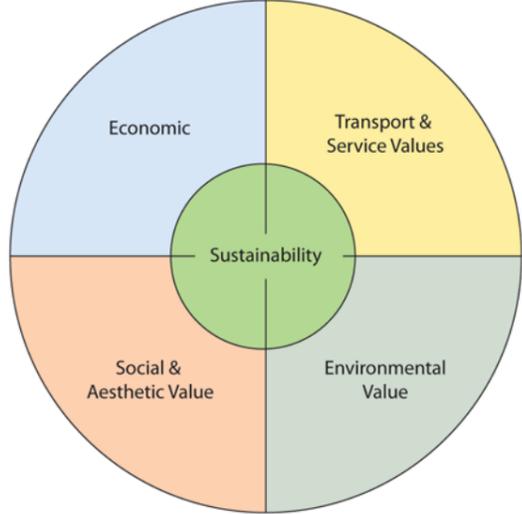
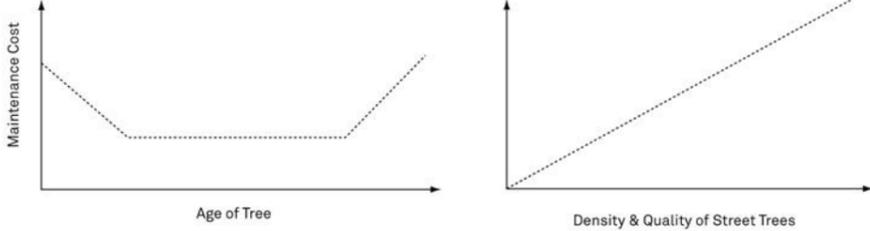


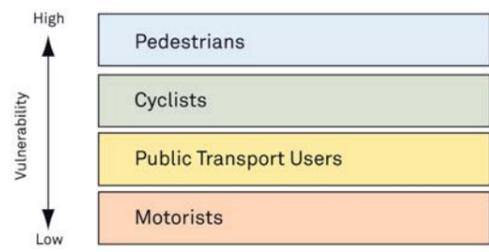
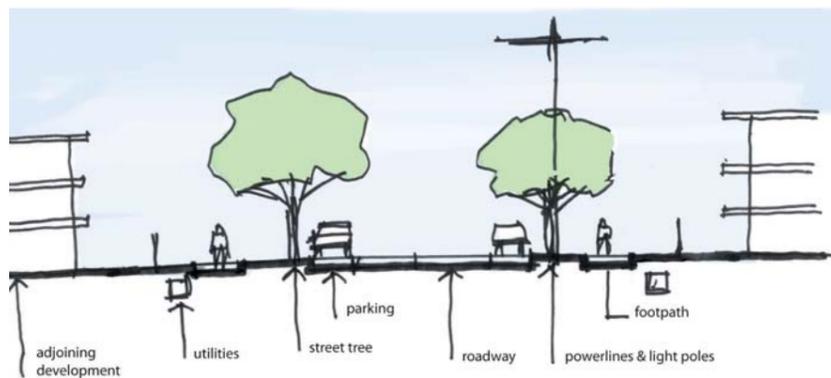
03 Values, Principles and Strategies

3.1 Logan City Council guiding principles

Logan City Council has identified seven guiding principles for the Council operations. The following outlines councils values and guiding principles for the street landscape. Broad strategies are then listed which support these principles.

Value	Guiding Principle	Strategy	Exemplar
01 Sustainability	The street landscape should contribute to the health and well being of individuals and the community while maximising environmental, social and economic outcomes for the community in the long term.	<ul style="list-style-type: none"> _Improve wildlife habitat value through planting of native vegetation _Improve quality of storm water runoff from streets through streetscape bioretention systems _Reduce heat island effect of urban area by maximising shade through tree canopies _Conserve existing road reserve vegetation in rural areas 	
02 Cost Effective Application of Resources	Street landscape designs that consider the maintenance and whole of life costs.	<ul style="list-style-type: none"> _Utilise low water demand trees to minimise water demand and maintenance requirements _Ensure that maintenance programs and staffing are appropriate to sustain Council's investment in the street landscape _Maximise the opportunities to implement the street strategy objectives through works funded by others i.e. state, private developer _Investment in "greenness" of the area can increase property values 	 <p>Maintenance: Early investment in establishment of trees will optimise tree health and minimise long term maintenance</p> <p>Quality streets result in increased property values (and tax base)</p>
03 Access	The road reserve should be accessible to all of the community with connected, legible and accessible pathways across the city.	<ul style="list-style-type: none"> _Provide shaded, comfortable, footpaths to encourage walking _Provide footpaths to connect to major destinations i.e. shopping, community facilities, public transit stations _Create a distinctive character in the various streetscapes to assist in way finding and legibility 	

03 Values, Principles and Strategies

Value	Guiding Principle	Strategy	Exemplar
04 Equity	Designs of the street landscapes should consider residents of all ages, gender, income, culture and ability.	<ul style="list-style-type: none"> _The street landscape should provide a quality experience for all users including motorists, pedestrians and cyclists _More vulnerable pedestrians and cyclists should be treated equally to motorists 	 <p>User hierarchy that places people and active modes at the top (after Queensland Streets August 2010)</p>
05 Diversity	Provide a cohesive range of streets landscapes that will enable residents to realise personal benefit from the appropriate design of the street landscape.	<ul style="list-style-type: none"> _Promote a sense of community identity of various centres and suburbs through development of quality landscape _Incorporate local public art programs in the street landscape _Street landscape will reinforce the street hierarchy through scale of planting i.e. larger trees on main streets _Emphasise cultural and historical aspects of the local area 	 <p>Classifying Streets by the type of place / landscape they are - not by their traffic function (after Queensland Streets August 2010)</p>
06 Safety and Security	User safety and security are implicit in the planning, design, development and maintenance of the street landscape. The principles of Crime Prevention Through Environmental Design (CPTED) are to be applied where ever practical. Traffic management needs to be considered to provide for a safe street environment.	<ul style="list-style-type: none"> _Maintain safety of all street users through adherence of relevant standards for vegetation setback, size and sight lines _Inclusion of trees (and other vertical elements) to psychologically narrow the carriageway to encourage slower traffic speed _Variety in the street environment can increase interest and reduce driver fatigue 	
07 Aesthetics	The proposed level of design should be appropriate for the location according to the above considerations and create a high aesthetic and amenity value.	<ul style="list-style-type: none"> _Positively contribute to the image of the City of Logan through creation of a green environment _Screen or hide undesirable views through dense planting _Highlight attractive views through street alignment and framing views _Utilise street trees to create a human scale in the built environment _Attractive green streetscapes create an important outlook and amenity from surrounding development - in particular higher density urban areas 	 <p>Street trees must be planned as an essential and integral part of the street infrastructure</p>

03 Values, Principles and Strategies

3.2 Value of Street Trees

In addition to Logan City Council's seven guiding principles, this section outlines the importance of street trees in the street landscape and the potential benefits they can provide.

Street trees are often seen as problematic in terms of safety, cost and maintenance, however their value and potential benefits outweigh these problems. They are of great value to pedestrians, cyclists, public transport users and motorists travelling in and through an area. They are also of great value for improving the image and identity of an area. With increased focus on sustainability and the environment, they should be seen as an essential street landscape element to be integrated into the design of streets, rather than an expendable item.

Potential benefits of street trees include:

1. Reducing traffic speeds – the wall effect created by street trees lining a road cause drivers to become more subconsciously aware of their surroundings and causes them to assess their speed.
2. Creating more walkable environments – Street trees create a more pleasant and comfortable environment by providing shade and shelter for pedestrians and cyclists.
3. Increased safety and security – Through reducing traffic speeds and encouraging more people to walk and cycle, safety is increased. By increasing users and creating pride and ownership of an area, casual surveillance increases.
4. Improved image and identity – Street trees improves visual amenity of an area which in turn improves the image and perceived identity of an area.
5. Improved business and property value – Street trees can boost business and property value simply by having a higher aesthetic value which improves the perceived image of an area.
6. Lower urban air temperatures – Urban area air temperatures are known to be higher than in other areas. Temperature increases impact energy costs for consumers. Urban areas shaded by street trees have the potential to lower urban air temperatures.

(Source: Burden, 2006)

