Youth
2. Innovation and employment
3. Humanity
4. Green lifestyle
5. Climate change
6. Community
7. Diversity
8. Housing
9. Infrastructure

From the above themes the following vision statement was created:

**'Logan is a thriving, forward-thinking  
community, building a smart future by  
embracing innovation, diversity and  
equality for all. No matter where you're  
from, you're welcome in Logan.'**

## Logan city centre summits

The key theme of this process was summarised in the aim statement:

**'Logan's city centres, transitioning from  
plan making to place making'**

The engagement process was intensive and lead by experts in consultation. Over 5,000 placemaking ideas were generated through online surveys and in-person events.



## Strategic Priorities

### PROSPEROUS



A city that provides the urban conditions and structure to allow people and businesses to thrive.

Functional, efficient, safe and practical environments will facilitate increased interactions and business transactions.

A prosperous city is one that also encourages and facilitates people to contribute to society, to upskill, achieve higher education rates and raise the standard of living.

### GREEN



A city that enshrines its green assets and seeks to seamlessly integrate green practices in the daily lives of residents and workers within the city.

Council is ready to take bold steps to implement measures now that will benefit the city for future generations.

Protecting our natural environment, increasing the green coverage / canopy, revitalising our waterways, building climate resilience and rethinking waste management are at the forefront of Council's priorities.

### COMMUNITY



A city that prioritises community health, safety, identity, social cohesion and inclusivity as key strengths today and in its future. Our built environments will be designed to strengthen our communities, welcome new residents, businesses and visitors alike.

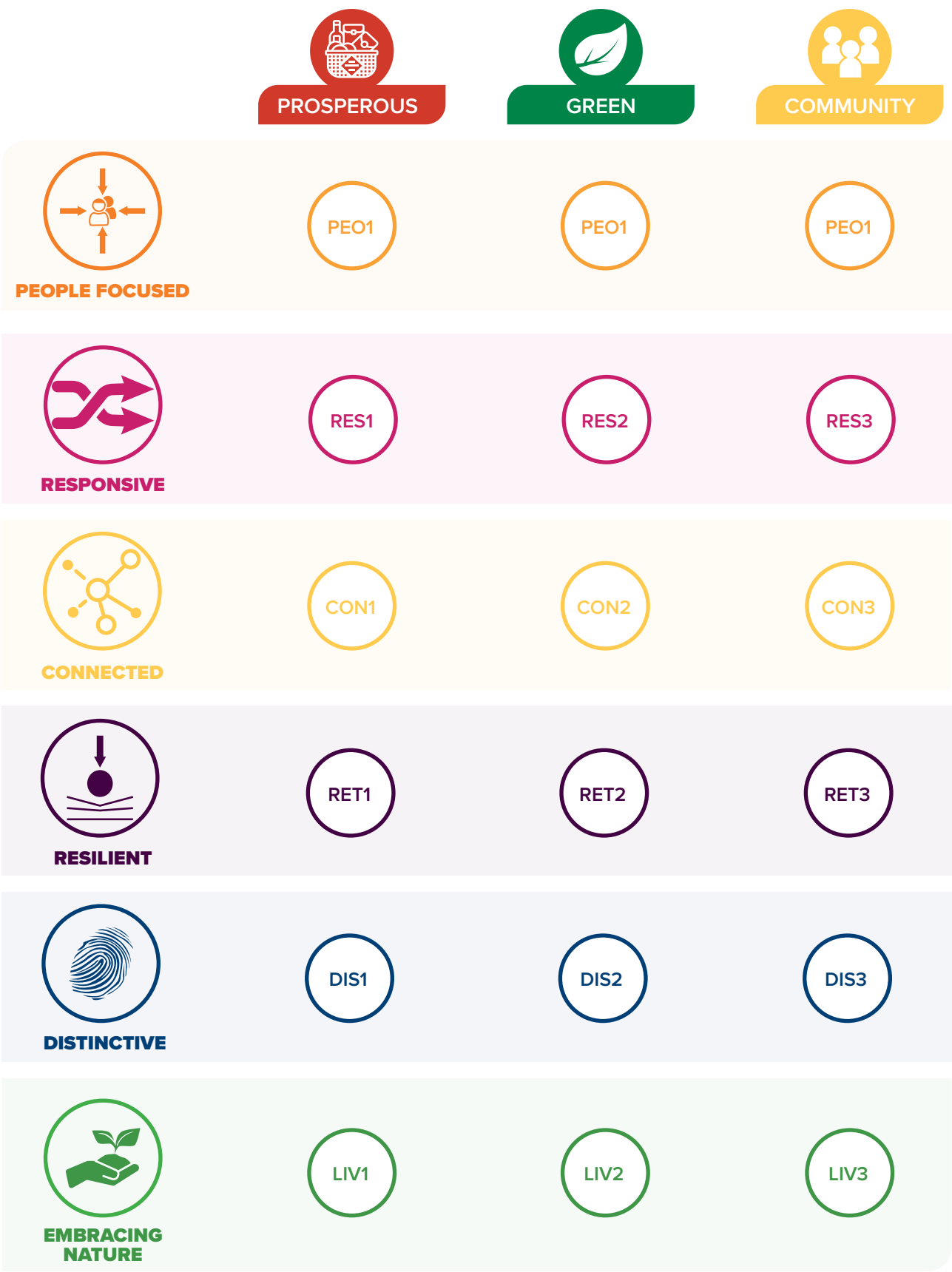
# 07 **Urban design objectives, guidance and future work streams**

Matching each strategic priority against each Urban Design Principle provides 18 Urban Design Objectives. From each objective flow a series of guidance statements and future work streams which provide more specific shape on how Council could prioritise its efforts to improve design across the City of Logan.

The UDF provides the structure to inform future decision-making whilst also providing the flexibility for creative innovation.

The following pages will expand on these relationships and clearly document urban design objectives, guidance and future work streams.

# Schematic of Urban Design Framework





## 01

## DESIGN PRINCIPLE

**People focused**

**'A city that prioritises user needs, desire and abilities as the core consideration in development'**

**PLACES TO MEET****FLEXIBLE SPACE****EVENING ECONOMY****SPACE TO CREATE****COMMUNITY INTERACTION**

Cities need to be for people. It is after all the people and communities who will ultimately determine the success of our city. A key component of this principle is ensuring that human scaled spaces are prioritised. The people focused design principle seeks to prioritise the enduser (people) as the key influence on how to design places and spaces.

This requires a shift from the traditional problem-solving approach to city planning that concentrates on the symptoms (compatibility of uses, crime, sprawl etc.), to one that prioritises development for people as the key focus.

"First life, then spaces and buildings last". – Jan Gehl

People focused environments often have common characteristics such as:

- Buildings and spaces that are rooted in the human senses and behaviour – ensuring people can navigate and read their environment easily
- Buildings that engage the street with active uses and encourage passive surveillance of the public space
- Streetscapes that are safe, practical and attractive
- Public spaces invite people to stop and linger, engage with the space and demonstrate a sense of communal ownership and shared responsibility
- High levels of walkability and accessibility.

## Prosperous

**PEO1: Places that prioritise human experience, providing comfort, safety, legibility, efficiency and activity, resulting in vibrant places that people can work, live and play.**

- PEO1.1 Create diverse places and spaces that are attractive, functional and safe, encouraging people and places to thrive
- PEO1.2 Broaden the activity profile of the city to ensure evening and night time economies can prosper
- PEO1.3 Design public/private interfaces (boundaries) to support the public realm - generate activity and improve safety
- PEO1.4 Prioritise human scale urban environments by managing building massing, height, articulation and enclosure of open spaces to respond to human senses
- PEO1.5 Promote density and diversity – creating opportunities for people to interact and business to prosper
- PEO1.6 Champion pedestrian experience in the design of public spaces and private buildings to ensure an integrated environment
- PEO1.7 Design environments that encourage physical activity, safety and healthy lifestyle choices
- PEO1.8 Promote smart technology and solutions that manage the efficiency and attractiveness of our urban areas
- PEO1.9 Champion pedestrian experience in the design of public spaces and private buildings to ensure an integrated environment

## Green

**PEO2.0: Our green assets are preserved and enhanced as green thinking and practices play an increasing role in the liveability of the city.**

- PEO2.1 Integrate green assets into the built form, open space and streets of the city
- PEO2.2 Increase convenient access to a range of parks, open spaces, green streets and corridors
- PEO2.3 Promote people friendly green streets - improving movement and our tree coverage
- PEO2.4 Promote a balance between indoor and outdoor spaces in appropriate uses
- PEO2.5 Create streets that prioritise active transport and are safe, walkable and accessible

## Community

**PEO3.0: Places that foster strong communities by offering spaces where people want to congregate, interact and engage.**

- PEO3.1 Promote universal accessibility and best practice in all development
- PEO3.2 Design public spaces that respond to the needs of all people, ages, genders and different cultures
- PEO3.3 Use Crime Prevention Through Environmental Design (CPTED) principles to ensure all of Logan's urban areas are safe, attractive and inviting.
- PEO3.4 Transition land use and building form sensitively and in a coherent strategy that responds to the local context
- PEO3.5 Ensure Logan remains a welcoming place – with inviting spaces to engage and partake in daily life
- PEO3.6 Design a friendly city - consider the voices of people with different needs, means and aspirations
- PEO3.7 Champion pedestrian experience in the design of public spaces and private buildings to ensure an integrated environment

## Future work streams to strengthen implementation

TASK	PURPOSE	TIMEFRAME
Multiple Dwelling Development Guidance	Identify preferred typologies for a variety of multiple dwelling developments (e.g. apartments / townhouses) that improve the performance, attractiveness and desirability of infill development.	Short Term
Night time Economy Strategy	Identify opportunities to encourage an evening economy and facilitate vibrant, active centres and public spaces	Short Term
Development Height Study	Identify a range of preferred development heights to shape the city	Short to Medium Term



# Responsive

'A city that responds positively to its natural systems, climate and character'



CHARACTER



SOLAR POTENTIAL



LANDSCAPE CHARACTER



INTERPRETATION OF HERITAGE

This principle seeks to ensure that the City of Logan recognises and celebrates its distinct and unique characteristics. Responsive means developing a deep understanding of place, including natural and built characteristics, before deciding what can be done to further enhance the city.

Responsive cities often have common characteristics such as:

- The built environment seeks to take advantage of climatic characteristics to reduce the need for cooling and/or heating
- Development helps to frame, enhance or mitigate natural characteristics of the city
- Natural features such as topography, water and ecology are key influences in the design process at site, neighbourhood and city scales
- Buildings, streets and spaces seek to enhance the positive qualities of character and heritage without constraining innovation.



## Prosperous

### RES1: The character of the city is used to creatively drive growth and liveability improvements

- RES1.1 Promote development that positively responds to the characteristics of place – creating a unique selling point that outlasts market trends
- RES1.2 Shape development proposals to complement positive features of the natural and built environment
- RES1.3 Identify and communicate the key landscape and urban characteristics of the city
- RES1.4 Advocate for the retention of key natural features such as ridgelines, viewpoints, streams/creeks and existing vegetation to enhance the sense of place and identity
- RES1.5 Foster opportunities for brownfield regeneration to repair, activate and reinvigorate activity centres
- RES1.6 Promote retail development within existing centres to avoid / mitigate the negative impacts of out-of-centre development
- RES1.7 Identify and promote small scale projects that can unlock community benefits within existing urban areas
- RES1.8 Ensure the scale and form supports the preferred future built character of its context

## Green

### RES2.0: New development positively responds to natural and climatic characteristics of the city

- RES2.1 Ensure new development responds to climatic conditions and promotes opportunities for shading, ventilation and water absorption
- RES2.2 Protect, conserve and enhance ecological areas within the city

- RES2.3 Explore opportunities for the capture and reuse of stormwater to reduce water provision costs
- RES2.4 Ensure development does not adversely impact the hydrological performance of the local network
- RES2.5 Promote holistic water cycle management practices in public spaces

## Community

### RES3.0: The benefits of growth are tailored to the specific needs of Logan's community

- RES3.1 Ensure development responds positively to its surrounding context – integrating with its neighbours and mitigating any adverse impacts
- RES3.2 Locate high impact uses away from sensitive receptors such as homes, schools and hospitals
- RES3.3 Ensure the design of new communities responds appropriately to the risk profile of hazards such as bushfire and floods
- RES3.4 Optimise notable views and vistas within the city to enhance legibility and identity
- RES3.5 Protect the indigenous and post-settlement heritage of Logan by ensuring its consideration in the design process of new development
- RES3.6 Protect and conserve cultural and heritage value (including tangible and intangible Aboriginal heritage values) within the public realm
- RES3.7 Design strategies to activate public spaces which demonstrate their vibrancy and value to the community

## Future work streams to strengthen implementation

TASK	PURPOSE	TIMEFRAME
Greenfield Urban Design Principles	Refine greenfield design criteria to create more efficient housing developments	Short Term
Design Excellence Incentives	Investigate opportunities to provide development incentives in return for proven design excellence	Short to Medium Term
Online Design Portal	Create a consolidated library of design guidance as it relates to Logan	Short to Medium Term
Design Review Panel	Explore the potential of a Design Review Panel to assess development proposals of significant scale or key locations	Medium Term

# Connected

'A city that connects people, businesses and places'



SHARED SPACE



VISUAL CUES



RAIL



CYCLE ROUTES



BUS



SIGNAGE SUITE

A connected city is one that encourages interactions between its residents, its businesses and its visitors. When a city provides a high level of connectivity, local economies and social cohesion thrive. A connected city increases choice by providing opportunities to move around the city. The more transport options are encouraged – walking, cycling and public transport modal shares – the greater the level of connectivity achieved.

Connected cities often have common characteristics such as:

- Neighbours are seamlessly connected, using a variety of safe, efficient and practical transport options
- High levels of journeys completed using active and public transport modes
- Public transport nodes are generally surrounded by high levels of development which prioritises access to homes and jobs within close proximity to public transport
- Legible and walkable urban environments where people can easily understand where they are and where they are going
- Environments that facilitate and respond to digital connectivity.

## Prosperous

### CON1.0: High levels of connectivity sustain and enhance liveability and strong local economies

- CON1.1 Promote walkability as a key characteristic of strong local economies
- CON1.2 Increase the number of readily available transport modes available to residents, businesses and visitors
- CON1.3 Prioritise routes and transport modes that connect key centres and uses
- CON1.4 Integrate public and active transport modes into Logan's centres to improve their attractiveness and performance
- CON1.5 Promote efficient freight and sustainable last mile delivery capacity in the design and delivery of new urban development

## Green

### CON2.0: A comprehensive network of movement routes incorporating green corridors, waterways and public open spaces

- CON2.1 Integrate new development with the existing movement networks and respond to local context
- CON2.2 Integrate and connect green networks through the built environment
- CON2.3 Enhance connections (e.g. green corridors) between wildlife habitat within urban areas and its surrounding hinterland to support ecological resilience
- CON2.4 Promote walkable and connected communities through streetscape enhancements across the city
- CON2.5 Promote the use of shelter and shade on all movement routes designed to accommodate pedestrians and cyclists
- CON2.6 Provide end of trip facilities that encourage active transport

## Community

### CON3.0: Physical connectivity facilitates social connections that underpin strong communities

- CON3.1 Promote health and wellbeing by making active transport the most efficient and practical choice to complete a trip or activity
- CON3.2 Provide equitable access to public transport within key activity centres, both established and emerging
- CON3.3 Promote life on the street - encourage activity, a strong sense of place, local character, ownership and safety in Logan's streets
- CON3.4 Promote permeable communities where people can easily move between different neighbourhoods
- CON3.5 Design streetscapes and the lower levels of buildings to create comfortable and active environments that promote walkability
- CON3.6 Prioritise pedestrian and cyclist safety in streetscape upgrades and the design of new routes
- CON3.7 Ensure our movement network is adaptable to future transport mode options, car share, electric and autonomous vehicles
- CON3.8 Promote spaces and places that provide refuge, respite and allow people to interact and foster a sense of ownership within the public realm

## Future work streams to strengthen implementation

TASK	PURPOSE	TIMEFRAME
Logan Street Character Palette	Document preferred street typologies to shape human friendly streets	Short Term
Transit Oriented Development Strategy	Ensure the benefits of transport adjacent development is incorporated in future planning	Medium Term
Universal Design	Define strategy to advance universal design within Logan	Medium Term



# 04 Resilient

'A city that has the ability to adapt, recover and prepare for its future'



SHADE OPPORTUNITIES



CLIMATIC DESIGN



SELF SUFFICIENCY



IN / OUT DOORS

Resilience relates to ensuring that the City of Logan is ready for the challenges of not only today, but the future. It is about being able to absorb shocks, adapt to change and be ready for unknown challenges of the future.

There is a strong emphasis on planning for the unknown, as the impacts of climate change and rapid technological change become more pressing, the importance of resilience increases.

Resilient cities often have common characteristics such as:

- Built form that responds to the local climatic conditions
- A variety of energy sources that promote self-sufficiency
- Engaged communities that respond to calls to action and are willing to resolve foreseen issues
- Social equity ensuring that all residents have equal access to services and facilities, particularly those in demand during extreme natural climate events or other emergencies
- Urban areas that are flexible to changing needs and can be repurposed for alternative uses
- High levels of walkability and efficient public transport networks ensuring everyday needs are not reliant on private transport
- Density profiles that ensure infrastructure, services and facilities are provided in a cost-efficient manner
- Encourage circular economies, horticulture and permaculture to build self-sufficiency capacity
- Everyday amenities are within a short walk or ride from residences



## Prosperous

**RET1.0: Robust and agile development that will weather future shocks (e.g. weather events, emergencies, economic instability) while remaining functional and productive.**

- RET1.1 Deliver built form, places and infrastructure that are efficient, functional and consider whole-of-life cost and maintenance
- RET1.2 Promote flexible built forms and spaces that are able to adapt to changing needs
- RET1.3 Promote housing that caters for ageing in place – flexibility to adapt living arrangements to cater for different stages of life
- RET1.4 Explore opportunities for energy autonomy through renewable energies
- RET1.5 Advocate for diversity in places, spaces and the built form - maximising flexibility for future changes
- RET1.6 Integrate services and infrastructure to minimise impact on public realm early in design process
- RET1.7 Explore opportunities to guide how upgrades/retrofits to existing developments can address resilience and climate change adaptability

## Green

**RET2.0: Green development is prioritised to enhance urban cooling, biodiversity and people's health**

- RET2.1 Design new urban areas that positively respond to the projected challenges of climate change and periodic economic disruption
- RET2.2 Utilise green infrastructure to mitigate effects of climate change and reduce urban hazards such as the urban heat island effect and flooding
- RET2.3 Enhance accessibility to Logan's rivers as a natural resource so it helps shape the life of the city

- RET2.4 Embrace subtropical design as a fundamental requirement of all new built form development within the city

- RET2.5 Assess impact of urban design outcomes on water management and identify strategies to improve performance

## Community

**RET3.0: Places that foster social cohesion to build strong communities ready to address future challenges**

- RET3.1 Enhance social equity in all communities – ensuring every resident has equal access to services and facilities
- RET3.2 Foster community stewardship of public places to promote interaction and social cohesion
- RET3.3 Ensure the delivery of infill and greenfield development integrates new high quality community infrastructure
- RET3.4 Reinforce social capital by improving connections between communities and groups while reducing isolation
- RET3.5 Explore opportunities to respond to known risks and provide appropriate design responses that mitigate hazards
- RET3.6 Explore opportunities to incentivise local food production, urban horticulture and edible landscapes to reduce demand for external goods

## Future work streams to strengthen implementation

TASK	PURPOSE	TIMEFRAME
Industrial and Commercial Design	Prepare guidance to improve the design quality of industrial and commercial areas within the city	Short Term
Climate sensitive design guidance	Identify design guidance for Logan's climate with adaptability for future challenges	Medium Term
Natural Hazard Resilience Guidance	Prepare guidance materials for developing resilience to natural hazards including flood, bushfire and landslide risks	Medium Term
Adaptable Housing	Ensure housing is adaptable to an ageing demographic	Long Term

# Distinctive

'A city that understands its identity and reinforces positive characteristics'



DISTINCTIVE FEATURES



HERITAGE



CULTURES &amp; RELIGION



VERNACULAR



ACTIVATIONS

Logan residents are proud of its city and Council will seek to ensure that all development reflects the city's identity, its unique location in SEQ, its rivers, its varied topography, its character, its heritage, its indigenous culture and crucially, its diversity.

Diversity in Logan is celebrated and valued – it is an intrinsic component of our character. Creating a built environment that not only accommodates diversity but celebrates it, requires careful and considered design to ensure a harmonious balance.

Distinctive cities often have common characteristics such as:

- Attractive built environments that provide the framework for social interaction
- Visual interest, variety and diversity in the appearance and function of the public realm
- Creative reuse of heritage buildings in a manner that retains the key features and details of the building
- Stitches the cultural landscape of the place into the built environment through use, public realm design and artwork
- Acknowledges the landscape character of the area and its surrounds, reflecting it in the design of the built environment
- Urban art projects are integrated within the built environment and community infrastructure, reflecting the unique character of places across the city

## Prosperous

### DIS1.0: Celebrate the diverse character of the city to create a point of difference from competitors

- DIS1.1 Vary development densities to create diverse activity profiles and legibility at a neighbourhood level
- DIS1.2 Use building designs, articulation and materials that respond to local context and are appropriate for the local area
- DIS1.3 Support the preservation of existing heritage assets within the city and ensure new development complements this character
- DIS1.4 Promote the use of innovative and sustainable architectural outcomes
- DIS1.5 Explore opportunities to incentivise the delivery of high quality design and distinctive design and urban art outcomes
- DIS1.6 Continue to celebrate the urban design excellence in the city through the Logan Urban Design Awards
- DIS1.7 Leverage the city's identity as a city of mavericks to empower creative and innovative businesses and strategies
- DIS1.8 Create spaces that turn places into 'destinations' that engages with the community and draws visitors to the area to enhance the overall visitor experience and help drive economic growth

## Green

### DIS2.0: Green assets are a dominant characteristic of Logan's identity

- DIS2.1 Maintain and emphasise key views and corridors (both natural and built environment) as key elements of the legibility of the city

- DIS2.2 Capitalise upon Logan's climatic conditions to derive distinctive features within the built form of the city
- DIS2.3 Design new development to positively respond to the landscape character of the local area
- DIS2.4 Explore opportunities for large scale greening that can shape the legibility and character of the city

## Community

### DIS3.0: The built environment reflects the diversity of the community

- DIS3.1 Reflect the history and heritage of the local area where possible in the built form and open spaces. This should include Indigenous history, culture, art and design where appropriate
- DIS3.2 Protect, preserve and celebrate Logan's identity within established and new development areas
- DIS3.3 Foster opportunities for integrating urban art into built form, streets and the public realm, reflecting the heritage, pride and ambition of Logan
- DIS3.4 Create an appropriate and distinctive sense of arrival into both the city and its key centres through entry statements or gateways
- DIS3.5 Articulate the built form of the city to ensure people intuitively understand where building entrances and servicing locations are
- DIS3.6 Create and design attractive public spaces that support events, activations, and can create a sense of community pride and ownership of the place

## Future work streams to strengthen implementation

TASK	PURPOSE	TIMEFRAME
Place Branding	Establish place identity guidance based on existing heritage, urban and landscape characteristics of activity centres	Short Term
Logan Urban Design Awards	Celebrate successful urban design projects within Logan	Ongoing
Landscape and Urban Character Areas	Clearly articulate existing character areas within the city as basis for context sensitive design	Short Term
Urban Art Strategy	Develop a framework for the implementation of Urban Art projects in Logan's Activity centres	Short Term
City Wayfinding Strategy	Investigate strategies and guidance to reinforce the legibility of the city	Medium Term



# Embracing nature

'A city that seamlessly integrates green infrastructure and thinking into daily life'



GREENING INTEGRATION



COMMUNITY SPACE



PRESERVATION



ACCESS &amp; EDUCATION

The principle of embracing nature seeks to ensure that nature is seamlessly integrated into the everyday lives of residents and businesses within the city. Council want to ensure that people not only have safe and practical access to natural environments, but also that their daily activities are conducted in a manner that engages the natural and green assets of the city.

Logan benefits from a significant and diverse natural environment and it is the responsibility of today's community to ensure that it is retained, preserved and where possible, enhanced for future generations. Logan will prioritise development that protects existing assets, improves access and enhances the quality and performance of our green and blue corridors throughout the city.

Cities that have successfully demonstrated the principle of Embracing nature often have common characteristics such as:

- Equitable, safe and practical access to a range of open spaces, green and blue corridors
- Stormwater, flood and integrated water management practices into the design of public places
- High levels of biodiversity and habitat
- Integrated green technology and features within the built form such as green roofs and green walls
- Improved air quality metrics above national standards
- Reduced impacts of urban heat island effect



## Prosperous

### LIV1.0: Urban environments that capitalise upon the economic and social benefits of integrating green assets and thinking into everyday life

- LIV1.1 Support and explore opportunities to incentivise urban greening, green roofs or green facades to improve the environmental performance of urban areas and reduce the cost of mechanical cooling
- LIV1.2 Promote water conservation technologies and practices reducing total municipal demand and associated user costs
- LIV1.3 Consider the impacts of climate change in locating in new development to ensure future sustainability
- LIV1.4 Explore opportunities to enhance greening of planned public realms to encourage local and visitor economies
- LIV1.5 Explore opportunities to promote or incentivise greening within private properties
- LIV1.6 Investigate opportunities for edible landscapes, increasing the utilisation of land and reducing demand for external food supply

## Green

### LIV2.0: A city that protects, preserves and enhances its green and blue assets to meet the needs of today and future generations

- LIV2.1 Enhance Logan's urban green coverage by exploring opportunities for urban forests, green roofs, green walls and community gardens
- LIV2.2 Investigate urban heat island mitigation measures, such as increasing urban greening across the city, particularly in urban areas and activity centres
- LIV2.3 Preserve the city's valued tree canopy and explore opportunities for urban greening in both urban and suburban areas
- LIV2.4 Investigate opportunities for total water life cycle management
- LIV2.5 Support the use and maintenance of Water Sensitive Urban Design in all new development

## Community

### LIV3.0: A community that is heavily engaged and maintains a sense of ownership over the city's green assets

- LIV3.1 Explore opportunities for community groups to lease and manage green areas and assets
- LIV3.2 Encourage the development of community gardens and allotments within public areas
- LIV3.3 Promote greater access to, and between, green assets within Logan
- LIV3.4 Explore nature deficits across the city and prioritise resolving potential areas of concern

## Future work streams to strengthen implementation

TASK	PURPOSE	TIMEFRAME
Urban Greening Strategy	Create a consolidated document that guides greening efforts within the city. The strategy should set out recommendations for future specific works including (but not limited to): tree canopy assessment, green walls, green roofs, sustainable urban drainage and renewable energy integration	Short Term



# 08 What's next?







## Logan Plan 2025

The UDF establishes Council's position with respect to urban design outcomes within the City of Logan. The framework will be used to inform the preparation of the Logan Plan 2025 – ensuring the principles, objectives and guidance flows through to the content of the scheme. It is envisaged the primary components of Logan Plan 2025 to be influenced will include the strategic framework and the various assessment codes.

## Long term strategy

The UDF also identifies a number of future work streams that are independent of Logan Plan 2025. These work streams will further reinforce urban design as a foundational criteria in all development decisions within the City of Logan. The overarching objective of each work stream will be to demonstrate how improving the quality of urban design can benefit the residents of Logan. These are not an exhaustive list and more will inevitably arise.

Council acknowledges that the outcomes referenced in the UDF won't happen immediately. The document sets a direction for the future – change will more likely happen incrementally.

## Review and updates

It is important to note that the objectives, guidance and tasks identified in the UDF are not exhaustive. Council will continuously seek to improve urban design outcomes within the city and it encourages all stakeholders to engage in this process.

Council will review and update this document regularly to ensure it remains current and relevant to the discussion of urban design outcomes within the City of Logan.



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