

01 Introduction

1.1 Project Need

Through council amalgamations in March 2008, Logan City Council grew to incorporate the former Beaudesert Shire Council and parts of Gold Coast City Council. According to the Logan City Council 2008/2009 Annual Report, this process doubled the length of the road network managed by Logan City Council to a total of 2074 km (including 78 kilometres of unsealed roads) over an area of 957 square kilometres. The three former councils each have their own separate identity. The Street Landscape Strategy (The Strategy), however, is an opportunity to bring each of the former three councils together underneath one identity while still maintaining their unique character areas.

Current design standards for the road landscape areas across the City of Logan are a mix of design treatments that have developed over time. The Strategy will enable the road landscape design, over time, to be streamlined with the use of a cohesive design palette of treatments across the City.

The Strategy will inform the design of the landscape within a range of street types and character areas across the City of Logan, forming the basis for the future asset management, tree maintenance, funding requirements and annual budget allocation for the design, development and maintenance of the landscapes within the road reserve.

Further, this Strategy will guide the landscape design and construction for works undertaken by private developers and Logan City Council.

1.2 Project Purpose

The Strategy will help create street landscapes across Logan City that will enhance the visual appeal of the city and provide increased shade for pedestrians, cyclists and recreational users. The Strategy is designed to apply in locations where no other Logan City Council policies apply, for example the Strategy does not apply where a Development Manual for a centre has been developed. The aim of this Strategy to fill the gaps in the planning and development between the major centres of the City of Logan, providing a method to develop a cohesive planting and landscaping palette across the city.

The Strategy develops a cohesive landscape design palette through consolidating the current road reserve landscapes developed by Logan City Council and the Development Industry. This design palette utilises the location of the road in its character precinct to develop a landscape typology that is relevant to how that area will be used by people, for example, a residential area would expect to have recreational walkers and pedestrians more than an industrial area. The Strategy encourages the use of plant species that will provide a variety of colour, form and texture. Through consolidating landscape treatments it is envisaged that it will lead to an increase in the efficiency of maintenance and thus reduce its long term cost, resulting in improved sustainability both economically and environmentally.



Relevant documents

01 Introduction

1.3 Relationship with the Logan Planning Scheme?

The Strategy is to be used as a guideline for the development of landscaping in the road reserve. The development of the strategy aims to provide a minimum standard for landscaping treatments across the road reserve of the City of Logan. The Strategy uses Council endorsed road cross sections as the basis for the proposed typologies, these demonstrate the type and scale of landscaping expected for existing and new road development. As previously noted, The Strategy is to be used in the development of landscape designs for the road reserve where no other Council policies apply, such as the relevant Public Domain Manual.

The Public Domain Manuals are proposed to be developed for centres in Logan City Council, such as Park Ridge, Springwood and Beenleigh. These Public Domain Manuals will override the Strategy, the Strategy is the minimum standard for the areas of road reserve between the major centres of the City of Logan.

1.4 Relationship to other documents

As part of the development of the new planning scheme, Council has produced a number of documents that guide the development of road infrastructure in Logan City, including the Landscape Development Manual and the Park Ridge Public Domain. The Strategy has been developed to ensure it avoid any conflict with the information provided in these documents.

The Strategy should be read in conjunction with the following documents:

- _Relevant Planning Scheme Policies
- _Relevant Austroads Standards
- _The New Queensland Streets - Complete Streets 2010
- _Water Sensitive Urban Design Technical Design Guidelines for South East Queensland

The Strategy addresses those roads and streets under Logan City Council's control and uses the principles applied by the Department of Transport and Main Roads and reflects the necessary standards as developed by Austroads.

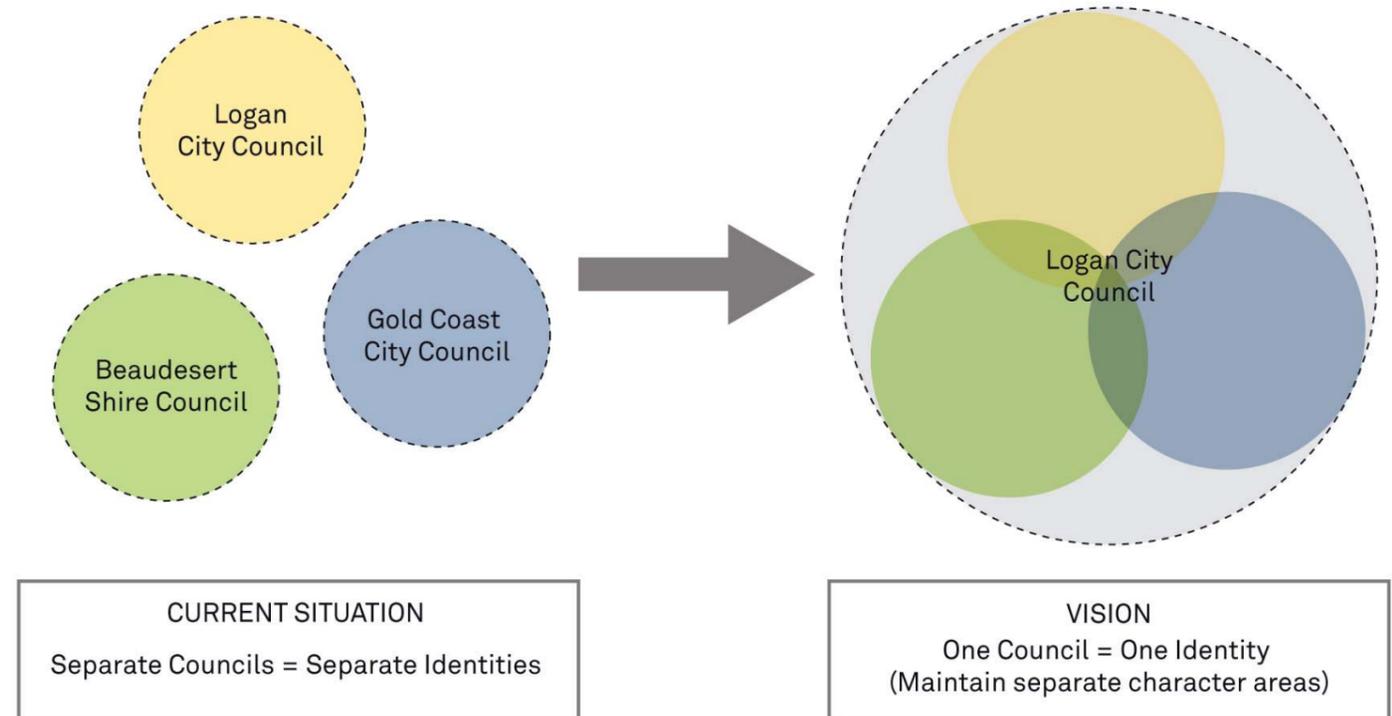
1.5 Applying the Street Landscape Strategy

Considerable investigation has taken place when developing the Strategy with site visits throughout the City to ascertain the current development of the road landscape. This information has been used to develop retrofit options and preferred options for the design of the road reserve. These options are considered to be the minimum standard for landscaping where no other Council policies apply. The Strategy provides a template for how tree, shrub and groundcover planting will occur in the road reserve. The template uses land use zones and road typology to determine the landscape treatment at a particular location.

This Strategy does not detail any street furniture or paving specifications, its focus is developing the vegetation design palette for the landscaping of the road reserve.

Land use zones

The land use zones are called "Character Precincts" in the Strategy and consist of "Non-Urban and Conservation", "Residential", "Industrial" and "Centres". These "Character Precincts" reflect the way that an area is used, for example in a residential precinct people would be more inclined to walk for recreational purposes than in an industrial area. The Strategy defines landscaping treatments for road medians, verges and roundabouts appropriate to each "Character Precinct".



01 Introduction

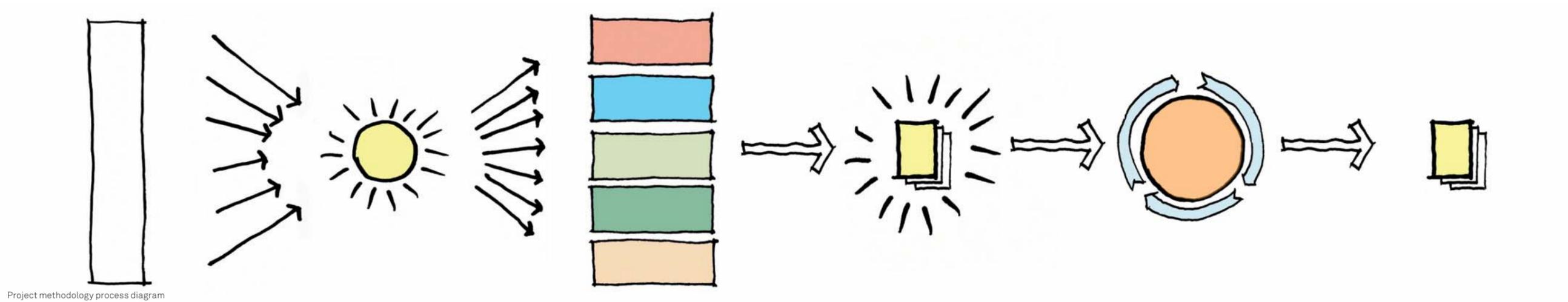
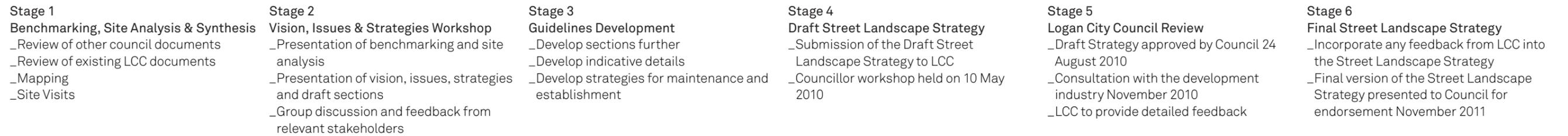
Vegetation Management

The Strategy will provide a template for the design of tree, shrub and groundcover planting within the road reserves across Logan City. It provides an indicative species list for tree, shrub and groundcover species that have been successfully grown in the road reserve across Logan City. These species whilst both hardy and with low maintenance requirements provide a variety of colour, form and texture to the road medians and verges.

An indicative list of plant species is found on pages 47 -50.

1.6 Project Methodology

The following diagram illustrates the process undertaken to produce the Strategy.



Project methodology process diagram