

Logan Village Green Master Plan

February 2020



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Methodology

The Master Plan was developed following a process that consisted of four key stages over a 16 month period as indicated in Figure 1 below:

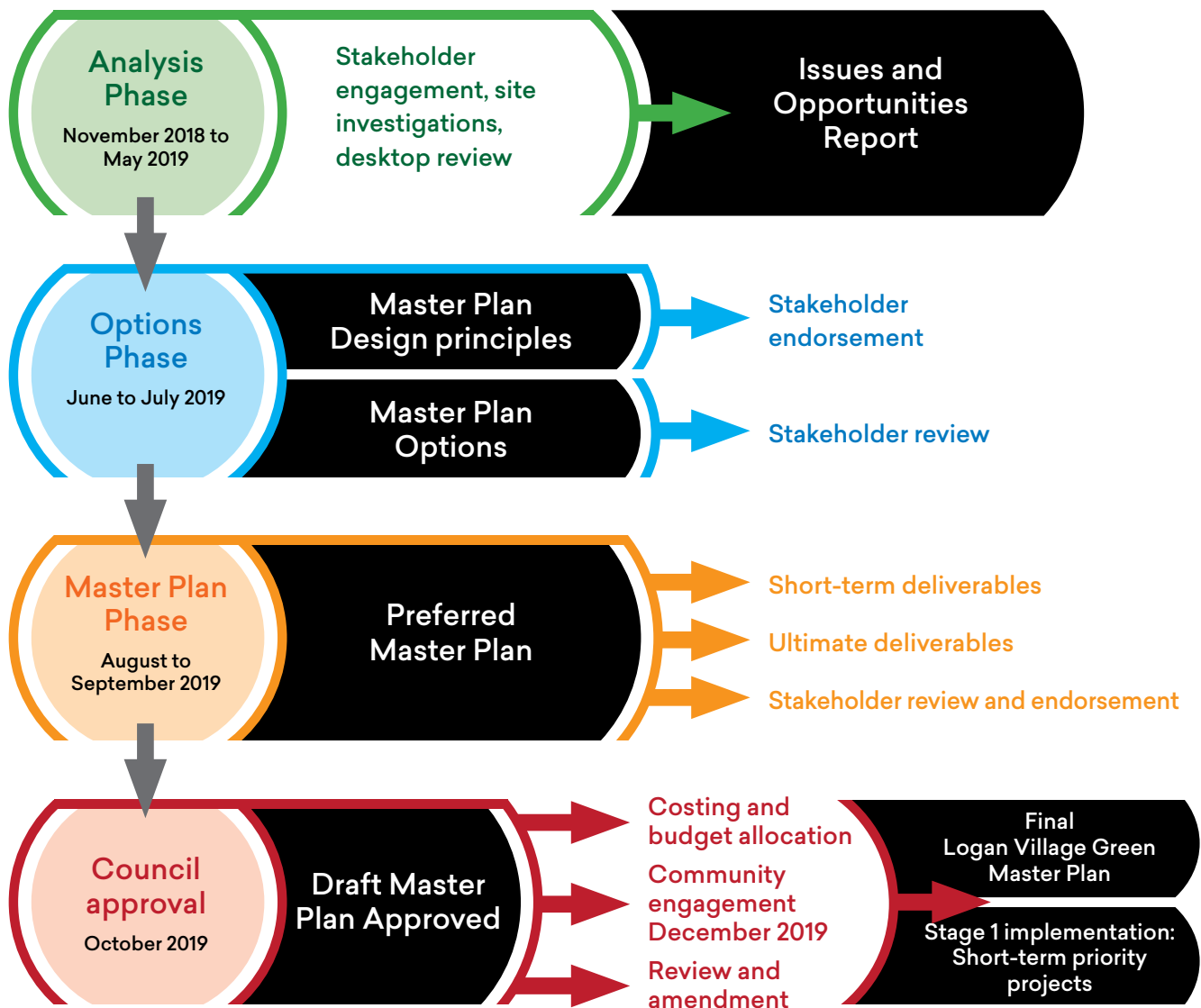


Figure 1 - Master Plan Stages

Key Deliverables

The analysis phase identified a number of key deliverables which stakeholders viewed as essential to be accommodated within the revised Master Plan including:

- An adventure playground
- New multi-purpose community facility
- Coffee shop
- Tourist/arrival and information facility
- Upgraded events space and outdoor stage
- Skate park
- 'Main street' connection
- Pathway connections to the river and Yarrabilba
- Preservation of heritage buildings and existing green space
- Existing museum and potential expansion

Master Plan Design Principles

Extensive stakeholder engagement, site investigations and desktop research undertaken during the Analysis Phase informed the development of a site-specific set of Urban Design Principles for the Logan Village Green Master Plan.

The Urban Design Principles enabled stakeholders to compare and evaluate spatial layout options in a transparent and objective manner and informed the development of final Logan Village Green Master Plan.

01

An authentic cohesive identity

- Rural heritage
- Boutique experiences
- Naturally integrated
- Crafted pride
- Riverside beauty

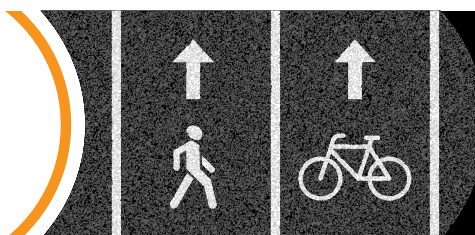


- Signage, furniture materials palette
- Themed event programme
- Targeted users/uses
- Catalyst projects

02

A legible layout with surrounding connectivity

- Safe, accessible and seamless connectivity to surrounding areas



- 'Main street' shared path connection
- My Home And The River estate path
- Logan Village to Yarrabilba Rail Trail

03

Welcoming, inviting and open for business

- A positive arrival experience, a strong street presence, an obvious and inviting 'front door'



- Signage and wayfinding
- Upgrade Wharf Street entry/arrival
- Tourist info and ancillary services

04

A regional destination

- Catalyst projects which increase regional visitation and generate economic investment



- Signature adventure playground
- Outdoor events stage

05

Strategic alignment

- Facilitate the delivery of strategic initiatives that will benefit Logan Village



- Canoe launching facility
- Food Tourism strategy
- Rail Trail connection

06

Celebrate historical stories, rural connections and local creativity



- Showcase local artisans in built items
- Multimedia museum displays
- Sell local produce
- Utilise children's play design ideas

07

Embrace the river

- Facilitate the visual and physical connectivity with the river



- Playground lookout
- Canoe launching facility
- My Home and the River connection

08

An attractive community gathering space

- Create a variety of well maintained formal and informal spaces



- High quality finishes and materials
- Flexible, attractive and personable outdoor 'rooms' of varying size
- Supporting services and governance

09

Robust and flexible 24/7 event space

- The cost effective delivery of day and nighttime events



- Flexible and accessible open space
- Support infrastructure and services
- All weather access and durability

10

Local custodianship

- Build collaborative community partnerships based on mutual trust and respect



- Logan Village Advisory Group
- Place to Play initiative
- Logan Village Forum

11

Co-ordinated precinct management

- A place focused precinct management framework developed in consultation with key stakeholders



- Logan Village Place Manager
- Logan Village Green Revised Master Plan
- Logan Village Green Precinct Management Plan

12

Co-locate facilities

- Concentrate activity, maximise viability and enable cost effective delivery of a range of different services



- Theatre, coffee shop, tourist info and playground could share kitchen and toilet facilities if co-located

Key

Existing infrastructure to be retained

- A** Old School Building (heritage listed)
- B** Logan Village Library (heritage listed)
- C** Logan Village Museum
- D** Doo Dropp Inn craft cottage (incl. extension)
- E** Col Ferguson cottage
- F** Public toilets
- G** Logan Village Police Station
- H** Logan Village Hotel
- J** CCTV pole
- K** Carpark and vehicular access
- L** Logan Village Lions Community Hall







Proposed infrastructure/upgrades

- 1** Adventure playground with picnic shelter and BBQ
- 2** Lookout and climbing structure
- 3** New signature entry on Wharf Street
- 4** Doo Dropp Inn extension
- 5** New planting and paving to RSL cenotaph and surrounds
- 6** RSL events area
- 7** Coffee shop, tourist information and artisan retail
- 8** Multi-purpose community facility - phase one
- 9** Outdoor events stage
- 10** Connection to Logan River and residential areas
- 11** Short-term accommodation (delivered by others)
- 12** Upgraded heritage courtyard
- 13** New upgraded skate park
- 14** Connection with Logan Village-Yarrabillba Rail Trail
- 15** Upgraded event space
- 16** Multi-purpose community facility - phase two
- 17** New basketball court and amenities
- 18** New 'main street'
- 19** Museum extended display area if required
- 20** Investigate opportunities for additional carparking within existing road





Legend

-  Site boundary
-  Heritage Precinct
-  QPS leased site
-  Pedestrian connection
-  Vehicular access
-  Feature lighting

Revised Logan Village Green Master Plan

In response to stakeholder comments received during the options phase a preferred Master Plan was developed and subsequently reviewed by internal branches, the Logan Village Advisory Group and relevant State Government Authorities. The revised Master Plan (see Logan Village Master Plan 2020 on pages 6-7) is supported by stakeholders that formed part of the initial consultation, as it represents the optimum short and long-term outcomes for the Village Green.

The revised Logan Village Green Master Plan will successfully deliver the Master Plan Design Principles through the following key initiatives:



A bespoke destination adventure playground with signature lookout 1 2

The upgrade of the existing playground is a key outcome from the Logan Village Forum. This presents an opportunity to create a unique regional play destination which highlights the heritage context. The new playground will be designed through an interactive engagement process with local children, and will provide a visual link to the Logan River via a lookout/signature play structure. Play equipment will incorporate 'loose parts play' design concepts which stimulate childhood creativity, imagination and exploration in accordance with best- practice playground design. Supporting infrastructure will include adult seating, lighting, a covered BBQ area and improved amenity via shade trees and landscaping.

Short term:

- Removal of existing play equipment.
- Earthworks and services infrastructure associated with the new playground.
- Delivery of the new destination adventure playground.

Ultimate:

- Outdoor deck linking playground with coffee shop.
- Playground carpark area associated with main street delivery.



An enhanced heritage precinct 12 19

The heritage precinct is located in the north western corner of the Village Green and is accessible from both River Street and Wharf Street. The precinct includes the Old School building and teachers residence (both of which are listed on the State Government heritage register), the Wharf street entry area and heritage courtyard, the Logan Village Museum, and the grassed courtyard and surrounding formal concrete pathways. Proposed works focus on the creation of an appropriate heritage context for the existing buildings by rationalising, and in some instances removing, existing infrastructure to improve visual clarity, enhance open space areas and create landscape vistas across the Green.

Short term:

- Install new signage along Wharf Street to improve wayfinding and visitor arrival experience.
- Design of bespoke furniture and materials palette to enable incremental delivery of a cohesive identity appropriate to heritage context.
- Allow for future expansion of the museum and monthly markets.

Ultimate:

- Upgrade the heritage courtyard with new seating and improved landscaping to improve amenity.
- Remove the asphalt car park and driveway to create open grassed event space adjacent to RSL cenotaph and comply with State Government Heritage requirements to return the precinct to a heritage schoolyard context.
- Feature cobblestone road pavement to Wharf Street and River Street
- Install feature lighting to trees to improve visual exposure at night.



Extension to the Doo Dropp Inn 4

The Doo Dropp Inn currently houses the Logan Village Craft Cottage. The Craft group requires additional space for meetings and to house additional sewing equipment.

Short term:

- Extend the Doo Dropp Inn.



RSL cenotaph and surrounds 5 6

The Village Green is a popular venue for Anzac Day events. It is recommended to improve pedestrian accessibility and amenity through planting, paving and signage/lighting and to better integrate the cenotaph with the new playground to deliver an improved memorial gathering space.

Short term:

- Improve amenity and accessibility of RSL cenotaph via additional pathways and street trees.

Ultimate:

- Remove existing car park areas to provide additional green space for memorial related events.



Upgraded Village Green events space 15 20

The Village Green currently lacks amenity and spatial enclosure. There is minimal shade, insufficient and poor quality landscaping, limited lighting, poor grass cover, and inadequate drainage. Ancillary structures create visual clutter and significantly detract from overall character of the civic space. The Village Green lacks cohesion and identity due to range of materials, signage and furniture types. The existing planted mound is of poor quality and poses Crime Prevention Through Environmental Design (CEPTED) risk. Provision of more amenities and shade will improve informal and events visitation.

To support activation of the Village Green and additional events, opportunities for car parking within existing roads will be investigated.

Short term:

- Remove the existing mound and associated planting.
- Develop a co-ordinated landscaping and services infrastructure plan to facilitate the events.
- Develop a suite of wayfinding and directional signage, and a new furniture suite custom designed to capture the outcomes from the Logan Village Place Branding and heritage character.

Ultimate:

- Provide additional passive recreational facilities such as barbeques and additional shelter structures.
- Implement mature tree planting and landscaping to improve aesthetics and amenity of main events space.
- Upgrade services infrastructure, install subsurface drainage to facilitate all weather access and deliver improved amenity and functionality.



Coffee shop, tourist information facility and Wharf Street entry 7

Improved signage and visitor services such as a coffee shop and tourist information facility will facilitate increased market recognition, and subsequent increased regional promotion, of Logan Village as a heritage tourism destination.

A lack of coffee shop facilities in Logan Village was also identified at the Logan Village Forum.

Short term:

- Establish a temporary coffee shop with eating area to test market viability.
- Street frontage location critical to viability and ideal to co-locate with the playground.
- Create a signature entry point from Wharf Street to improve visitor wayfinding and arrival experience.

Ultimate:

- Incorporate car parking to service the adjacent adventure playground.
- Deliver a tourist information centre as ancillary service.
- Consider future expansion to accommodate boutique retail, local fresh produce, community garden and/or training facilities.



Multi-purpose community building 8

Existing community buildings are fully utilised. An additional multi-purpose community facility or heritage church was an outcome from the Logan Village Forum. A number of community groups have been advocating for additional facilities in Logan Village. Stakeholder feedback indicated that the facility needs to include a stage, dressing rooms and foyer. Stakeholders do not support the introduction of additional buildings on the Logan Village Green and wish to see existing open space areas retained and extended. Recommend not to introduce additional structures to the Village Green and utilise existing Council owned property for an upgraded or new multi-purpose community facility.

Short term:

- Define the spatial requirements for the building, undertake a feasibility study and determine the costs of a new building vs the reuse of an existing building on the site.

Ultimate:

- Deliver an agreed concept design of sufficient detail to enable budget allocation and delivery in accordance with local community expectations and Logan Village Forum outcomes.



A new outdoor events stage 9

Short term:

- Develop the design of a future events stage that will include lighting, dressing rooms and ancillary services.

Ultimate:

- Deliver an event stage to enable the delivery of a programme of events in line with the Logan Village Events Strategy.



Pedestrian/cycle connections to surrounding residential precincts and the Logan River 10

Facilitate improved connectivity with the local region and integrate other regional Logan City Council strategic initiatives such as the Logan River Canoe Trail and the potential future Bethania to Beaudesert Rail Trail.



New 'main street' between Wharf Street and Logan Street 18

Through stakeholder consultation a greater need was established for a new 'main street' with a pedestrian/cycle focus rather than vehicular access in the short term. It is recommended that the detailed design of a 10m wide pedestrian focussed 'main street' connection be developed to improve local connectivity and to facilitate future activation along the eastern boundary. The impact of a future road on adjoining land development and the skate park needed to be balanced with improved connectivity.

Short Term:

- Undertake the detailed design and street sections for the new 'main street'.
- Amend the Logan Village Local Plan (Logan Planning Scheme, 2015) to reflect the revised 'main street' design and street section.

Ultimate:

- Deliver the new 'main street'.



Skate Park 13

The skate park is a well-regarded asset, key attractor for youth and is well utilised by the Logan Village and Yarrabilba community. A detailed skate park conditioning assessment confirmed that the skate park is reaching 'end of asset life' and significant upgrades to the existing facility are not recommended from an economic or safety perspective. This provides the opportunity to develop a new skate park in an improved location which is integrated with the revised Village Green Master Plan.

Short term:

- Retain the skate park in its existing location.
- Undertake interim repair works to ensure safety for end users.

Ultimate:

- Relocate the skate park to a new location to facilitate the delivery of the new 'main street' and improved integration with adjacent properties.



Basketball court 17

The existing hardstand surface is useful for events such as the monthly markets and it is used as play space to ride bikes etc. Additional line marking could improve the multi-use of the facility. The current location constrains the development of a cohesive event space.

Ultimate:

- Relocate the basketball court and deliver improved amenities for patrons.

Staging and implementation

It is proposed to implement the Master Plan in stages as indicated in the table below and as per the attached Staging plans. Short term projects will be funded from the Logan Village Implementation Fund and funding from the Building Better Regions Fund Round 3.

Short-term priority projects have been carefully aligned with the long term Master Plan vision to minimise any risk

of redundant work and enable the logical delivery and integration of longer term deliverables over time. This holistic approach has also facilitated the forward planning of skate park asset renewal so that it can potentially occur in line with the development of adjoining properties. Delivery of long-term projects will be subject to future funding allocation.

Item	Short term	Medium term	Ultimate
Removal of existing playground and shelters			
New adventure playground			
Feature lighting			
Temporary coffee shop			
Permanent coffee shop/Tourist information			
Multi-purpose community building			
Upgraded events space			
New events stage			
Craft cottage extensions			
Heritage courtyard upgrade and paths			
Existing skate park repair			
Relocation of skate park			
New 'main street'			
Upgrade RSL cenotaph area			
Signage and furniture			
Relocate basketball court/new change rooms			

Investigate

Design

Deliver

Conclusion

The Logan Village Green Master Plan responds to the needs and wishes of internal and external stakeholders and enables the staged implementation of the Logan Village Forum Outcomes in accordance with a long term cohesive Master Plan vision.

Short term deliverables will be implemented by June 2021.

Implementation of medium and long term deliverables will be subject to future funding allocations.

Key

Existing infrastructure to be retained

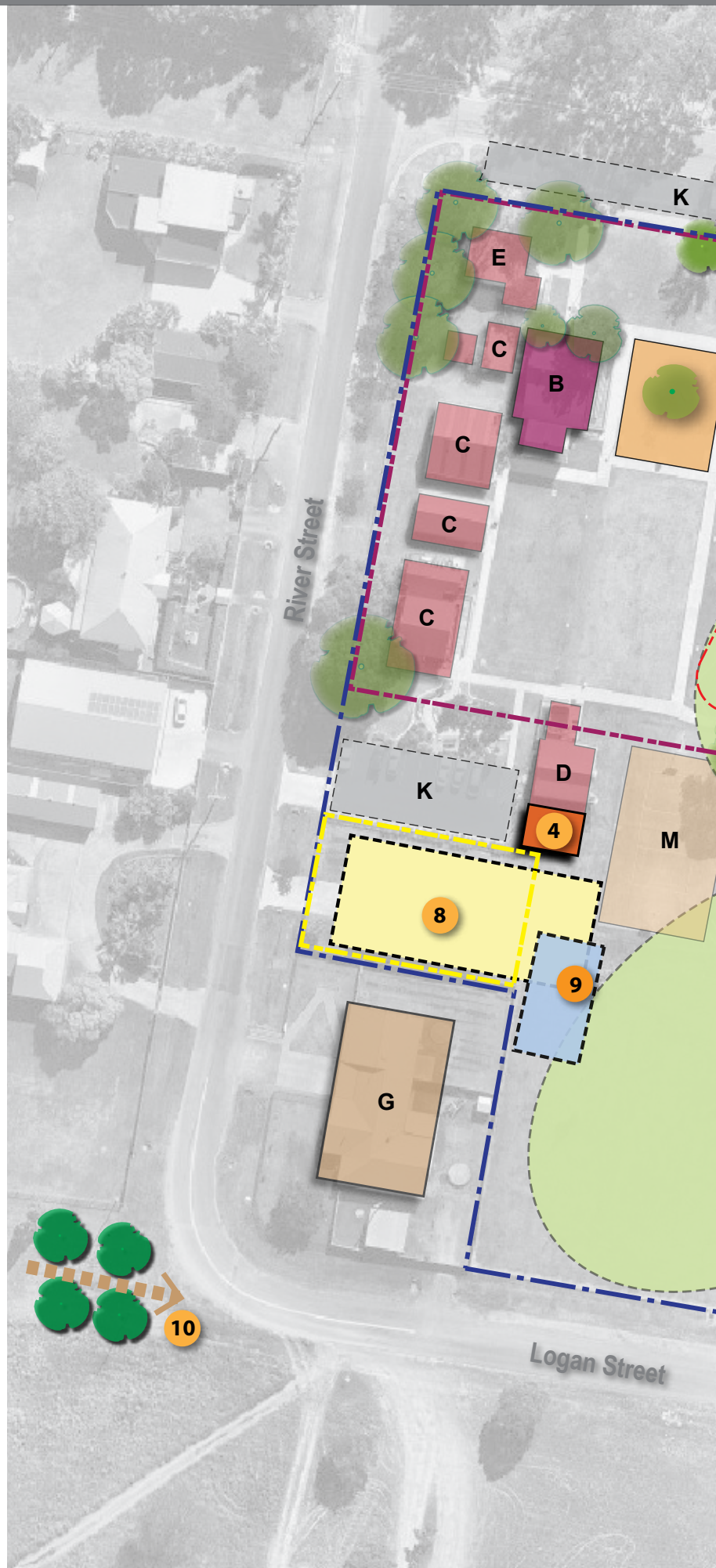
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- C** Logan Village Museum
- D** Doo Dropp Inn craft cottage
- E** Col Ferguson cottage
- F** Public toilets
- G** Logan Village Police Station
- H** Logan Village Hotel
- J** CCTV pole
- K** Carpark and vehicular access
- L** Logan Village Lions Community Hall
- M** Basketball court
- N** Skate park
- P** Rotunda/picnic shelter
- Q** Event space

Items to be removed

- a** Playground equipment
- b** Picnic shelters, BBQ, fencing and bollards
- c** Bandstand and earth mound (salvage existing balustrade for reuse)
- d** Planted earth mound

New/Upgraded infrastructure

- 1** Adventure playground with picnic shelter and BBQ
- 2** Lookout and climbing structure
- 3** New signature entry on Wharf Street
- 4** Doo Dropp Inn extension
- 5** New planting and paving to RSL cenotaph and surrounds
- 6** RSL events area
- 7** Short-term 'pop-up' coffee shop
- 8** Feasibility study - multi purpose building
- 9** Feasibility study - outdoor stage
- 10** Pathway to Logan River and residential areas





Legend

- Site boundary
- Heritage Precinct
- Site subject to lease
- New pedestrian pathway
- New vehicular access
- Feature lighting
- Existing tree to be retained
- New shade tree



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Existing infrastructure to be retained

- A** Old School Building (heritage listed)
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- H** Logan Village Hotel
- J** CCTV pole
- K** Carpark and vehicular access
- L** Logan Village Lions Community Hall
- M** Basketball court

Items to be removed

- a** Existing carpark and driveway
- b** Existing skate park
- c** Existing rotunda/picnic shelter

Previously delivered infrastructure

- 1** Adventure playground with picnic shelter and BBQ
- 2** Lookout and climbing structure
- 3** New signature entry on Wharf Street
- 4** Doo Dropp Inn extension
- 5** New planting and paving to RSL cenotaph and surrounds
- 6** RSL events area

New/Upgraded infrastructure

- 7** Permanent coffe shop/outdoor dining
- 8** Multi-purpose community facility - phase one
- 9** Outdoor events stage
- 10** Connection to Logan River and residential areas
- 11** Short-term accommodation (delivered by others)
- 12** Upgraded heritage courtyard
- 13** New skate park
- 14** Connection with Logan Village-Yarrabillba Rail Trail
- 15** Upgrade the event space





Legend

- Site boundary
- Heritage Precinct
- Site subject to lease
- New pedestrian pathway
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- Feature lighting
- Existing tree to be retained
- New shade tree



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Items to be removed

- a** Existing carpark and driveway
- b** Existing basketball court

Previously delivered infrastructure

- 1 Adventure playground with picnic shelter and BBQ
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New/Upgraded infrastructure

- 16 Multi-purpose community facility - phase two
- 17 New basketball court and amenities
- 18 New 'main street'
- 19 Museum extended display area if required





Legend

- Site boundary
- Heritage Precinct
- Site subject to lease
- New pedestrian pathway
- New vehicular access
- Feature lighting
- Existing tree to be retained
- New shade tree



For more information

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