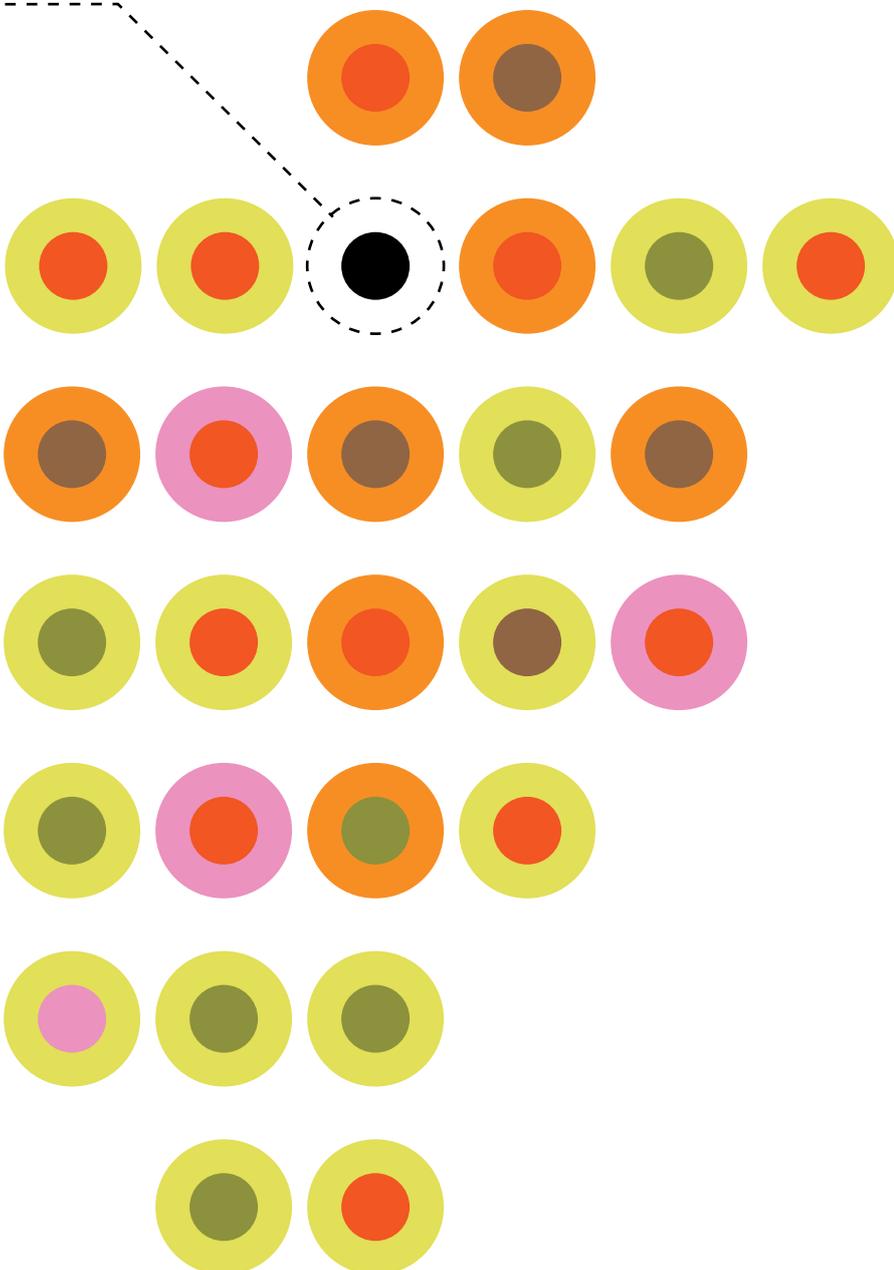


Logan Central Master Plan Implementation Plan



List of Abbreviations

CBD	Central Business District
CPTED	Crime Prevention Through Environmental Design
DETE	Department of Education, Training & Employment
DTMR	Department of Transport and Main Roads
EBD	Enquiry By Design
IRTP	Connecting SEQ 2031: An Integrated Regional Transport Plan for SEQ
LGA	Local Government Area
MPCA	Master Plan Core Area
MRAC	Major Regional Activity Centre
PRAC	Principle Regional Activity Centre
SEQ	South East Queensland
SEQRP	South East Queensland Regional Plan 2009-2031
TOD	Transit Oriented Development

Project: Implementation Plan

Report Title: Logan Central Master Plan

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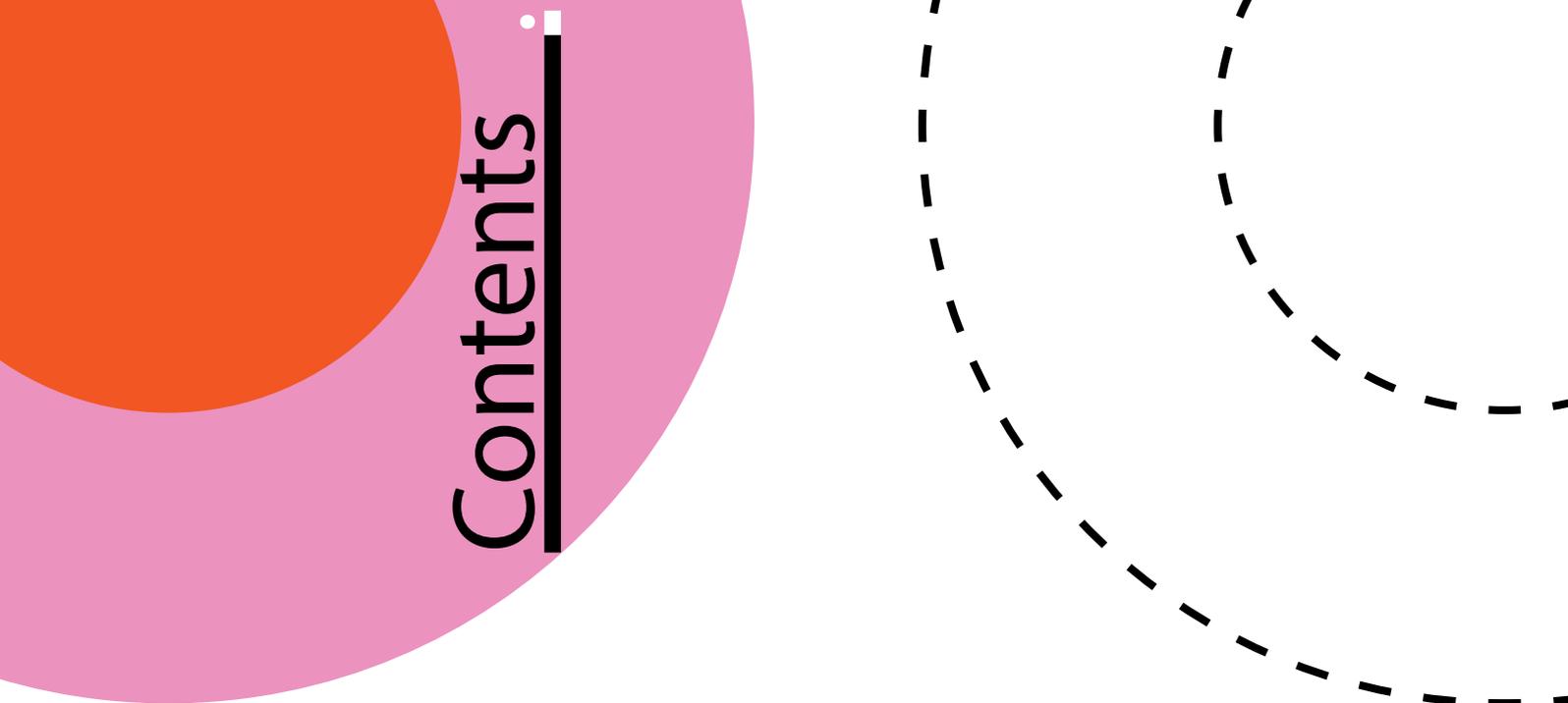
Approved by: Cathryn Chatburn

Date: 07/08/14

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1.0

Introduction

1.1 Approach

Implementation and delivery of the master plan vision will rely on three key elements that include:

1. An Implementation Schedule
2. Development Briefs for key catalyst projects
3. A Local Plan within the new Logan Planning Scheme

These measures provide an important step towards achieving the master plan vision of urban renewal and revitalisation for the Logan Central Master Plan Area.

Implementation Schedule

The Implementation Schedule sets out a series of key actions by Logan City Council with a focus on delivering physical assets and place making opportunities. The outcomes of these actions is intended to raise Logan City's profile, support community based initiatives and attract further private investment to the centre.

Development Briefs

Two catalyst projects were initiated to deliver development in the short term, providing an early win for the master plan. This included the:

- Logan Central Affordable Housing Demonstration Project (Catalyst Project No.1); and
- a mixed use land mark building including a hotel, permanent residential accommodation and ground floor commercial and retail activities (Catalyst Project No.2).

Development briefs provided Council with a mechanism to partner and collaborate with key landowners/developers to deliver these important catalyst projects.

It provides a flexible process that:

- ensures alignment between the catalyst project and the vision and objectives espoused under the Logan Central Master Plan
- facilitates collaboration with key landowners / developers in resolving core design issues at an early stage of the project

- identifies the commercial drivers influencing the proposed development, including the business model that creates the need for the development
- offers guidance for the landowner, developer and architect to prepare architectural concept plans for the proposed development
- offers greater certainty for the developer/land owner prior to lodgement of a development application
- facilitates a timely and smooth development approval process.

Logan Planning Scheme

Council's new revised Logan Planning Scheme includes a number of local plans that reflect important infill, and master plans projects for number of major centres across Logan City. The Logan Central Local Plan Code which forms part of Council's new draft Planning Scheme reflects the key place making and urban infrastructure projects proposed under the Logan Central Master Plan. As a statutory planning instrument it will be used to assess development applications to ensure development aligns with the principles and outcomes of the Logan Central Master Plan.

2.0

Implementation Schedule

2.1 Introduction

The Implementation Schedule identifies Logan City Council's top 30 actions and priorities under 6 main categories, including:

- Governance - delivery structure, implementation and funding initiatives
- Catalyst Projects - Public sector community based facilities and private sector development opportunities
- Economic Generators - Commercial and retail activities which support the business district core (Town Centre)
- Access and Movement - Transport networks, active transport infrastructure and parking strategies
- Community Infrastructure - Community facilities, civic spaces and outdoor recreational and event spaces
- Housing - provision of diverse affordable housing options to support a range of community ages and needs

Each of these actions identifies a project summary, steps for implementation, key stakeholders to be engaged, anticipated timing and the lead authority responsible for overseeing it's delivery. The timing for each implementation action is expressed as either short term (0-5 years), medium term(5-10 years), long term (10-20 years) or ongoing.

The Implementation Schedule is not considered an exhaustive list but rather a list key projects that can be considered for funding, applications for government grants and partnerships with state agencies, non government agencies and landowners/ developers.



Action	Project Summary	Key Steps	External Stakeholders	Timing	Internal Stakeholders
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GOVERNANCE

1. Establish a Governance Group to guide and oversee the implementation of the Logan Central Master Plan	<p>Establish a Governance Structure to:</p> <ul style="list-style-type: none"> guide and oversee the implementation of the Logan Central Master Plan; actively champion the Master Plan vision and outcomes with the development industry, State and Federal Government; establish partnerships with the government and private sector to facilitate catalyst projects; investigate opportunities to incentivise development. 	<ul style="list-style-type: none"> Investigate an appropriate governance model Membership and terms of reference investigate opportunities to incentivise development and recommend key strategies for Council endorsement 	Various government, business, community and development industry stakeholders.	Short term	Divisional 2 Councillor Marketing Growth Management & Urban Design Community Services Office of Economic Development Parks Road Infrastructure Planning Major Venues and Facilities
2. Investigate alternative sources of funding - State, Federal Government and other grants	<p>Review federal and state government funding registers to identify grants and subsidies that will support the delivery of:</p> <ul style="list-style-type: none"> catalyst development projects; transport and community infrastructure; investigate alternative sources of funding from Philanthropic organisations 	<ul style="list-style-type: none"> Investigate State and Federal Government Grant Registers 	Various state and federal government agencies Philanthropic organisations	Ongoing	Growth Management & Urban Design Community Services Office of Economic Development
3. Investigate various mechanisms to incentivise the early delivery of catalyst projects and development	<p>Review various options to stimulate private investment and employment opportunities within Logan Central through:</p> <ul style="list-style-type: none"> incentivising key developments and landmark buildings (eg Logan City Development Incentive fund); exploring opportunities for joint ventures between government and the private industry. 	<ul style="list-style-type: none"> Investigate mechanisms to stimulate investment and development 	Various government, business, community and development industry stakeholders	Ongoing	Growth Management & Urban Design Office of Economic Development Governance
4. Develop a marketing, engagement and media strategy to assist in the delivery of the master plan	Develop and deliver a marketing, engagement and media strategy on key master planning initiatives and the status of catalyst projects.	<ul style="list-style-type: none"> Work in partnership with the Marketing and Media Branches to develop and deliver a marketing, engagement and media strategy 		Ongoing	Growth Management & Urban Design Marketing Media



Action	Project Summary	Key Steps	External Stakeholders	Timing	Internal Stakeholders
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CATALYST PROJECTS

1. Investigate the opportunity to establish an education precinct at Logan Central	<p>Undertake a pre-feasibility study (high level business case) in partnership with DETE that investigates the opportunity to establish an education precinct co-located with the Woodridge State High School. The pre-feasibility study to consider:</p> <ul style="list-style-type: none"> relocation of the Woodridge State Primary School; potential relocation of the Logan City Special School; enrolments and nearby schools an innovative education; model meeting the needs of a culturally diverse community ; shared use of education facilities and services between schools; integration and shared use of community facilities; economic, social and environmental benefits; costs and return on investment; the location of the recently constructed child care facility in the vicinity of the schools; Logan City of Choice Two Year Action Plan 2013-2015. <p>This investigation is intended to support a grant application to the Australian Government to seek funding for construction of a new school/s.</p>	<ul style="list-style-type: none"> Concept plan outlining the proposition for a new school/s Two design workshops with business and community groups , NGO's and government agencies Grant application to the Australian Government LCC to participate in an engagement plan to be led by DETE 	<ul style="list-style-type: none"> Department of Education, Training & Employment (DETE) Representatives of multicultural groups within Logan Central School principals Third parties involved in the provision of education infrastructure eg) Boys Town, Scanlon Foundation Logan City of Choice Leadership Team Griffith & other Universities TAFE Qld Parents and Friends (P&F) committee representatives 	Short term	<p>Growth Management & Urban Design</p> <p>Community Services</p> <p>Marketing</p>
2. Logan Central Affordable Housing Demonstration Project - Catalyst Project No.1	<p>LCC in collaboration with Horizon Housing Solutions apply for Federal Government funding under the Liveable Cities Program for the delivery of affordable housing demonstration project.</p> <p>Undertake a development brief to:</p> <ul style="list-style-type: none"> to ensure the development aligns with the vision and objectives of the Logan Central Master Plan; consider the constraints and opportunities of the site; set the benchmark for built form and design and residential mix for future development. <p>Promote the affordable housing demonstration project as the model process to accelerate other similar housing developments and partnerships with a range of affordable housing providers.</p>	<ul style="list-style-type: none"> Undertake a development brief in partnership with Horizon Housing Solutions providing clear design direction for the project Obtain the necessary development approvals - SPA 2009 Prepare a funding application under the Federal Government's Livable Cities Program 	<ul style="list-style-type: none"> Australian Government Horizon Housing Solutions 	Completed	<p>Growth Management & Urban Design</p> <p>Media</p>

For further information refer Logan Central Final Master Plan, page 17, 18, 28, 29, 40 and Implementation Plan page 20 and Appendix A

Action	Project Summary	Key Steps	External Stakeholders	Timing	Internal Stakeholders
3. Landmark building at 1-3 Charles Ave, Logan Central - Catalyst Project No.2	<ul style="list-style-type: none"> Establish partnerships with the property owner to collaboratively plan and deliver a gateway/ landmark building and other significant projects. 	<ul style="list-style-type: none"> Undertake a development brief in partnership with key landowners / developers providing clear design direction for the project 	<ul style="list-style-type: none"> Landowners / Key Local Developers Logan City Community Housing 	Short to medium term	<p>Growth Management & Urban Design</p> <p>Office of Economic Development</p> <p>Community Services</p>
4. Landmark building at 30-36 Railway Pde and 4-6 Charles Avenue	<p>Undertake a development brief to:</p> <ul style="list-style-type: none"> provide clear design direction for the project; ensure the development aligns with the vision and objectives of the Logan Central Master Plan; 	<ul style="list-style-type: none"> Obtain the necessary development approvals - SPA 2009 			
5. Mixed use development at 65 Station Road, Logan Central	<ul style="list-style-type: none"> consider the constraints and opportunities of the site; set the benchmark for built form and design and residential mix for future development; 	<ul style="list-style-type: none"> Investigate Development incentives for mixed use buildings 			
6. Landmark Building at cnr of Jacaranda Ave and Wembley RD (Council owned)	<ul style="list-style-type: none"> gain a clearer understanding of the commercial drivers influencing the development . 				
7. Transfer O’Gorman Park to Council Ownership	<p>Transfer O’Gorman Park into council ownership. The Park is currently designated “unallocated open space” and is potentially surplus to requirements.</p> <p>If the site is not required for education purposes explore opportunities for catalyst developments such as an affordable housing project, high density apartment buildings or town houses, aged care or retirement village.</p>	<ul style="list-style-type: none"> Transfer of O’Gorman Park into Council Ownership Investigate opportunities to plan and deliver a catalyst project 	Department of Natural Resources and Mines	Short term	<p>Growth Management & Urban Design</p> <p>Parks</p>

For further information refer Logan Central Final Master Plan, page 20, 28, 29, 32, 40 and Implementation Plan page 22 and Appendix A



Action	Project Summary	Key Steps	External Stakeholders	Timing	Internal Stakeholders
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ECONOMIC

1. Attract commercial office space to the core business area (town centre core)	<p>Attract commercial office space to the core business area (town centre core) through developing commercial office product that is relatively affordable to encourage tenants to locate to a suburban location.</p> <p>Target a mix of additional office tenants, Federal and State government departments and agencies (district and sub-regional offices) to attract to the town centre core. Key government tenants include:</p> <ul style="list-style-type: none"> • Public Trustee; • Department of Housing; • Public Works; • Education Queensland (education). 	<p>Discussions with various Government Departments to determine:</p> <ul style="list-style-type: none"> • Opportunities to attract government agencies; • Needs and expectations of government tenants. 	<p>Department of Housing and Public Works DETE Public Trustee Regional Development Australia Key Local Developers</p>	Ongoing	<p>Growth Management & Urban Design Office of Economic Development</p>
2. Attract anchor tenants to the core business area (town centre core)	<p>Target anchor tenants such as:</p> <ul style="list-style-type: none"> • TAFE Qld; • Government agencies / district offices; • Permanent market operators within the local area; • other large office tenants/ private businesses. <p>Seek to attract TAFE and other high profile vocational training institutes and colleges as upper floor space users to the town centre core.</p>	<ul style="list-style-type: none"> • Prepare an engagement plan to determine stakeholder and community engagement opportunities (this may include design workshops, charrettes, enquiry by design or other engagement methods). • Promote development in Logan Central in association with Council's 'Office of Economic Development' and Marketing Branch. 	<p>TAFE Queensland Department of Housing and Public Works Global Food Village operator Wembley Road Flea Market operator</p>	Ongoing	<p>Growth Management & Urban Design Office of Economic Development Marketing</p>

For further information refer Logan Central Final Master Plan, page 12, 13, 30 and 31

Action	Project Summary	Key Steps	External Stakeholders	Timing	Internal Stakeholders
3. Develop a mix of niche retail activities that provide an alternative shopping experience	<p>Develop a mix of retail activities that are complementary to but do not compete with the vehicle based retail activities in the Wembley Road precinct.</p> <p>Encourage the following retail mix to cluster around the town square and along key pedestrian spines:</p> <ul style="list-style-type: none"> • Markets; • international food/food markets/cooking classes; • Convenience retail, including convenience store; • Takeaway food (excluding drive through restaurants), cafes; • Home wares; • Recreational goods; • Personal services. <p>Develop the proposed markets in association with the town square as a business incubator.</p>	<ul style="list-style-type: none"> • Discussions with the current market operators • Promote Logan Central as a shopping precinct for niche retailing focusing on markets, international food, convenience retailing, recreational goods, health and well being, cultural experiences 	<p>Global Food Village operator</p> <p>Wembley Road Flea Market operator</p>	Ongoing	<p>Growth Management & Urban Design</p> <p>Office of Economic Development</p> <p>Marketing</p> <p>Community Services</p>

For further information refer Logan Central Final Master Plan, page 12, 13, 30, 31 and Implementation Plan page 20 and Appendix A



Action	Project Summary	Key Steps	External Stakeholders	Timing	Internal Stakeholders
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ACCESS AND MOVEMENT

1.	A new linear Bus Station along Wembley Road adjacent to Logan Central Plaza	<p>Assist the Department of Transport and Main Roads (DTMR) in undertaking a pre-feasibility analysis for a new bus station adjacent to the Logan Central Plaza. The analysis should consider:</p> <ul style="list-style-type: none"> its primary function for through running services to Browns Plains, Springwood and Shailer Park Activity Centres. 	<ul style="list-style-type: none"> Site selection DTMR Workshop with stakeholders to develop a Detailed Concept Plan Traffic and transport analysis 	Department of Transport and Main Roads (DTMR)	Completed	<p>Growth Management & Urban Design</p> <p>Road Infrastructure Planning</p> <p>Community Services</p> <p>Libraries and Cultural Services</p> <p>Parks</p>
2.	A new signalised pedestrian crossing of Wembley Road and pedestrian easement through the school sites.	<p>Prepare a Functional Plan demonstrating how a new signalised pedestrian crossing and pedestrian easement can be provided along the common boundary of the Logan City Special School and Woodridge State School. The design and layout of the pedestrian infrastructure to consider:</p> <ul style="list-style-type: none"> safe movement of pedestrians (inclusive of school children) and cyclists across Wembley Road; establishing the main pedestrian spine connecting Woodridge Train Station through to Council's Administration Building / Logan Entertainment Centre and Logan Gardens; providing high quality landscaping including landscape thresholds on either side of Wembley Road providing additional amenity and human scale to Wembley Road; creating public art opportunities at the interface with Wembley Road and Charles Avenue contributing to a sense of place and local identity; identifying the opportunity to provide additional community infrastructure eg. Community centre (refer to key action No.2 p16) on land adjacent to this pedestrian easement to be used by the Schools and more broadly by the local community whilst protecting the short to medium term open space requirements and education functions of the Logan City Special School and Woodridge State School. 	<ul style="list-style-type: none"> Functional layout plan with a new signalised pedestrian crossing across Wembley Road & enhancing pedestrian connectivity between the civic precinct and through to Woodridge Train Station pedestrian easement along the boundary of Logan City Special School and Woodridge State School LCC to participate in an engagement plan to be led by DETE 	DETE DTMR	Underway	<p>Growth Management & Urban Design</p> <p>Road Infrastructure Planning</p> <p>Community Services</p> <p>Libraries and Cultural Services</p> <p>Parks</p>

For further information refer Logan Central Final Master Plan, page 14, 15, 20, 21, 26 and 27

Action	Project Summary	Key Steps	External Stakeholders	Timing	Internal Stakeholders
3. Prepare a Car Parking Strategy	<p>Prepare a parking strategy for the master plan area which considers:</p> <ul style="list-style-type: none"> reduced car parking rates in accordance with the TOD Guidelines, Access and Movement Strategy; and the new Planning Scheme preferred site/s for a multi storey car parking station consolidating car parking at the edge of the town centre core; location and extent of short term parking; promoting higher levels of active and public transport use; gradual phasing out of at-grade parking areas that occupy key development sites; payment in-lieu of the provision of on-site car parking spaces; multi level car parking station to incorporating to have sufficient floor to ceiling height to enable adaptation to to different land uses into the future. 	<ul style="list-style-type: none"> Develop a set of performance criteria Access and movement analysis 	<p>Various community and business groups Local Developers DTMR</p>	Medium term	<p>Growth Management & Urban Design Road Infrastructure Planning Media Community Services Libraries and Cultural Services Parks</p>
4. A new signalised T-intersection along Wembley Road providing pedestrian and vehicular access to the town square	<p>Prepare a Functional Plan of layout of Wembley Road demonstrating how a new signalised T-intersection can be provided at the corner of Market Street (future road) and Wembley Road. The analysis to consider:</p> <ul style="list-style-type: none"> safe movement of pedestrians across Wembley Rd linking the civic precinct/Logan Gardens with the new town square; traffic circulation and land uses anticipated for the new town centre; traffic impacts along Wembley Road; Rd - Copenhagen bike lanes, bus priority, major east-west connector for vehicles; streetscape enhancement to improve the visual amenity and human scale of the street commensurate with a town centre environment. 	<ul style="list-style-type: none"> Functional plan of layout & summary of performance outcomes Obtain DTMR in-principal agreement 	DTMR	Long term	<p>Growth Management & Urban Design Road Infrastructure Planning Community Services Libraries and Cultural Services Parks</p>
5. A new Bus Station in the vicinity of Woodridge Train Station	<p>LCC to collaborate with the Department of Transport and Main Roads (DTMR) in undertaking a pre-feasibility analysis for a new bus/rail interface. The analysis should consider the:</p> <ul style="list-style-type: none"> the Access and Movement Strategy which identifies the preferred site on the western side of the rail corridor; integration with Woodridge train station (within 100m). 	<ul style="list-style-type: none"> Site selection Design Workshop to develop a Detailed Concept Plan Traffic and transport analysis 	DTMR	Short term	<p>Growth Management & Urban Design Road Infrastructure Planning Community Services Libraries and Cultural Services Parks</p>

For further information refer Logan Central Final Master Plan, page 14, 15, 20, 21, 26 and 27



Action	Project Summary	Key Steps	External Stakeholders	Timing	Internal Stakeholders
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ACCESS AND MOVEMENT (continued)

6. Traffic modelling to identify intersection upgrades within the master plan area	<p>Undertake traffic modelling for the master plan area that considers:</p> <ul style="list-style-type: none"> the Access and Movement Strategy which identifies the precinct as an outer suburban TOD; reduced car parking rates in accordance with the "Transit Oriented Development Guide"; greater priority for pedestrians and cyclists; narrow streets and centre medians with street trees to reduce vehicle speed within the town centre core; consolidating car parking within multi-storey car parking stations at the edge of the town centre core offsetting the number of car spaces required for key development sites and reducing traffic circulating within the core area. 	<ul style="list-style-type: none"> Traffic modelling assessing impacts on local road network and Wembley Road 	Department of Transport and Main Roads (DTMR)	Short to medium term	<p>Growth Management & Urban Design</p> <p>Road Infrastructure Planning</p>
7. Detailed Concept Design of Wembley Road Boulevard	<p>Undertake a detailed concept plan for the Wembley Road Urban Boulevard between Lennox Court and Railway Parade. The detailed concept plan should consider:</p> <ul style="list-style-type: none"> the functional plan of layout and performance outcomes sought for Wembley Road; a Boulevard Style Road as recommended by the Access and Movement Strategy; a better balance between all road users such as pedestrians, cyclists and vehicles; maintaining Wembley Road's function as a major east west connector; maintaining a four lane cross section as per the requirements of DTMR; major streetscape enhancements such as dense street planting, kerb build outs and commercial frontages built to the property alignment, separated bike lanes and wide footpaths; as a long term aspirational outcome closing part of the road reserve (Council car park) to deliver catalyst commercial buildings that introduce human scale elements to Wembely Road and encourage greater levels of pedestrianisation; signalised pedestrian crossing with a different pavement treatment, allowing movement of pedestrians between the new town square and civic centre; slower vehicle speeds to 50km / hour. 	<ul style="list-style-type: none"> Develop a detailed concept plan Prepare an engagement plan to determine stakeholder and community engagement opportunities (this may include design workshops, charrettes, enquiry by design or other engagement methods) 	<p>Various community and business groups</p> <p>Local Developers</p> <p>DTMR</p> <p>Queensland Rail</p> <p>Qld Police Service</p> <p>Translink</p>	Short term	<p>Growth Management & Urban Design</p> <p>Road Infrastructure Planning</p> <p>Marketing</p> <p>Community Services</p> <p>Libraries and Cultural Services</p> <p>Parks</p>

For further information refer Logan Central Final Master Plan, page 14, 15, 20, 21, 26 and 27

Action	Project Summary	Key Steps	External Stakeholders	Timing	Internal Stakeholders
8. Detailed Concept Design of Key Town Centre Streets	<p>Prepare a detailed concept plan for key town centre streets (Market Street, High Street, Railway Parade, Station Road and Charles Avenue). The detailed concept plan should consider:</p> <ul style="list-style-type: none"> major streetscape enhancements that provide high amenity pedestrian connections to the town square and Woodridge Rail Station; integrating off/on road dedicated cycle lanes; generous pedestrian space, outdoor dining and market stalls; high quality town centre street lighting, street furniture, continuous pedestrian shelter (where appropriate), landscaping and shade trees; the integration of Council's safety camera network; outcomes of QUT's neurodiversity study undertaken for Logan Central. 	<ul style="list-style-type: none"> Develop a detailed concept plan Prepare an engagement plan to determine stakeholder and community engagement opportunities (this may include design workshops, charrettes, enquiry by design or other engagement methods) 	<p>Various community and business groups</p> <p>Local Developers</p> <p>Qld Police Service</p>	Medium term	<p>Growth Management & Urban Design</p> <p>Marketing</p> <p>Community Services</p> <p>Libraries and Cultural Services</p> <p>Parks</p>
9. A pedestrian link across the rail corridor	<p>LCC to collaborate with the Department of Transport and Main Roads (DTMR) to undertake a detailed design for a new pedestrian link across the rail corridor. The analysis should consider:</p> <ul style="list-style-type: none"> the Kuraby to Loganlea Corridor Planning Study (September 2009); Integration with land use and key pedestrian desire lines; integration with Woodridge train station. 	<ul style="list-style-type: none"> Develop a detailed concept plan Prepare an engagement plan to determine stakeholder and community engagement opportunities (this may include design workshops, charrettes, enquiry by design or other engagement methods) 	<p>Various community and business groups</p> <p>Local Developers</p> <p>DTMR</p> <p>Qld Police Service</p>	Medium to long term	<p>Growth Management & Urban Design</p> <p>Road Infrastructure Planning</p> <p>Marketing</p> <p>Media</p> <p>Community Services</p> <p>Libraries and Cultural Services</p> <p>Parks</p>
10. A new cycle centre	<p>Prepare a detailed concept plan for a new cycle centre. The detailed concept plan should consider:</p> <ul style="list-style-type: none"> preferred site ideally located within the vicinity of the Woodridge Rail Station; alternative sites near Council's Administration building; high quality storage facility incorporating lockers, showers, change rooms, bike repair facilities, membership and secure card access; integration with other buildings such as the community centre that co-locates with the town square. 	<ul style="list-style-type: none"> Develop a detailed concept plan Prepare an engagement plan to determine stakeholder and community engagement opportunities (this may include design workshops, charrettes, enquiry by design or other engagement methods) 	<p>Various community and business groups</p> <p>Local Developers</p> <p>DTMR</p>	Medium to long term	<p>Growth Management & Urban Design</p> <p>Road Infrastructure Planning</p> <p>Marketing</p> <p>Media</p> <p>Community Services</p> <p>Libraries and Cultural Services</p> <p>Parks</p>

For further information refer Logan Central Final Master Plan, page 14, 15, 20, 21, 26 and 27



Action	Project Summary	Key Steps	External Stakeholders	Timing	Internal Stakeholders
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COMMUNITY INFRASTRUCTURE

1. A District / Regional level town square	<p>LCC to collaborate with various developer, community and business groups, schools and government agencies to undertake a detailed concept design for the new town square. The concept design should consider:</p> <ul style="list-style-type: none"> a market precinct providing an area for the Global Food Village and Wembley Road Flea Market to combine and expand on the same site; community gatherings and cultural events ie. Kaleidoscope Festival; outdoor entertainment; outdoor dining and a soft landscaped area providing amenities for office workers and visitors; capacity for use as an outdoor events space; the incorporation of public art (preferably community based) and reflective of the various cultures which are represented within the city, including Aboriginal and Torres Strait Islander culture. 	<ul style="list-style-type: none"> Develop a detailed concept plan Prepare an engagement plan to determine stakeholder and community engagement opportunities (this may include design workshops, charrettes, enquiry by design or other engagement methods) 	<p>Various community and business groups</p> <p>School principals / P&C of local schools/ DETE</p> <p>Logan Chamber of Commerce</p> <p>Qld Police Service</p> <p>Market Operators</p>	Long term	<p>Growth Management & Urban Design</p> <p>Road Infrastructure Planning</p> <p>Major Venues and Facilities</p> <p>Marketing</p> <p>Libraries and Cultural Services</p> <p>Parks</p>
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For further information refer Logan Central Final Master Plan, page 8, 9, 12, 13, 22, 23, 26, 31 and 40

2. A District level community centre	<p>LCC to collaborate with various community and business groups, schools and government agencies to re-examine the need, design and funding arrangements for a new district level community centre. The concept design should consider:</p> <ul style="list-style-type: none"> flexible and adaptable spaces responding to the needs of the broader community and a range of community groups; a central location with high levels of accessibility and visibility (co-located with the town square) the opportunity to occupy the ground floor of a multi-storey (mixed use) building opening out to the new town square; integration of a youth centre other functions could include: <ul style="list-style-type: none"> performing arts space; education, learning and training centre, perhaps including a commercial kitchen exhibition space; social venture incubator space / office space. 	<ul style="list-style-type: none"> Re-examine need, design and funding arrangements Prepare an engagement plan to determine stakeholder and community engagement opportunities (this may include design workshops, charrettes, enquiry by design or other engagement methods) 	<p>Various community and business groups</p> <p>School principals / DETE</p> <p>Logan Chamber of Commerce</p> <p>Qld Police Service</p>	Long term	<p>Growth Management & Urban Design</p> <p>Community Services</p> <p>Major Venues and Facilities</p> <p>Marketing</p> <p>Libraries and Cultural Services</p> <p>Parks</p>
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For further information refer Logan Central Final Master Plan, page 6, 8, 16, 18, 23, 23, 26, 30, 34 and 35

Action	Project Summary	Key Steps	External Stakeholders	Timing	Internal Stakeholders
3. A Youth centre	<p>LCC to collaborate with various community and business groups, schools and government agencies to re-examine the need, design and funding arrangements for a new district level youth centre. The concept design to consider:</p> <ul style="list-style-type: none"> • a central location with high levels of accessibility and visibility (co-located with the town square); • affordable activities for young people; • performance spaces, areas for creative arts expression; • facilities could be used by Logan City Special School, Woodridge State High and Woodridge State Primary School; • the opportunity to provide a youth centre as part of the community centre building footprint. 	<ul style="list-style-type: none"> • Re-examine need, design and funding arrangements • Prepare an engagement plan to determine stakeholder and community engagement opportunities (this may include design workshops, charrettes, enquiry by design or other engagement methods) 	<p>Various community and business groups</p> <p>School principals / P&C of local schools / DETE</p> <p>Logan Chamber of Commerce</p> <p>Qld Police Service</p>	Long term	<p>Growth Management & Urban Design</p> <p>Community Services</p> <p>Major Venues and Facilities</p> <p>Marketing</p> <p>Libraries and Cultural Services</p> <p>Parks</p>

For further information refer Logan Central Final Master Plan, page 8, 18, 30, 34, 35 and 37

4. A Small Outdoor Events Space / Amphitheatre	<p>LCC to collaborate with various community and business groups, schools and government agencies to investigate the potential for a small outdoor events facility or amphitheatre within the town square or Logan Gardens.</p> <p>The need for such a space will be influenced by the size and location of a future town square and its capacity as an outdoor events space.</p>	<ul style="list-style-type: none"> • Develop a detailed concept plan • Prepare an engagement plan to determine stakeholder and community engagement opportunities (this may include design workshops, charrettes, enquiry by design or other engagement methods) 	<p>Various community and business groups</p> <p>School principals / DETE</p> <p>Logan Chamber of Commerce</p> <p>Qld Police Service</p>	Long term	<p>Growth Management & Urban Design</p> <p>Community Services</p> <p>Major Venues and Facilities</p> <p>Marketing</p> <p>Libraries and Cultural Services</p> <p>Parks</p>
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For further information refer Logan Central Final Master Plan, page 8, 9, 18, 22, 23, 26, 27, 30, 34 and 37



Action	Project Summary	Key Steps	External Stakeholders	Timing	Internal Stakeholders
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HOUSING

1. Investigate opportunities to Provide quality, modern accommodation to attract key workers	<p>Provide quality, modern accommodation to attract key workers, including emergency services, teachers, nurses, and workers in the retail and hospitality sectors.</p> <p>It is recognised that upgrades planned for the Logan Hospital will generate increasing worker populations and a need for housing for these key workers. With access via the rail line to Loganlea, Logan Central represents a potential residential option for these workers.</p> <p>Key initiatives should consider:</p> <ul style="list-style-type: none"> strategic sites for implementation of key worker catalyst housing projects; ageing in place and universal housing design. 	<ul style="list-style-type: none"> Investigate rent-to-buy and shared equity schemes to encourage key workers to purchase property, invest in the centre and bring up families in the area. Investigate rental housing development programs (eg. STIR in Vancouver) designed to offer incentives to developers 	<p>Various Affordable Housing Providers</p> <p>Logan City Community Housing</p>	Ongoing	<p>Growth Management & Urban Design</p> <p>Community Services</p>
2. Promote a range of high quality affordable Housing options	<p>Promote a range of high quality affordable Housing options within the master plan area that reduce the inequality in access to housing.</p> <p>Key initiatives should consider:</p> <ul style="list-style-type: none"> strategic sites for implementation of affordable housing catalyst projects; partnerships with affordable housing providers; investigating rent-to-buy, shared equity and even "sweat equity" initiatives; applying benchmark rents as an affordability criteria for new developments; ageing in place and universal housing design; best practise and research ie. Australian Research Council Project. 	<ul style="list-style-type: none"> Work with the State Government to facilitate various affordable housing projects for the master plan area. 	<p>Department of Communities, Child Safety and Disability Services</p> <p>Logan City Community Housing</p> <p>Australian Research Council (ARC)</p>	Ongoing	<p>Growth Management & Urban Design</p> <p>Community Services</p>
3. Promote ageing in place and universal housing designs to allow residents to remain with their community as they age	<p>Identify a strategic site and design principles for an integrated wellbeing development that incorporates a mix of retirement, aged care and community uses. For instance, a vertical development with ground and first floor common or community facilities that provide a mix of activities for residents as well as the general community (eg. library, meeting rooms, wellness centre, medical and beauty consulting rooms).</p> <p>Encourage a range of retirement and aged care facilities within the master plan.</p>	<ul style="list-style-type: none"> Work with various community care groups and retirement and aged care developers to investigate opportunities for a vertically integrated retirement villages 	<p>Various retirement and aged care developers</p>	Ongoing	<p>Growth Management & Urban Design</p> <p>Community Services</p>

3.0 Catalyst Projects - Development Briefs

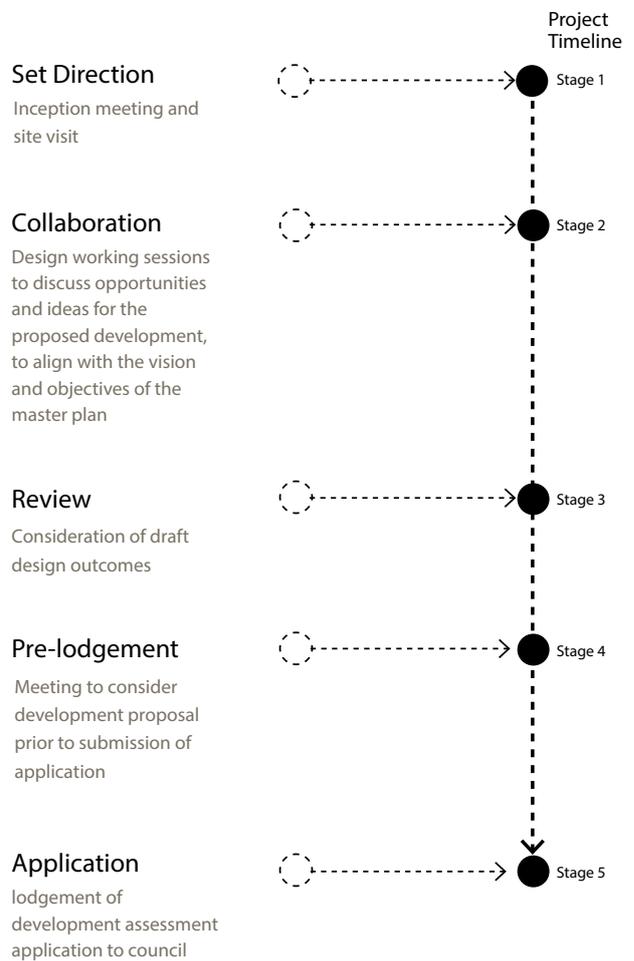
Introduction

A design brief process was used to partner with key landowners and developers to deliver two important catalyst projects being the Logan Central Affordable Housing Demonstration Project and a mixed use landmark building.

Key steps of this process included:

- an inception meeting and site visit
- design working sessions to discuss opportunities and ideas for the proposed development that are relevant to the project's key drivers and the site's assets
- consideration of the draft design outcome
- confirmation of the built form and design outcome
- discussion of next steps, including a pre-lodgement meeting with LCC and the submission of a development application.

This 5 stage process, typically concludes over a 3 month timeframe, and consists of:



3.1 Catalyst Project No. 1 - Logan Central Affordable Housing Demonstration Project

Introduction

Logan City Council, the Australian Government and Horizon Housing formed a partnership to deliver an affordable housing demonstration project. Funded through the Australian Government’s Liveable Cities Program, Tallowwood on North is an innovative residential development showcasing high quality urban design and a range of affordable housing options.

The intent for the project is to set a benchmark for the delivery of an affordable housing residential apartment complex and catalyst development to stimulate urban renewal and regeneration within Logan Central.

Located at the corner of North and Defiance Roads the site is well positioned in respect to Woodridge Rail Station and the convenience shopping facilities along Station Road.

The project aims to:

- Deliver quality affordable low cost housing product.
- Demonstrate an achievable exemplar benchmark for future redevelopment within Logan Central.
- Demonstrate well considered design outcomes to economic and physical considerations.
- Deliver a sustainable outcome reflective of the South East Queensland climate and local site.

Project Vision

The Logan Central Affordable Housing Demonstration Project will provide a landmark for the northern gateway to the Logan Central Master Plan Core Area. The project will establish a quality benchmark for new affordable residential housing within the ‘urban living precinct’ that is highly liveable, affordable and attractive to a range of end users. The demonstration project provides an opportunity to build on and deliver a vibrant and culturally diverse urban centre for Logan Central.

Ensuring a diversity of household sizes is achieved, the project comprises of a mix of 1, 2 and 3 bedroom dwellings. The site has two street frontages and the building has been designed to address both streets. Falling from west to east, the main pedestrian entry is from North Road and corresponds with the first level of accommodation, minimising the height required to walk up to the upper level apartments. The site’s cross-fall has been utilised to create efficient semi-subterranean naturally ventilated parking under the building.

The Developer’s values of providing well-designed affordable housing and desire to develop a project based on sustainable development principles has been carried through the design at all levels.

The building has been designed to utilise the northern orientation with all units having a north/south axis. In addition, the apartments have been designed to optimise cross-ventilation with all units having exposure to the north and south orientation. The use of concrete has been minimised wherever possible and the upper level of the building is constructed from lightweight renewal timber framing.

Efficient and compact planning and selection of materials will be utilised to ensure cost-effective and affordable outcomes.

Refer to the attached development brief (Appendix A) for more information on this important project.



Figure 2.1 Master Plan Core Area & Town Centre - Catalyst Site No. 1 location

Proposed Development Outcomes

The 3D generated visualisations below illustrate the proposed resolution of the developers visions and design outcomes discussed during the development brief process.



Resolution of Development Outcomes

Completed in June 2013, the images below illustrate the quality of the design outcomes achieved by the project in comparison to the visualisations submitted during the development brief process.



3.2 Catalyst Project No. 2 - Mixed use Development

Introduction

The catalyst project represents a partnership between Logan City Council and a key landowner to deliver a significant mixed use development on an important gateway site to the centre. Situated at the corner of Railway Terrace and Charles Avenue the site is directly opposite Woodridge Rail Station and located on a prominent ridge line with views out to Daisy Hill Conservation Reserve.

Project Vision

The proposed development will deliver an important landmark building within Logan Central, setting the benchmark for quality design. Key drivers for the development include:

- Delivering a flexible range of short and long term accommodation, to cater for foreign tourist and corporate markets, as well as providing affordable opportunities for permanent residents
- Commercial retail opportunities to support the development and the surrounding community, including a cafe/restaurant and retail shops
- Short and long term accommodation options that have convenient access to high frequency public transport and proximity to Logan Central's heart, Brisbane and the Gold Coast.

The Developer's vision for the project includes:

- Business Leadership in Logan, consolidating and expanding an established business base, having been a major business owner within the region over an extended period;
- A mixed-use development based on the business financial model which includes:
 - Hotel accommodation, catering for International tourists, local tourists, corporate functions, weddings and other private functions
 - Affordable strata-titled apartments with a mix of Studio, One Bedroom, Two Bedroom, and Two Bedroom plus Study (additional bedroom) dwellings
 - Commercial uses including a hotel and public restaurant, coffee shop and other retail or professional office uses.
- The creation of a prominent, iconic building in Logan Central, in support of this business strategy
- Realising the potential of the strategic corner location, creating a Gateway Development that facilitates pedestrian links between Woodridge Station, Wembley Road and the future business hub of the Logan Central Master Plan Core Area
- Accessibility, maximising the potential of public transport on a site that is centrally located between Woodridge Railway Station, Wembley Road Bus Services, and the future Logan Central Master Plan Core Area.

- Hotel patrons will be transported to local and regional attractions using a combination of mini-bus and standard sized tourist coach transport. Bicycle storage racks will be included for local staff
- Sustainable development, demonstrating the Developer's values of corporate responsibility and desire to develop a project based on sustainable development principles.

Refer to the attached development brief (Appendix B) for more information on this important project.



Figure 2.2 Master Plan Core Area & Town Centre - Catalyst Site No. 2 location

Proposed Development Outcomes

The 3D generated visualisations below illustrate the proposed resolution of the developers visions and design outcomes discussed during the development brief process.

