

A vibrant night scene at a community festival. The background is filled with warm, glowing string lights strung across the area. A large, diverse crowd of people, including families and children, is gathered in the background. In the foreground, a white picket fence runs across the frame. To the right, a DJ booth is visible with a person standing behind it, and large, illuminated letters spelling 'LOCO' are partially visible. The overall atmosphere is festive and communal.

LOGAN CENTRAL CIVIC AND COMMUNITY PRECINCT PLAN

April 2024

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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\09 Precinct Plan Update

Date:	Issue:	Checked:
October 2020	Draft	DP
January 2021	Final	DP
August 2023	Draft	DP
September 2023	Final	DP
October 2023	Final	DP
April 2024	ELT Update	DP

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BACKGROUND

Logan City is a dynamic and multi-culturally 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 Yugambeh 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 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 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 Precinct Plan, the Council and design team has progressed 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 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). It is noted that since the Strategic Vision Report, additional area to the north and east has been added to the Precinct Plan.

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

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.



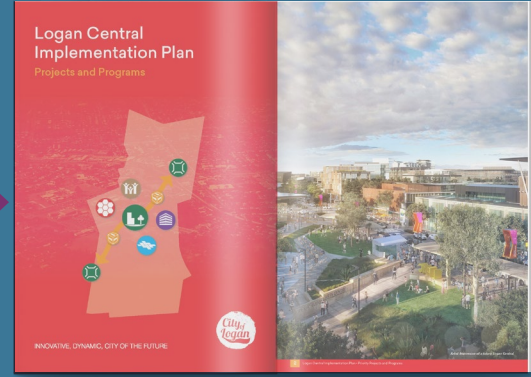
2018 LOGAN SUMMIT



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.

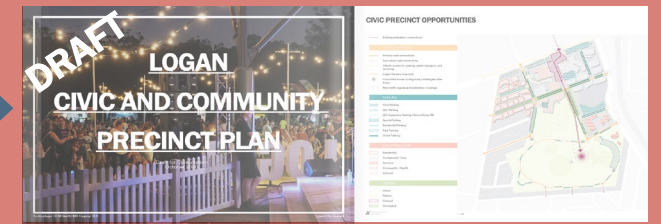
It was developed using a participatory process, that engaged with stakeholders to understand their needs and priorities.

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

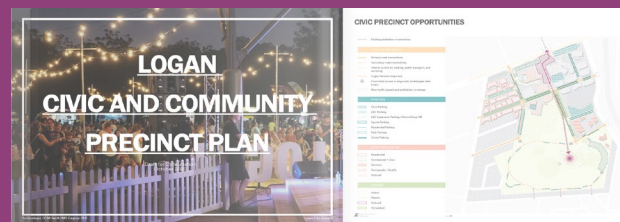


'Have Your Say' is Council's online hub for community and stakeholder engagement.

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.

2021 JUN PRECINCT PLAN ENDORSEMENT



Feedback from the 'Have Your Say' engagement and Stakeholder group interaction was used to finalise the Precinct Plan Report. It was then endorsed by Council in 2021.

2023 /2024 PRECINCT PLAN UPDATES



Updates to the Precinct Plan have been integrated, to include additional land to the north and east of the original Precinct Plan area, as well as some changes to key projects for delivery.

WE ARE HERE

2024 PRECINCT PLAN DELIVERY



The Logan Gardens Shared Parkway and Multi-purpose Indoor Venue Business Case are on track to be delivered in mid 2024.

See Precinct Delivery Plan for more detail.

2025-30 DELIVERY OF KEY PROJECTS



Further key project delivery from 2025 and onwards.

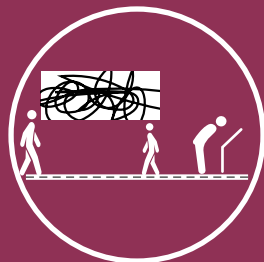
STUDY AREA

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. North of Wembley Road, the Precinct includes the Logan City Special School, Woodridge State School and surrounding residential and non-residential land up to the Woodridge Train Station. The Precinct is framed by the train line along the east.

CURRENTLY —



22.6 ha OF PUBLIC OPEN SPACE



HOME OF THE ARTS



1150+ WORKERS



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 Burregah 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
- 2021 Precinct Plan endorsed by Council
- 2022-24 Logan Gardens Parkway design and delivery
- 2023 Announcement of a new venue for Logan as part of the 2032 Olympics



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.

Fundamental to any precinct's success as a destination is its authenticity and inclusivity for its target population. For true and enduring success a great precinct will be welcoming and engaging for all cultures, abilities, genders, ages, educational and socio-economic backgrounds.

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.



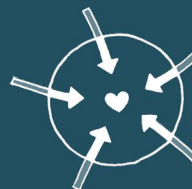
THINGS TO DO
An active place, with a variety of things to do



CONNECTED
Connected, for pedestrians, vehicles, and public transport.



LOVED
A well loved, well used, community space.





PARKING
Accessible, with provision for parking.



INCLUSION
Inclusive, irrespective of age, culture, or ability.



SAFETY
An open, connected, and safe place.



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 + COMMUNITY 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 recognised 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 the updated Precinct Plan (Sept 2023) 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.

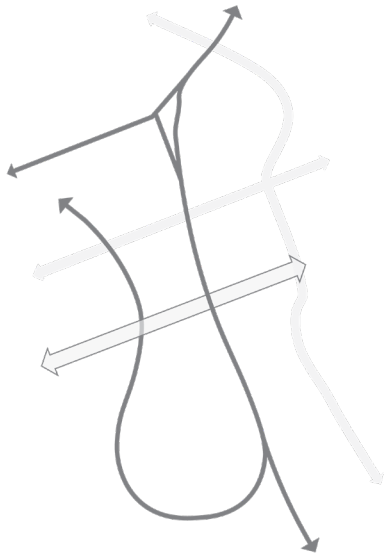
Uniting and opening the up the park are key starting points. The strategy of the *cultural stitch* provides a new address for the administrative and cultural function of the precinct. This important new street will provide a new civic address at the heart of the precinct and frame the development of 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.



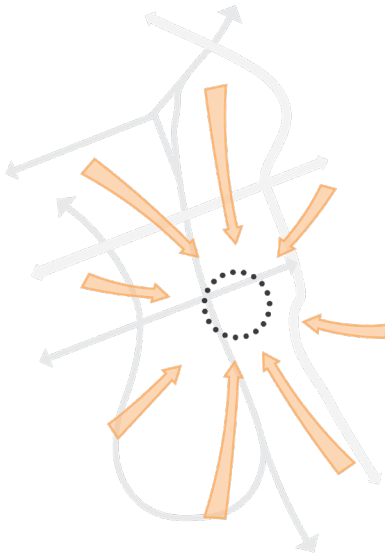
Cultural Stitch

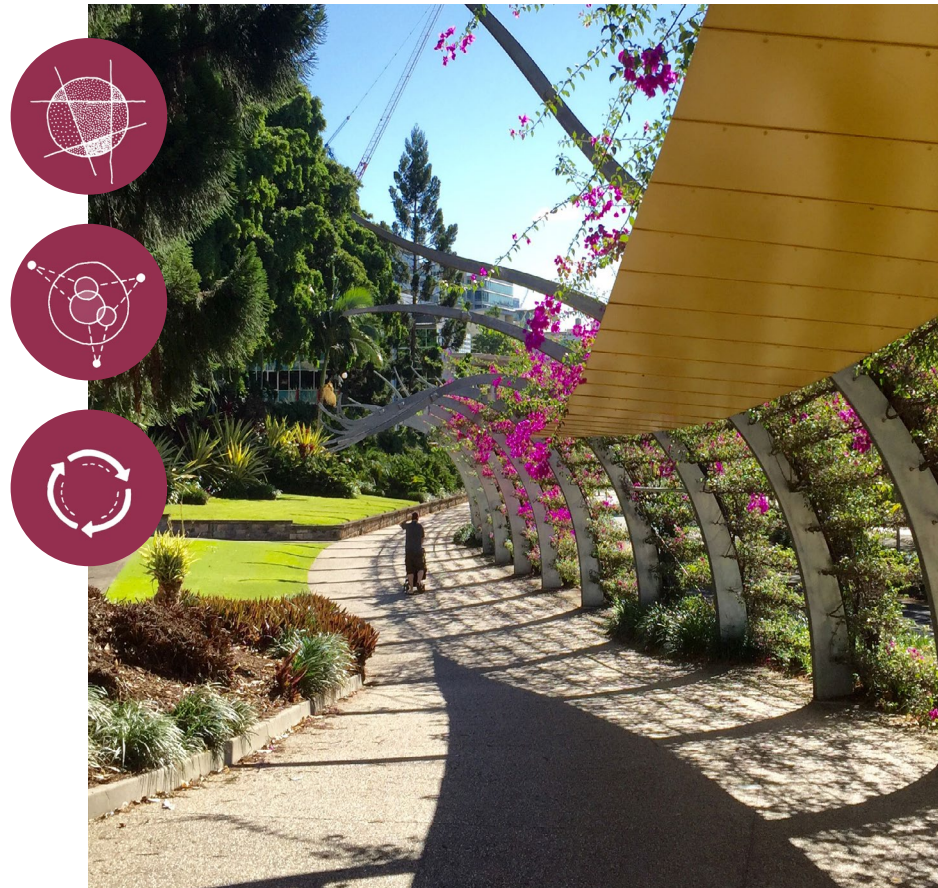
Uniting the sub-precincts of the precinct with a new east west civic street and north south pedestrian links.



Intentional Energy

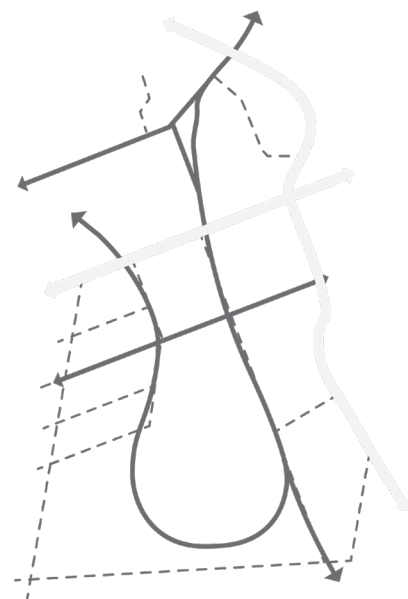
Focusing the heart and concentrating activity of the cultural, sport, and administrative uses, activating the precinct as a whole.





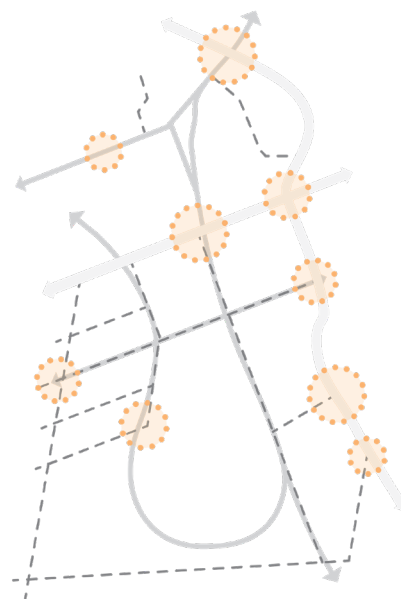
Urban Structure

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



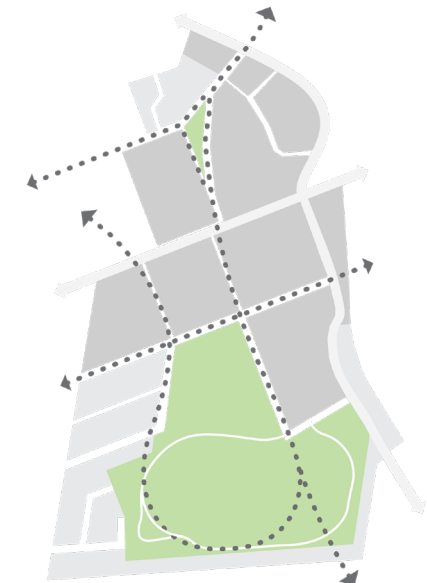
Edge Identity

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



Cohesive Individuality

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



STRUCTURE PLAN

01



PUBLIC OPEN SPACE +2.8ha

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 two football fields. Beyond the enhancement of O'Gorman Park and Logan Gardens, the creation of new high quality urban plazas at Wembley Road, the multi-purpose indoor centre and the Logan Entertainment Centre will deliver a range of "green" public places for all.

02



DWELLINGS +200(+325pop)* WORKFORCE (+6500 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. Coupled with the catalytic effect of additional housing will be the significant worker and resident attraction stimulus of the multi-purpose indoor venue.

Similar to the potential addition of 200 dwellings, the multi-purpose indoor venue, and short term accommodation, 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.

**projected increase over and above existing site populations*

03



ACCESSIBILITY +1300 car spaces +9.7km 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.

Integral to realising balanced and accessible parking across the ultimate precinct footprint is the provision of consolidated and significant parking as part of both an adaptable multi-use facility and the multi-purpose indoor venue, and the inclusion of off-street and covered parking within future building developments.

04



LIVABILITY & ACTIVATION

Livability and activation are trending markers of great places to be. In essence livable places and activated 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.

Livable and activated places are most often deftly designed and strategically programmed spaces that intrinsically satisfy both wants and needs, and encourage people to engage with each other and the precinct offerings.

They are places you choose to live, work, play, learn, celebrate, 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 livable and activated 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.



Proposed Civic Precinct Plan



Artist impression of Public Open Space

PRECINCT OPPORTUNITIES

PEOPLE

North-south link as main pedestrian axis, providing a corridor to connect north and south precincts.

New wider precinct Active travel connection

Existing pedestrian connections.

PLACE

Primary road connections.

Secondary road connections.

Shared-way (One Way Southbound).

Vehicle access for parking, public transport, and servicing.

Logan Gardens Access Way

Controlled access to ring-road, locked gate after hours.

New traffic signals and pedestrian crossings.

Sports Parking

Residential Parking

Park Parking

Internal street parking

Parkway Parking

Active transport connection

PERFORMANCE

Commercial / Civic

Community / Health

Cultural

Muulti-purpose indoor venue

Civic Parking

LEC Parking

LEC Expansion Parking / School Drop Off

Vocational Training / Education Offers

PURPOSE

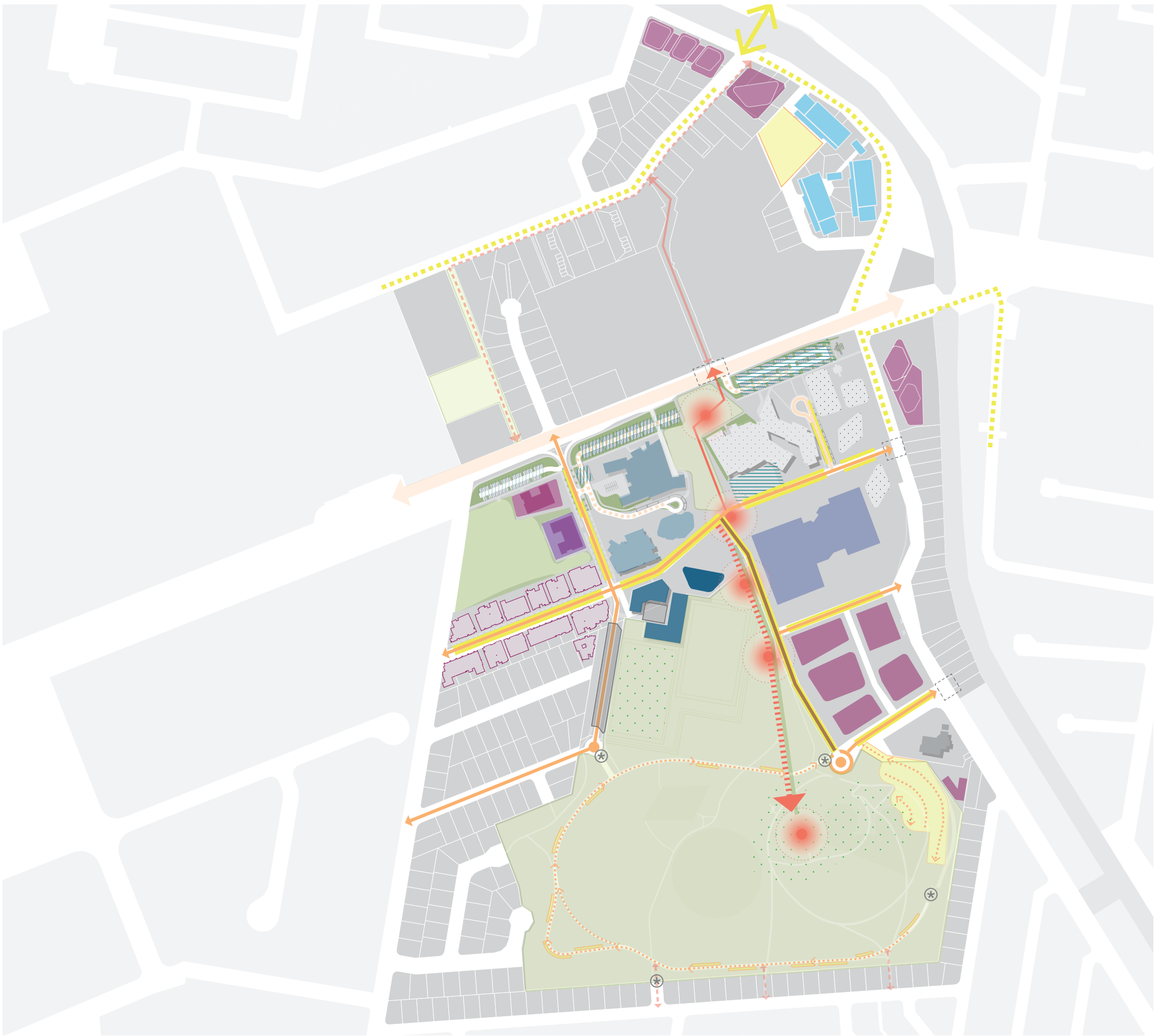
Services / Commercial / Mixed Use

Adaptable Parking Structure (multi-level)

Active Leisure Space

Passive Leisure Space

New Residential Development



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. North of Wembley Road dedicated active travel access is currently provided between Wembley Road and Charles Avenue. Moving forward it is intended that streetscape enhancements and active transit shared paths along Charles Avenue will connect via a wide underpass beneath the rail corridor.

An off-road Active Transit connection from the intersection of Democracy Way and Jacaranda Avenue to Wembley Road, under the rail and connecting to a planned Logan Gold Coast Fast Rail Kuraby to Beenleigh Active Travel Corridor access point at Leichardt Street has been planned for as strategic maneuver to unlock active travel connectivity to the shopping precinct at the east and the wider region. Note the existing Wembley Road topography presents equitable access challenges for a length of this connection.

COMMUNITY AND SPORTING 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 destination 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 inclusion of an Multi-Purpose Indoor Venue together with the showcasing of Logan Brothers, and their collective enhanced and pivotal positioning at the nexus of the civic and parkland precincts will open up new avenues for community, tourism, and commercial use. These in turn may 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.

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 parking demand for the LCC, LEC, Multi-purpose indoor venue, 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 and likely to be low for the multi-purpose indoor venue (intended to provide approximately 250 at-grade car parks). Conversely on weekend and in the early evenings parking demand for Brothers, LEC, the multi-purpose indoor venue 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-parking on land fronting Wembley Road, through scheduled parallel parking along a controlled parkland shared way, and in the longer term through an adaptable multi-level parking facility spanning over lower lying land to the east of the LEC to provide capacity for the projected increases in site workforce and residential populations. In particular the longer term planned provision of a multi-storey adaptable parking facility will ensure that precinct parking remains available and keeps pace with site population needs as the current at-grade parking is re-developed. 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.

In the northern sub-precinct (north of Wembley Road) parking is typically street based whilst noting there is a 75 bay carpark at the termination of Flinders Street adjacent to Woodridge State School. Moving forward there is anticipated to be changes to street parking distribution and time regulations as the Woodridge Station is redeveloped. It is also contemplated that development in this area will be mixed use with on-site parking provided and that the future provision of a trade training / vocational training facility would also need to consider on-site parking integration.

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 precinct's 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 user / daytime population upwards of 5,000-6500 within 10 to 15 years. This will likely be further uplifted by the specific addition of new commercial, health, short term accommodation and multi-purpose indoor venue wherein business and leisure tourism is expected to realise swelling of the short term site population during events.

VEHICLE NETWORK

With the 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.

The re-imagined Democracy Way is a pivotal civic place linkage for the precinct, this high amenity, pedestrian focused connection will be designed to intuitively slow driver speeds through narrow lanes, parallel parking, wide shady footpaths, large tree plantings to visually compress the street, and through regular raised wombat style crossings that emphasise pedestrian priority through materiality and grade change. Provision will also be made for event controls through barriers that can close the street to westbound through movements.

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 central sub-precinct 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 re-imagined 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). A new street is to be added parallel to and between the re-imagined Democracy Way and Civic parade to provide for network connectivity and to accommodate back of house functions for the future multi-purpose indoor venue.

South of this new street, a mixed use precinct offers the potential to provide complimentary commercial office development focused usage that would add increased site population diversity. This precinct would suit a master developer arrangement and could be delivered in stages with on-site basement progressively delivered as each building is delivered.

For the northern sub-precinct, a potential significant expansion of the educational offer with the inclusion of trade and vocational training could be accommodated without significant changes to the existing street network but will require an investment in traffic management and the requirement for new facilities to include significant on-site parking.

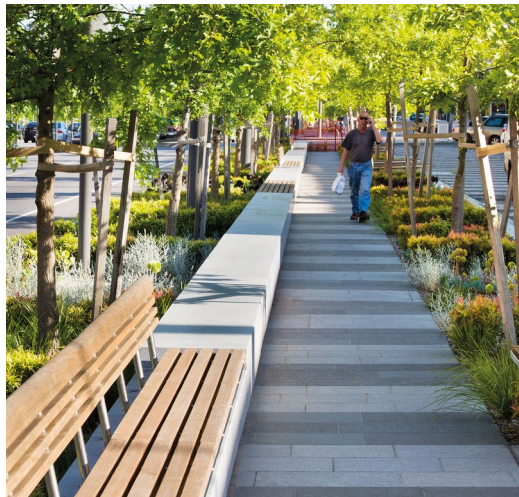
A photograph of a community event at night. In the foreground, several people are seated at long wooden tables with white plastic chairs. They are looking towards the right side of the frame. The background is filled with dark silhouettes of trees and a deep blue twilight sky. Multiple strings of warm white LED lights are strung across the scene, creating a warm and inviting atmosphere. A tall, thin metal pole stands on the right side, supporting one of the light strings. The overall mood is communal and festive.

VISION

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

PRECINCT ON A PAGE

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



THEME	PEOPLE	PLACE	PROSPERITY	PERFORMANCE	PURPOSE
OBJECTIVE	Draw people together and allow people to find their own space. Provide for cultures to unite and stand together but also celebrate diversity and stand proud in their unique identity.	Promote the development of spaces that embrace culture, stimulate human and environmental interaction. Integrate flexibility for spaces to evolve through natural system interactions, programmed and serendipitous community & commercial use.	Stimulate and support local employment and entrepreneurial opportunities through partnerships, project development and programs that are attuned to local skillsets and demand.	Develop projects, skills and partnerships that will support triple bottom line economic and social performance. Identify, foster and promote development and programs that offer sustained social, cultural and economic performance potentials.	Grow and strengthen local capacity and capability through development and programs that support emerging skills and vocations that are future focused and sustainable. Prioritise the delivery of demand driven development and places servicing local and regional catchments.
ACTION	Unity Plaza Provides a range of celebratory, reflective, and interactive places. Logan Cultural Centre Offers art and culture internal and external places for reflection and gathering. Logan Gardens Shared Parkway Unlocks a equitable access to a wide array of active, passive, reflective and celebratory spaces. Indoor Venue & Brothers Redevelopment Celebrates sport as a unifying culture and includes a significant gathering plaza for sports related events.	Unity Plaza Creates a place for cultures to unite around shared sacrifice, common and unique identities. LEC Plaza Establishes a flexible event space suited to commercial and community use. Indoor Venue & Brothers Redevelopment Includes a "Democracy Plaza to sporting and event related gatherings. Vertical Vocational Centre Programs a Vertical Education facility for longer term superior site activation and use north of Wembley Road and in close proximity to Woodridge Station.	Catalyst Commercial Office Development Delivers a catalyst commercial building providing for cooperative government functions, IOC and affiliate use potentials, and embracing sustainability and climate responsive design. Logan Brothers Redevelopment Develops shared use buildings that accommodate Leagues Club entertainment and administration with collocated sports medicine services and community childcare facilities. Programmed Activation Zones Programs the street network for community and commercial event activation through service provision and management planning.	Multi-purpose indoor venue & Brothers Redevelopment Optimises and extends the use of community assets through new flexible building forms that support cultural, sporting, and commercial uses. Vertical Vocational Centre 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. Parkland Enhancements Develop design and management programs for the Logan Gardens that enhance environmental and social use.	Missing Middle Housing 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 whilst also examining increased housing density and diversity. State Services Precinct 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.



CIVIC + COMMUNITY PRECINCT PRECINCT PLAN

The Precinct Plan presented across the following pages shapes a potential future for the Logan Central Civic + Community Precinct.

The intent of the following is to demonstrate how the opportunities and vision outlined in this Precinct Plan can work together to create an enjoyable, inclusive, welcoming and safe place for everyone from everywhere.

To plan for the future of the Civic + Community Precinct three distinct sub-precincts have been identified within the study area. Specific guidance for each sub-precinct describes the development potential within each sub-precinct. These sub-precincts are shown to the right.



CIVIC + COMMUNITY PRECINCT

NORTHERN SUB-PRECINCT

- 1 Logan City Special School
- 2 Woodridge State School
- 3 O’Gorman Park
- 4 Logan City Council
- 5 Logan Entertainment Centre
- 6 Wembley Road Link
- 7 Woodridge Rail Station

Charles Avenue active transit link provided to southern verge as a wider footpath and dedicated cycle path with regular street tree planting.

O’Gorman Way extension with pathways and plantings.

O’Gorman Park to be upgraded with equipment, pathways and plantings.

O’Gorman Way to be upgraded with pathways and plantings.



BIG WINS

- A** **ICONIC STATION CORNER DEVELOPMENT**
Adopting guidance from the Logan Central Local Plan, these two corner land parcels are considered to be prime development sites for landmark mixed use developments. With allowable height of up to 40m and direct adjacency to the Woodridge Rail Station, these corner blocks could form the nucleus of active frontage southern station precinct.
- B** **TRADE TRAINING / VOCATIONAL COLLEGE**
Located with frontage to Jacaranda Avenue and Flinders Street, Woodridge State High School within 500m, Woodridge Rail Station within 150m, and an allowable building height of 20m, this strategically located suite of land holdings will make an ideal location for a compact trade training and vocational college.
- C** **STATION ROAD TO RAILWAY PARADE UNDERPASS**
Potential State Government provision of a wide underpass connection from Station Road to Railway Parade to seamlessly connect both sides of the rail corridor and draw the retail success of Croydon Road through.
- Ideally this connection will:
- include direct cycle and walk through capability from the south.
 - include east west walkways (less than 5%) and a shallow amphitheatre stair to the north to allow for ease and flexibility of pedestrian and cycle movements.
 - provide sightlines into the underpass from Croydon Road and Charles Avenue intersections.
 - be of sufficient width and provide servicing that will allow Global Food Market vendors to use the underpass on Sundays with regulatory controls.
 - provide direct stair and lift access to the station platform.
 - off-road seperated cycle (3m) and walking (2m) paths along the northern verge of Railway Parade and wide walking (2m) paths along the southern verge with potential for future seperated cycle (3m) connection.

little wins

- a** Charles Avenue Active Transit Link
- b** O'Gorman Park Upgrade
- c** Wembley Road Active Travel Enhancements



CIVIC + COMMUNITY PRECINCT

CENTRAL SUB-PRECINCT

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

Short term accomodation / mixed use building orientated to the street to create accessible frontage and entry threshold to the precinct

Water quality focused parkland in lower lying areas to contribute positively to natual systems

Adaptable multi-use building with up to 3 levels of parking above flood level. Suitable floor to floor for future reconfiguration for alternate uses.

Raised priority crossing for pedestrians and cyclists

Built form designed to encourage views into parkland from within & between buildings

Traffic movements designed to discourage rat-running

Opportunity to control re-imagined Democracy Way traffic volumes by restricting westbound access at intersection and directing traffic south.

Parkway stitching together the indoor venue precinct & Logan Brothers Redevelopment through a low speed pedestrian and cycle focused "park" style shared street with parking and ample natural (tree) shade.

Bus / Coach Station & Layby on Wembley Road to access LISC (175m to south)

New & reimagined street accesses increasing connectivity across the precinct & built form arrival

Existing Bus stop

Opportunity for off-road cycle (3m) & pedestrian (2m) local street pathway connections to LGC Fast Rail Active Travel Path.

Ex-service memorial garden plinth to be relocated from this location to Unity Plaza

QPS & TMR Service & Operations Centre (long term)

Icon Building, an opportunity to catalyse public and private investment through commercial development that supports future major events.

Re-imagined Democracy Way stitching the Indoor Venue, Logan Brothers Redevelopment into Council, LEC and Residential precincts together.

Green space organised to encourage public use

Interim Gateway Parkland with long term development potential.

Access and servicing for indoor venue off Jacaranda Avenue

Raised priority crossing for pedestrians and cyclists

Indoor Venue with large north facing plaza onto re-imagined Democracy Way. At-grade parking to rear

Development Precinct (long term) replacing QPS & TMR (interim) with a master planned mixed use business community.

Relocated fitness equipment

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) QUEENSLAND POLICE & TMR SERVICE CENTRE**
Located on the key Wembley Road and Jacaranda Avenue corner, this building will set a new standard in subtropical and sustainable civic building design for South East Queensland. The potential long term integration and consolidation of TMR and QPS functions into a single high quality two frontage development will provide for a signature urban development clearly visible from the rail and road network.
- (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 recreational, sporting, commerce and services together.
- (E) CENTRE DEVELOPMENT PARCELS (including Icon Building)**
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 short term accommodation, commercial, civic, allied health, essential services and education. Developed post QPS and TMR relocation to B.
- (F) PARK WAY**
A new north south street with a strong green and people presence that connects the reimagined Democracy Way to Civic Parade to improve the safety, accessibility and use-ability of Logan Gardens.
- (G) STATE SERVICE PRECINCT (interim)**
Optimised Police and TMR precinct achieved through an access road that unlocks enhanced parking and parkland address potentials until transfer to Item B.

BIG WINS

- (H) LOGAN CENTRAL MULTIPURPOSE INDOOR VENUE**
State Government delivery of an indoor venue facility of up to 9 multi-sports courts with attendant facilities and conference venue potential.
- (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 apartments.
- (J) LEC FORUM**
New ampitheatre and performance spill out place opening up the LEC to 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 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.
- (L) SHORT TERM / EVENT ACCOMMODATION**
Potential for Indoor venue and LEC supportive and complementary short term accommodation to be distributed throughout the precinct. Offers the opportunity to maximise corporate event attraction and to address an absence of appropriate nearby accommodation. Multiple studies have identified a deficiency of greater than 200 short term accommodation rooms across Logan.
- (M) ADAPTABLE PARKING FACILITY**
Potential for a multi-storey building with programmed floor to floors to enable adaptive future uses.

little wins

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



CIVIC + COMMUNITY PRECINCT

SOUTHERN SUB-PRECINCT

- 1 Existing housing
- 2 Existing Department of Main Roads SEQ Regional Office
- 3 Earl Childhood Care & Education Centre

Design space proofed to allow for future connection on Wain Avenue

Pope Street connection to improve local access to Logan Brothers

Built form designed to encourage views into parkland from within & between buildings

Embankment 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 re-profiled 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 re-imagined 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

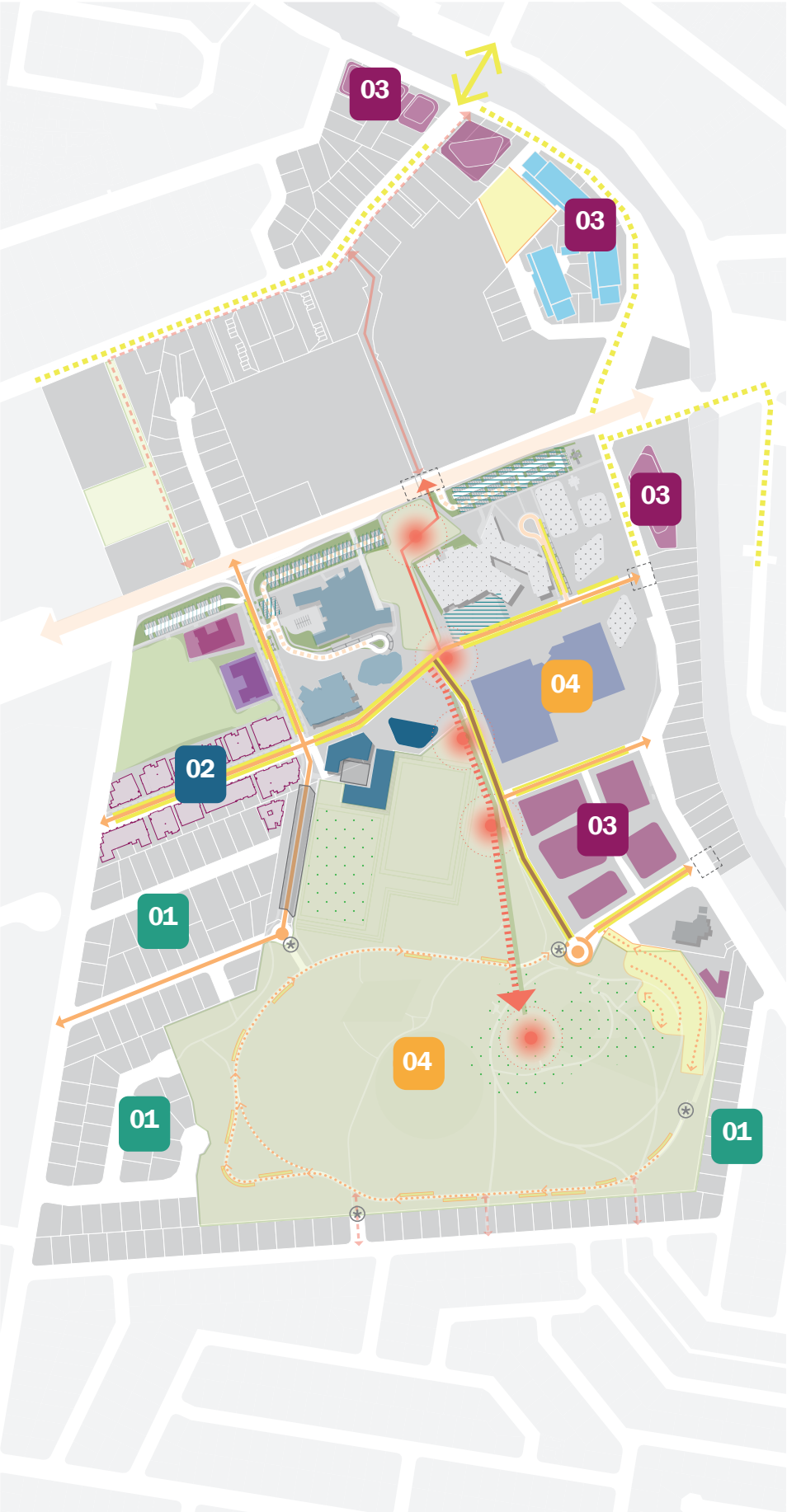
O **PROMENADE STAGE 2**
The vertical zipper connecting Wembley Road to the Logan Gardens and the LEC to the LCC campus. A wide, shady high amenity pathway with engaging art and cultural interventions directly and safely linking diverse destinations.

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** Art and 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, education 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 parkland 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 commercial development opportunities identified by the master plan will increase the daytime population of the site by up to 6500 workers which could also generate a food and beverage expenditure pool of about \$5.8 million annually. This could then support a number of medium sized cafe/restaurant facilities.

With the potential for 150 dwellings in the residential development areas coupled with short term event accommodation provision there could be an influx of up to 325 permanent residents and 200 short term event accommodation visitors to the precinct. Depending on the delivery model the construction of these sites could bring revenue of \$45-60 million to the economy while providing construction employment for up to 150 people over the life of the project delivery.

A major economic and social catalytic play within the precinct will be the inclusion of the multi-purpose indoor venue. The addition of this precinct venue will drive new economic markets with sporting, business and community events being delivered in the heart of the precinct and delivering direct and indirect economic uplifts.

The future redevelopment of Logan 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 sporting, education and training uses within the precinct, in addition to the existing cultural and administrative services offering, will reinforce the role and function of Logan Central as a social, sporting, economic, cultural 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



↑ 2.5-5%

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



POPULATION



New housing opportunities could increase the permanent population by up to 325 people. Short term accommodation supporting the indoor venue may drive an event population influx of up to 200.



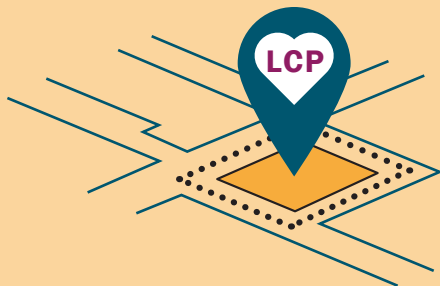
EMPLOYMENT



New commercial development and housing opportunities could increase the permanent working population beyond the existing workforce by 5000-6500 people in addition to the potential for a weekday population of up to 300 students.



COMMUNITY + SPORTING HUB



The inclusion of the Multi-purpose indoor venue together with the future redevelopment of Logan Brothers Leagues Club, and potential Vertical Vocation Centre have the potential to build local workforce, increase health and well being, build allied service capacity and contribute to creating a community hub.

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 10 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, introduces a new multi-purpose indoor venue, and unifies the Logan Entertainment Centre and Logan Administration Centre precincts through new public plazas and event spaces.

01



PUBLIC OPEN SPACE +2.1 ha
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. The public space surrounding the multi-purpose indoor venue will enhance the experience providing a haven for fans, families and precinct neighbours to engage with the game day atmosphere.

02



WORKFORCE (+445)
A marker of precinct progress and a beacon of state and local government cooperation, the Icon 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 900 new people into the precinct is expected across the Icon building, Indoor Venue, and Development opportunity.

03



ACCESSIBILITY
+250 parking spaces (combined on and off street)
+3.4km of pedestrian & cycle paths
Wide, shady high amenity pathways with engaging art and cultural interventions together with a planned active transit bridge over the rail corridor to directly and safely connect the precinct to its diverse destinations and surrounding neighbourhood.

04



LIVABILITY
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.

05



ACTIVATION
Driving a significant uplift in precinct patronage, wider public visibility and "Logan Central" promotion, the Multi-purpose indoor venue will catalyse substantial activation of the area through sporting participation, conferences, functions and event attendance.



		\$ <1million	\$\$\$ >1=<5million	\$\$\$\$\$ 50+million
01	Unity Plaza	LC		
02	LEC Forum	SG-LC		
03	Gallery Plaza & Promenade	LC		
04	Democracy Way	FG-SG-LC		
05	Multi-Purpose Indoor Venue	FG-SG		
06	Democracy Plaza	FG-SG		
07	Bus and Coach Zone	SG-LC		
08	Logan Parkway	FG-SG-LC		
09	New Street (East West)	FG-SG		
10	Shared Pathway (Nth Sth)	LC		
11	Interim Carpark	FG-SG		
12	Wembley Road Carpark	LC		
13	Active Transit Connection	FG-SG		
14	Intersection Upgrades	FG-SG-LC		
15	Early Childhood Care	SG-LC		
16	Logan Shared Parkway St1	SG-LC		
17	Logan Gardens Carpark	SG-LC		
18	Logan Shared Parkway St2	FG-SG-LC		
19	Charles Ave Active Con.	SG-LC		
20	Active Transit Connection	FG-SG		
21	Gateway Park	FG-SG		
22	Jacaranda Active Transit	SG-LC		
23	Railway Active Transit	SG-LC		
24	QPS Parking / Shed	FG-SG		
25	Jacaranda Traffic Improvements	FG-SG-LC		
26	Icon Building	FG-SG-LC		
27	LEC Additional Carpark	LC		

Funding responsibility

Federal Gov (FG)

State Gov (SG)

LCC (LC)

Private (PR)



STAGING PLAN

10-20YRS

With the 0 to 10 year plan unlocking and realising the social and recreational potential of the Logan Gardens, the 10 -20 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.

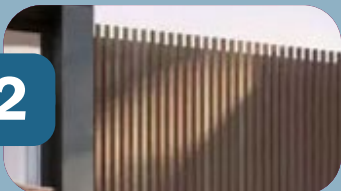
This 10 to 20 year plan builds upon the economic, social and safety benefits of the 0 to 10 year plan and its doubling of parkland population by adding in an increased population driven by residential and employment opportunity. A significant addition to the local residential population is planned for 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 north of the 0 to 10 year catalyst building, a combined QPS and TMR Operations Centre, new mixed use development to the south of the multi-purpose indoor venue, and the Brothers Development offering built form integrated allied sports health and childcare employment potential. It is in this stage where 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.

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 +150 (+250 pop)
WORKFORCE (+5900pop)* STUDENTS (+300pop)
Medium density housing delivered in partnership with state government, not for profit and private developers. Housing will include parking and potentially house up to 200+ people. The precinct offer will attract emerging industries that are projected to bring an additional population of 4950 workers into the area. The provision of a trade training college augmenting the existing educational offerings is predicted to draw more than 300 new students and provide pathways for existing local students.
*combined increase inclusive of 0-10 and 11-20 year changes

03



ACCESSIBILITY +950 car spaces (combined on and off street) *
+4.2km of pedestrian & cycle paths
A new suite of new slow speed streets, pathways, cycle connections, footpaths and lanes that all provide high amenity, shaded public realm bind the new and existing precinct offers into the local fabric.
*combined increase inclusive of 0-10 year changes

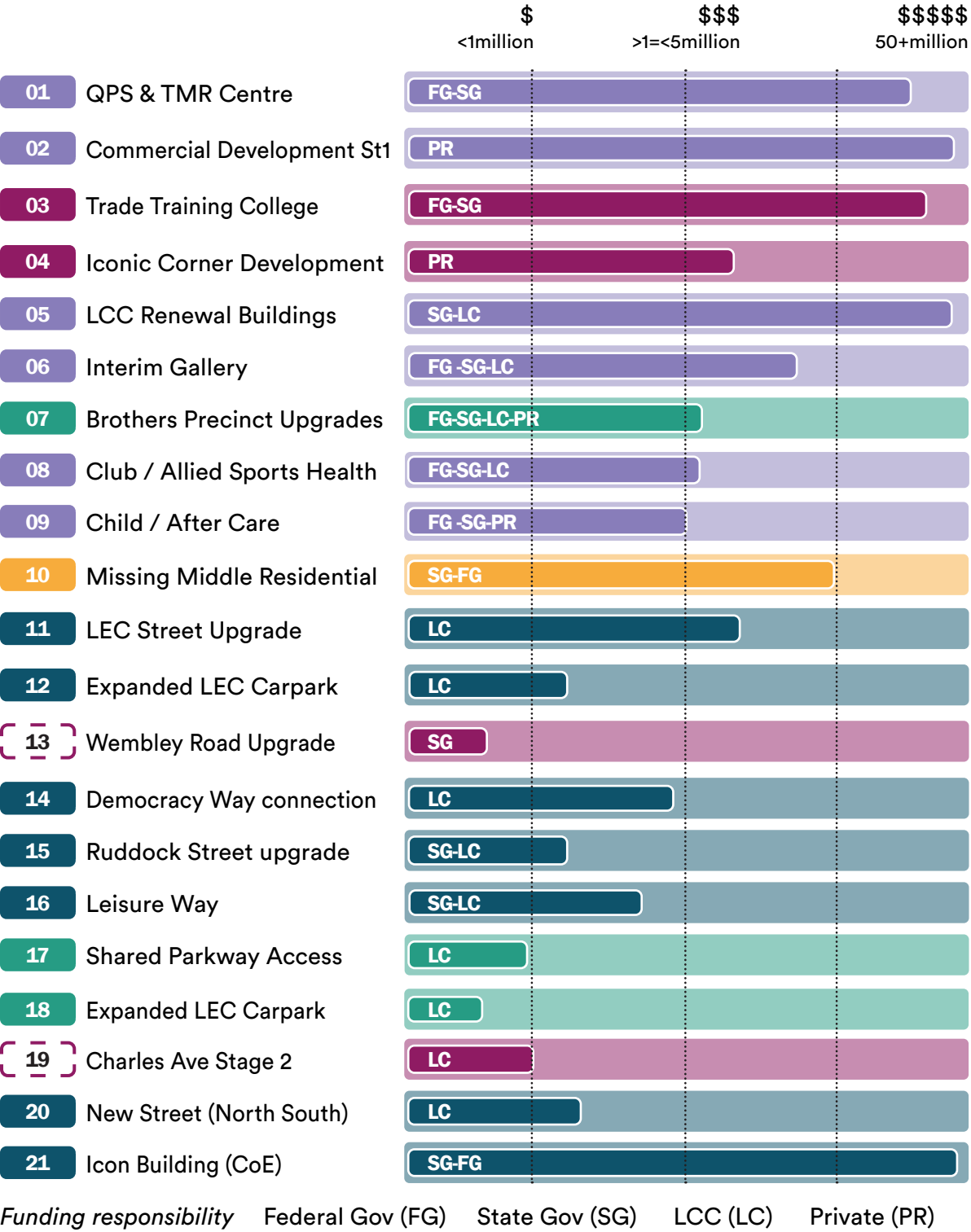
04



LIVABILITY
The completed urban framework for the precinct will improve livability 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



STAGING PLAN

20+YRS

Beyond 20 years the Precinct Plan is intended to progressively refresh and build out the precinct established in the 0 to 10 and 10 to 20 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, educational 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 major multi-storey carpark facility (space-proofed for future adaptive mixed use conversion) and new cultural buildings. The cultural building is intended to be a multi-functional cultural building integrating a new home for the existing Logan Art Gallery whilst the commercial and civic buildings will expand the already diverse site population.

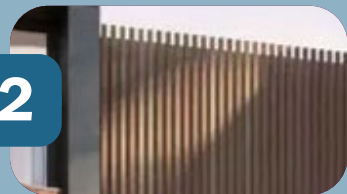
01



PUBLIC OPEN SPACE +0.7ha (additional to 0-10yrs)

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. Upgrades to O'Gorman Park will uplift community's recreation experience.

02



DWELLINGS +50 (+75 pop) WORKFORCE (+6500 pop) *

In this phase the precinct is intended to be completed through the addition of cultural buildings, a water sensitive parkland and three mixed use / commercial developments that will include parking above flooding levels.

It is expected that the mixed use precinct fronting Wembley Road may include upper levels of residential apartments whilst the mixed use buildings facing the LEC and the TMR regional office may include activated ground floor frontages with commercial and professional services on their upper storeys.

Fundamentally it is intended that these development lots will encourage diverse commercial opportunities across the precinct and populate the site with a substantially increased workforce catchment during business hours.

**combined increase inclusive of 0-10 and 11-20 year changes*

03



ACCESSIBILITY +1605 car spaces (combined on and off street) * +5.2km of pedestrian & cycle paths

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

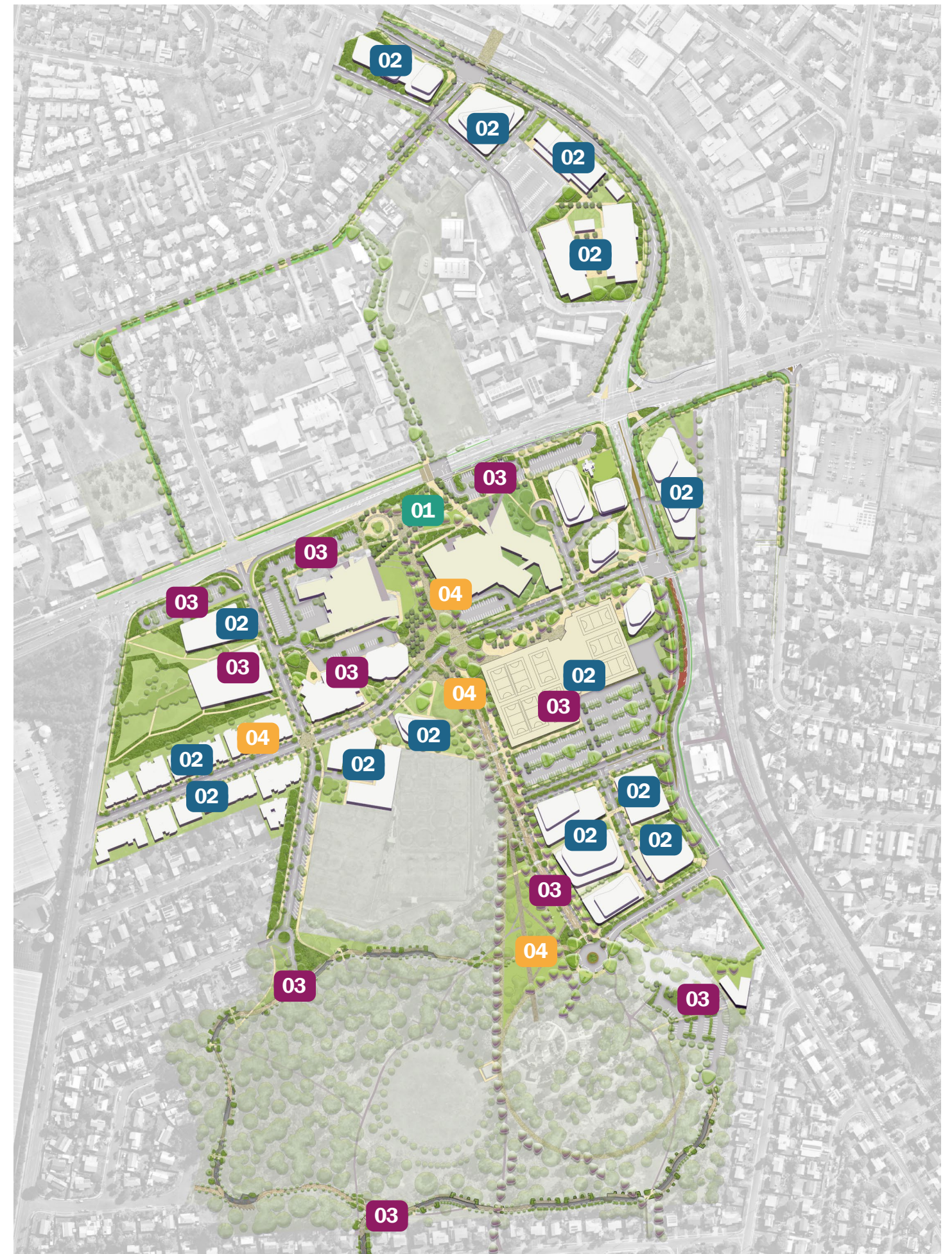
**combined increase inclusive of 0-10 and 11-20 year changes*

04

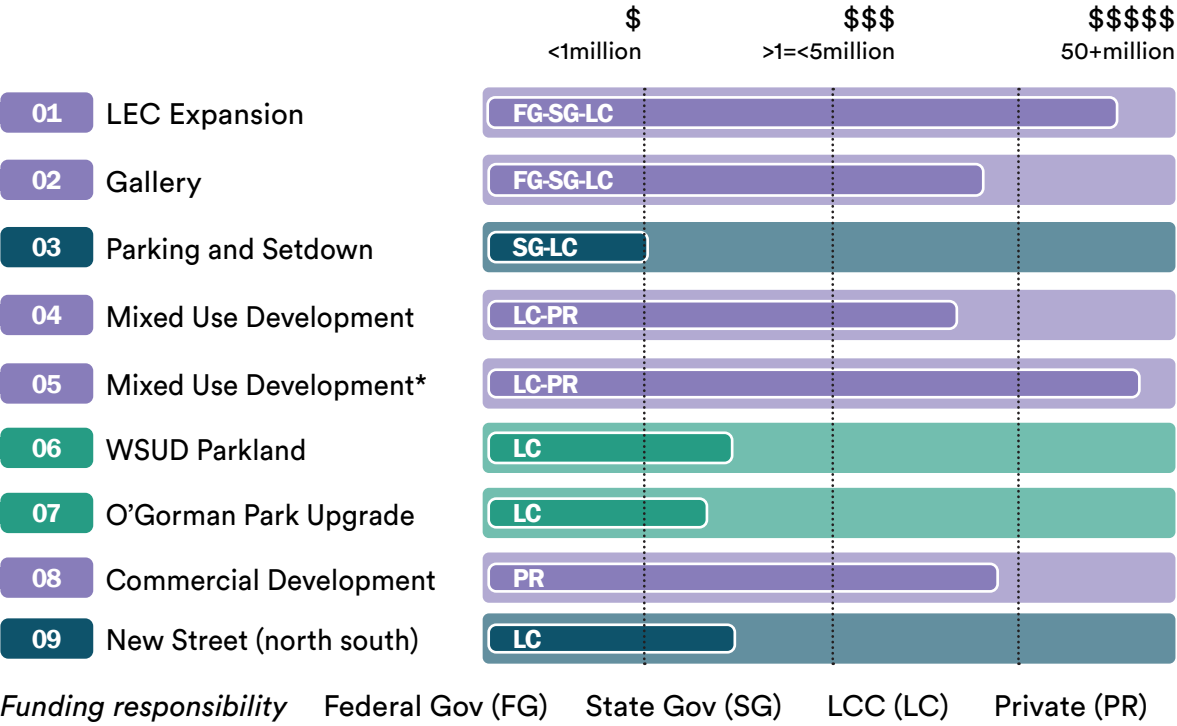


LIVABILITY

The complete urban structure and development of catalyst and complementary buildings will attract additional 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.



*Multi-level carpark with suitable design provisions to accomodate future adaptive re-use as mixed use.



PRIORITY PROJECTS



UNITY PLAZA (Wembley Road arrival plaza)

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

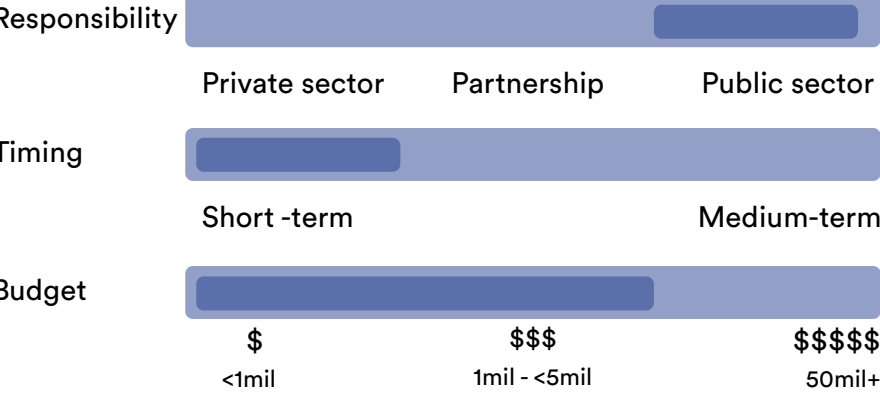
As the northern gateway to Logan Gardens, the Logan Entertainment Centre, and the Logan City Council campus, Unity Plaza will provide a distinctive and functional Wembley Road address for the Logan Central Civic Precinct.

The potential 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.

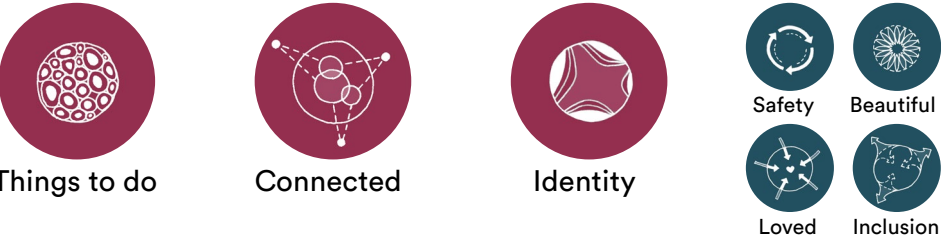
A high amenity urban environment rich with dappled shade, engaging art, bespoke seating and urban water art to provide white noise, Unity Plaza will be loved and energised by the school, council and local communities as a place to relax, celebrate and congregate.

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



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.

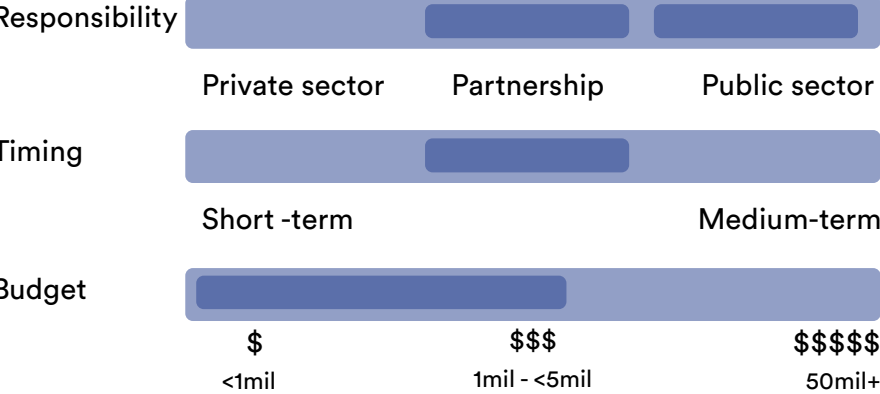
Adopting the existing Democracy Way alignment but with a consistent and shallower grade, the reimagined and public realm focused connection from Jacaranda Avenue through to Bardon Road on the same alignment as Ruddock Street.

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



PRIORITY PROJECTS



MULTI-PURPOSE INDOOR VENUE

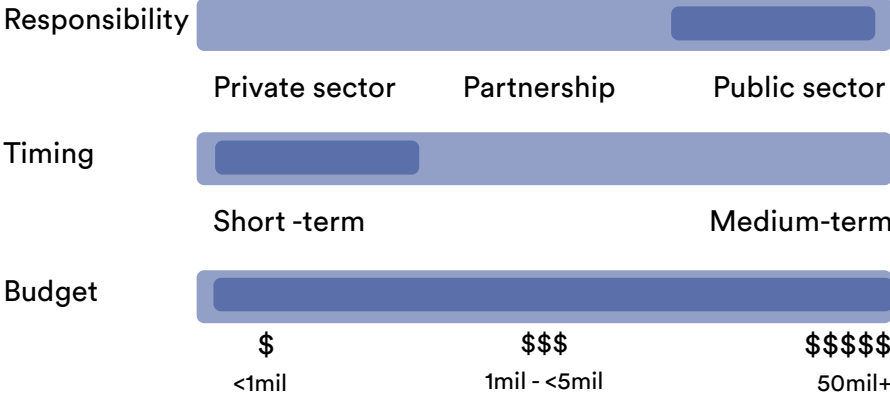
The Multi Purpose Indoor Venue (MPIV) will be a key sporting and event centre-piece for the Precinct. Funded by the Federal and State Governments as an Olympic Venue, the MPIV will deliver a lasting sporting and conference legacy for the local and wider community.

The project is currently commencing a Project Validation Report phase through the State Government to determine the key facility parameters and requirements. Presently it is intended that the project will deliver seating for up to 12,000 (in Olympic mode) and provide for up to 9 full size courts suitable for basketball, volleyball and netball. A mezzanine floor may or may not be included, but the intention is that the building be configured in a manner that will allow for sporting events and conference events to be held discretely and concurrently.

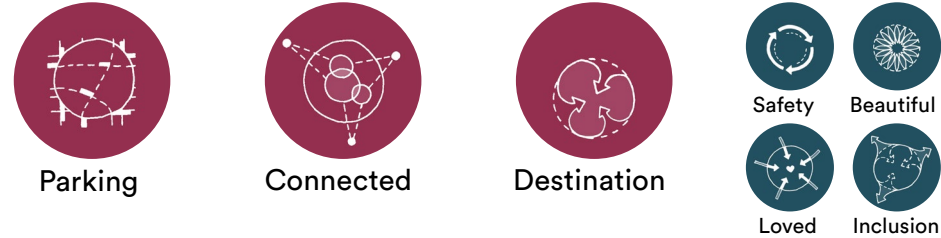
Pivotal to MPIV location considerations is its adjacency to the future Logan Brothers Redevelopment and the existing Logan City Council administration centre.

Fundamentally the MPIV will be a catalyst for wider precinct and regional development and will provide a high quality sporting facility that encourages sporting participation and excellence.

Responsibility and Timing



Qualities addressed



LOGAN GARDENS SHARED PARKWAY

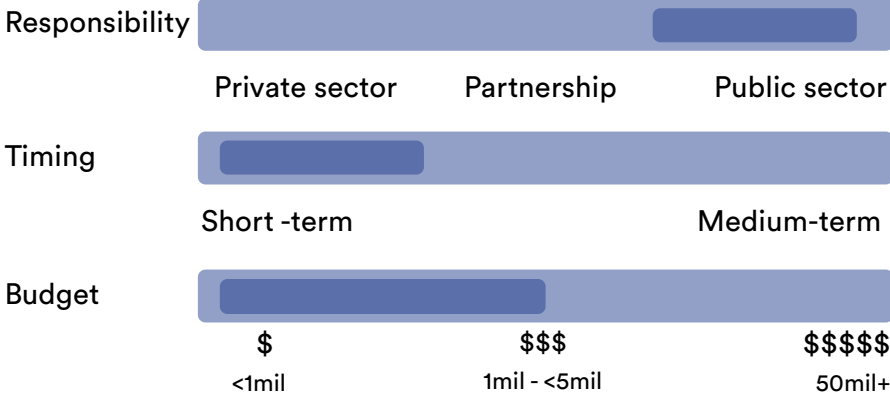
The Logan Gardens Shared Parkway currently under construction will unlock the full geographic recreational potential of this immense public parkland asset.

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 dispersment of use and provide a high amenity, high quality pedestrian, cyclist, scooter and skate movement network that connects to local streets.

Fundamental to its composition, materiality and design intention, the Shared Parkway 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 Shared Parkway has largely adopted the route of the current wide pathway network and has been sensitively threaded through the existing forest network by adopting innovative no-dig pavement methods where needed.

Responsibility and Timing



Qualities addressed



PRIORITY PROJECTS



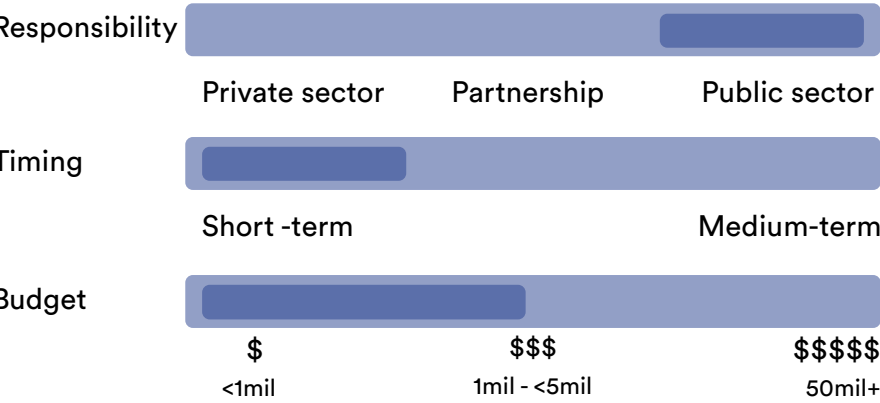
THE PARK WAY

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 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. Contemplated as allowing one way southbound movement only, the Park Way will be designed as a careful shared way for all travel modes with a particular emphasis on active transport (walking and cycling) comfort and priority.

The inclusion of the Park Way will activate the existing Promenade and parkland to the east of Logan Brothers and in so doing encourage increased footfall and enhanced local surveillance through activity. Parking along the Park Way 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 Shared Way, the Park Way is intended to be high amenity for all travel modes but nonetheless 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



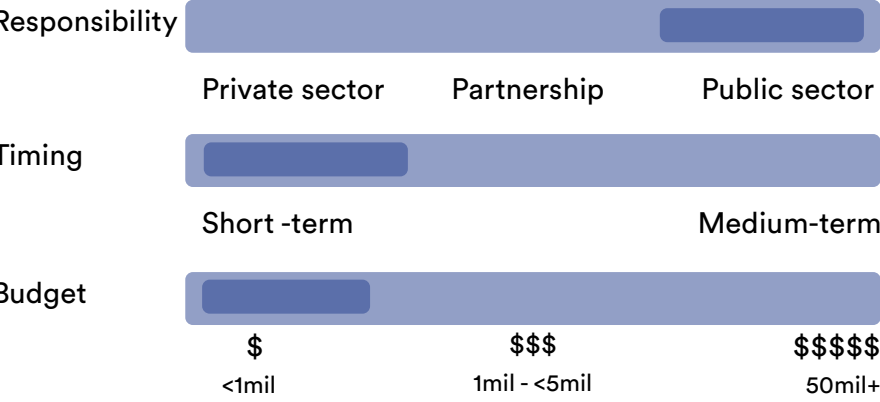
THE PROMENADE

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 path 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



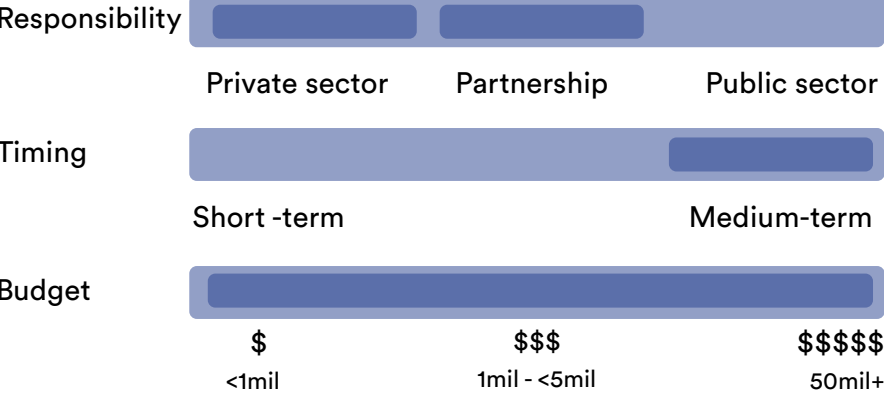
MISSING MIDDLE & POTENTIAL MIXED USE DEVELOPMENT

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

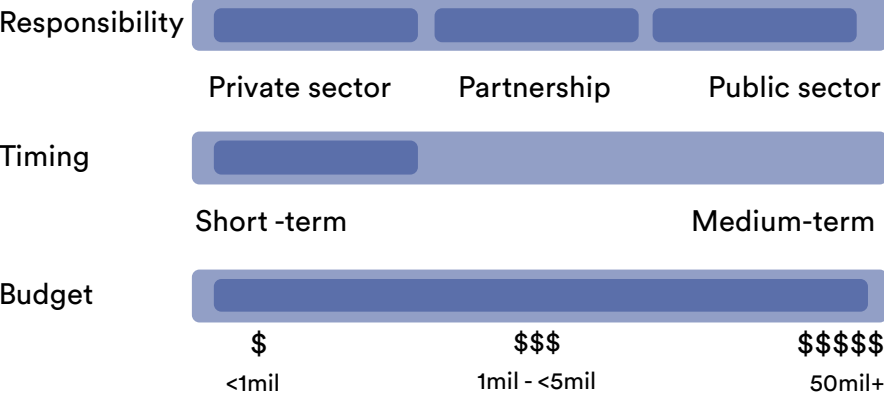


ICON BUILDING

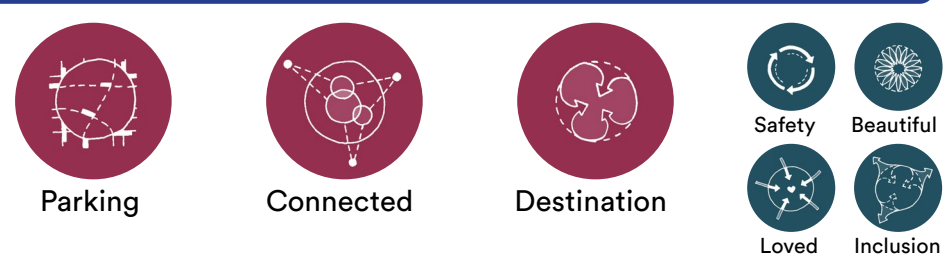
This iconic building is contemplated as a new marker building for the site that in both its form and function reinforces the aspirations of the wider precinct to bring people together through the creation of high amenity, engaging and sustainable environments.

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 commercial office building that could become an Olympic Games operational office space (volunteers, OCOG, disaster management centre, sponsors) appreciating there will be several thousand dedicated employees at the peak of operations in the lead up to the Games and over 70,000 volunteers required. "

Responsibility and Timing



Qualities addressed



PRIORITY PROJECTS



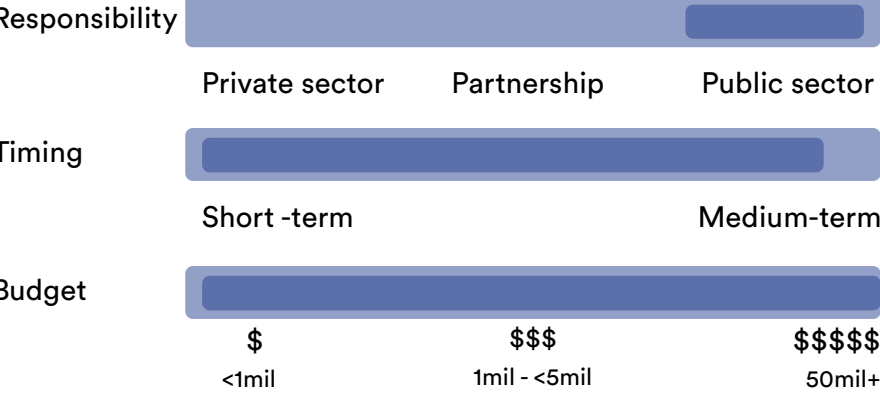
TRADE TRAINING CENTRE

The Trade Training Campus (TTC) will provide pathways to trades for the wider community and in so doing increase not only the day and night population, but also wider community awareness of the range of precinct facilities.

The TTC is intended to be positioned in close proximity to major roads (Jacaranda, Wembley, Railway Parade), the Woodridge Rail Station, the three local schools (primary, secondary, special) and the future active travel corridor planned as part of the Logan Gold Coast Faster Rail project.

As a dedicated campus, the TTC should be a purpose built facility by the the State Government and ideally would cater for both years 10 to 12 students as a trade training college, and for post secondary school students as a Skillstech / TAFE facility.

Responsibility and Timing



Qualities addressed



LOGAN ENTERTAINMENT CENTRE PLAZA

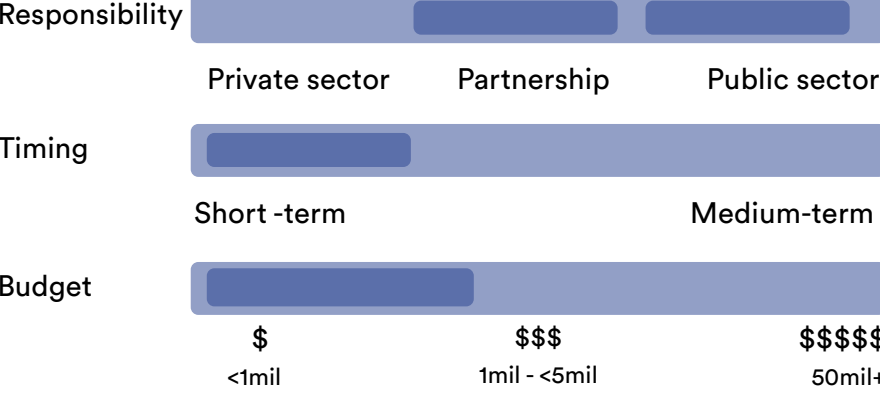
The reinvigoration and recomposition of the LEC Plaza offers a truly transformative precinct opportunity for a well used and well loved Logan community entertainment destination.

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





LOGAN MULTI-PURPOSE INDOOR VENUE - VIEW TOWARD ENTRY



IMAGE REFERENCES

Qualities of Great Civic Precincts

1. Image: theconversation.com
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,

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

Image: Andrew Lloyd, Landezine.

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

Andrew Russeth, flickr.

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