



Logan Village Riverfront Precinct Plan

November 2023



Acknowledgment of Country

Logan City Council acknowledges the Traditional Custodians of the land, pays respect to Elders past, present and emerging, and extends that respect to all Aboriginal and Torres Strait Islander peoples in the City of Logan.



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Cover image: Logan River viewed from eastern bank looking south



Introduction

The Logan Village Riverfront Precinct Plan (the Precinct Plan) seeks to revitalise the connection between Logan Village and the Logan River. The history of Logan Village is intrinsically linked to the Logan River and the Precinct Plan seeks to celebrate this connection by creating a public interface for everyone to enjoy.

The Precinct Plan is consistent with the Council's endorsed position of supporting river activation most notably articulated in the Logan River Vision. The Precinct Plan also aligns with the Logan Village Implementation Plan where several priority actions identified the need to upgrade the Logan River precinct.

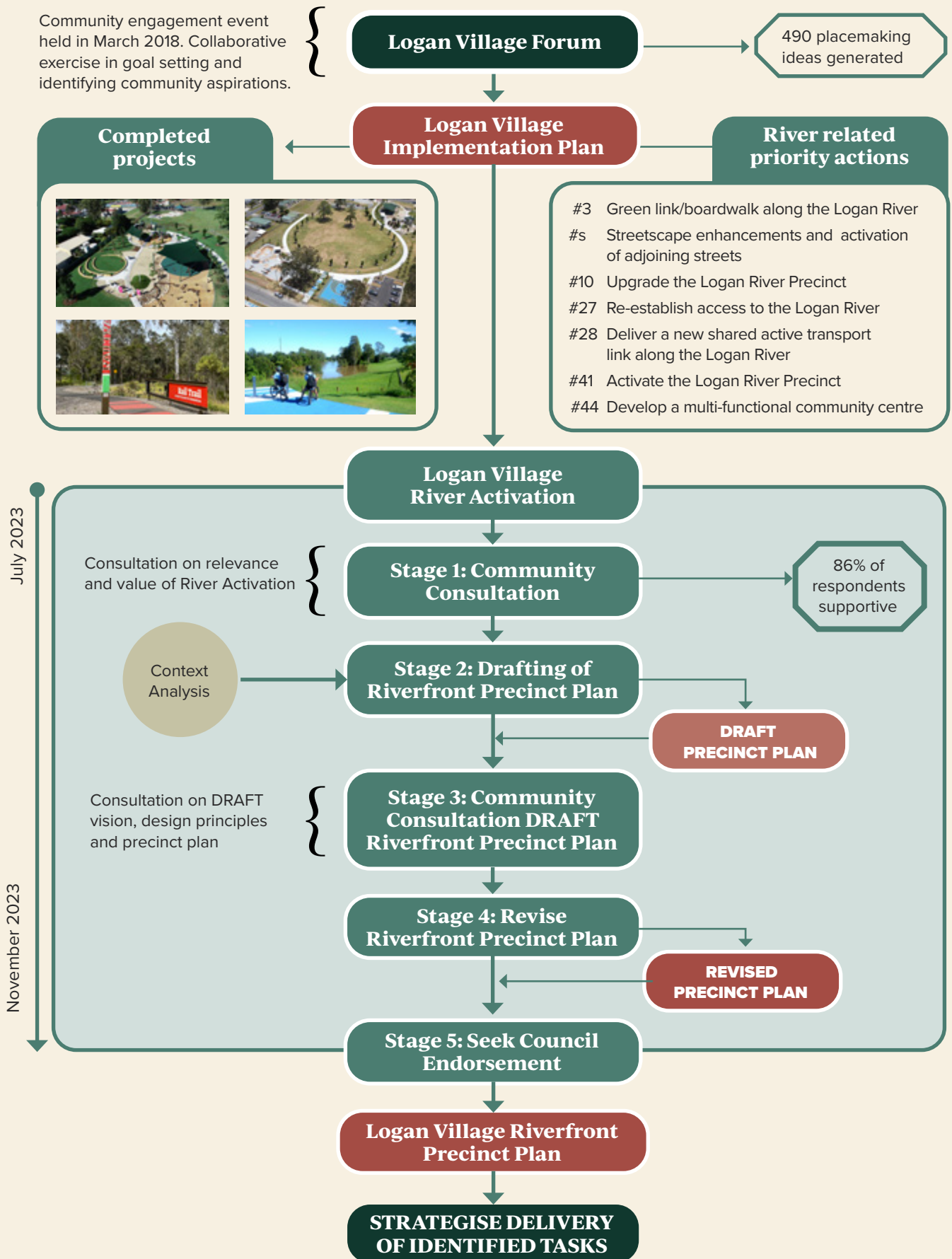
The methodology for creating the Precinct Plan is summarised in Figure 1. The figure demonstrates how the Precinct Plan forms part of a long term strategy for placemaking within Logan Village and how community consultation is a valued and core component of the process.

A vision statement has been created to articulate what the Precinct Plan is trying to achieve.

Logan Village Riverfront Vision

'A shared community place where people can exercise, relax and embrace the natural and heritage significance of the Logan River'

Figure 1 – Precinct Plan Methodology





Pioneering spirit

Timber trade key economic driver



Heritage analysis

The Logan Village centre has a rich and layered history and today's community wear it's heritage as a badge of honour. The Logan River has shaped the use of the surrounding area and will continue to do so in the future.

Archaeological evidence has documented how aboriginal people have occupied the area for tens of thousands of years. The Yugambah peoples territory stretches from the Logan to the Tweed River. The Logan River is known as Dugulumba to the Yugambah people and it was a valuable source of food, a place to camp and a setting for large gatherings.

Key pioneer related heritage milestones are summarised below:

- › Captain Patrick Logan first expedition 1826
- › First accurate map of region published in 1842
- › Logan Village was close to the navigation limit on the Logan River
- › Settlement predominantly commenced in 1862 with the Logan Agricultural Reserve – original wharf was located at North Street
- › River steamers such as the SS Amy and SS Louisa transported produce and supplies to and from larger centres
- › Bethania to Logan Village Railway line opened in 1885
- › First bridge over river opened in 1897 but was swept away in a flood in 1903
- › Camp Cable used as American military base during WWII
- › Geoff Philp bridge opened 1996

Direction: The Precinct Plan must respect and pay tribute to both First Nations and settler history of Logan Village

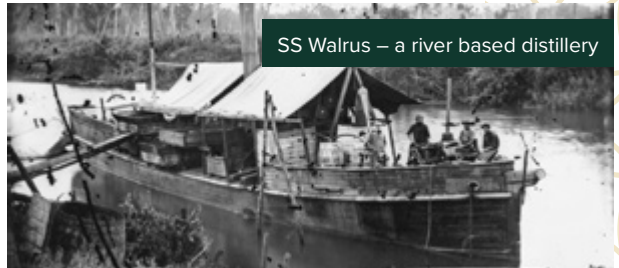


Strong simple forms

Local materials & crafted pride



The importance of the crossing to trade



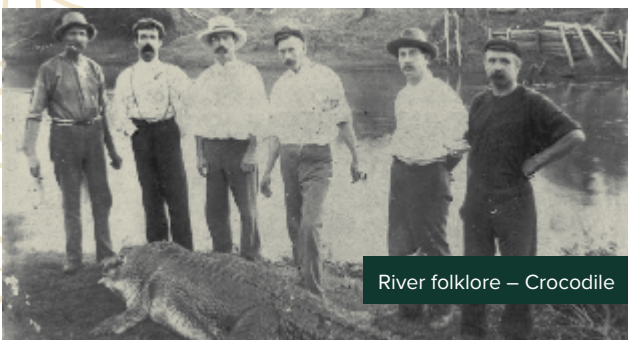
SS Walrus – a river based distillery



Logan Village Hotel – key landmark



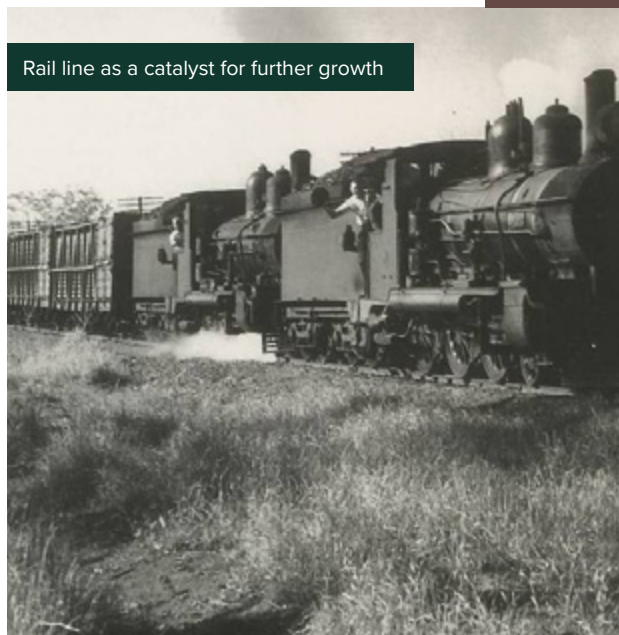
Old wharf at North St.



River folklore – Crocodile



SS Louisa facilitated trade



Rail line as a catalyst for further growth

Precinct analysis

An appreciation of context is essential to understanding how a place works, its heritage, its function and its identity. By studying individual characteristics such as land use, movement patterns, viewpoints and activity a layered understanding of inter related features and processes can be documented.

Below is a summary of the key characteristics that have informed Council's Draft Precinct Plan.



Catalyst

- > Strategic purchase of 16–18 River St
- > Activation opportunity



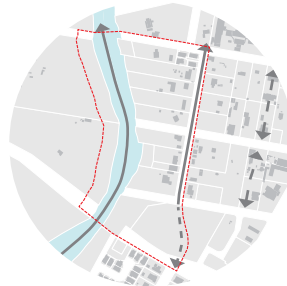
River Crossing

- > Barrier effect of river
- > Single crossing at Anzac Avenue
- > Limits wider connectivity



Public Land

- > Consolidated land area
- > Potential for coordinated precinct plan to realise potential of river front



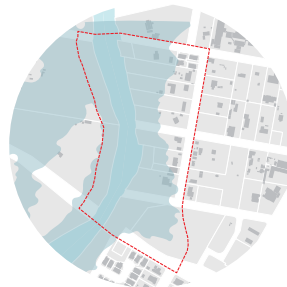
Movement

- > Dominance of north south movement



Existing Land Use

- > Mixed use centre
- > Characteristic of residential properties adjoining river



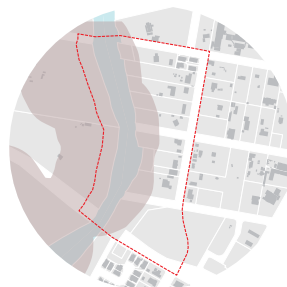
Flood

- > Defined flood threat
- > Need for adaptable strategies and responses



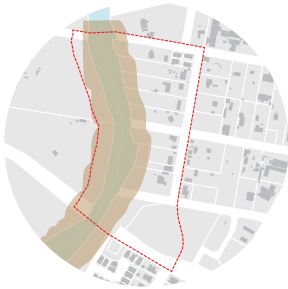
Zoning

- > Mixed use zoning supports community use, food and beverage, offices, residential and short term accommodation
- > Potential for change in new Logan Plan 2025



Bushfire

- > Defined threat



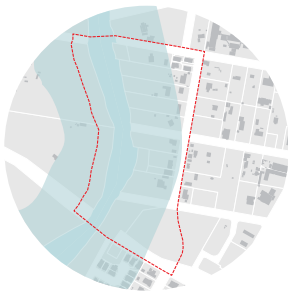
Erosion Prone

- > Riverine natural processes
- > Opportunities to strengthen river banks



Gateways

- > Defined thresholds into precinct
- > Entry experience – notable natural and built features



Waterways and Wetlands

- > No adverse impact on health and function of Logan River
- > Health of Logan River critical to future success of precinct



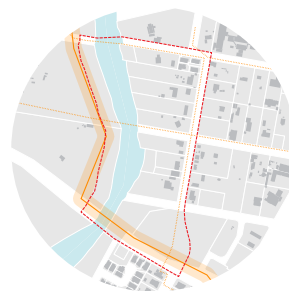
Activity anchors

- > Existing distribution drawn to Village Green and Waterford Tamborine Rd
- > Potential to attract activity back to Logan River



Biodiversity Area

- > Ensure biodiversity function is protected and enhanced where possible



Infra Corridors

- > High voltage power line
- > Access to easement to be protected



Active Transport

- > Rail trail integration – potential for services hub



Character Areas

- > Village Green
- > Tourism related and community use opportunities
- > Riverfront



Viewpoints

- > Distinctive vistas of river



Consultation summary

A comprehensive strategy for engaging the Logan Village community and residents of the City of Logan has underpinned this work. Council has sought to engage stakeholders in conversations around the value of intervention, what is required to deliver a successful precinct and design principles that should inform all future works.

Critically, this process sought to reaffirm and reinforce the outcomes of the Logan Village Forum and the Logan Village Implementation Plan. Reconfirming the importance of this work was crucial before proceeding to draft a Precinct Plan for the area.

The consultation strategy included:

1. A letter drop to all landowners within the Riverfront Precinct boundary.
2. A Have Your Say Page that summarised the project and provided updates as Council progressed through the process of preparing the Precinct Plan.
 - a. Survey 1 – sought feedback primarily on whether the priorities identified within the Logan Village Implementation Plan were still relevant 5 years later.
 - b. Survey 2 – sought feedback on the Precinct Plan Vision, the design principles, the big moves and the Draft Riverfront Precinct Plan. The results of both surveys are summarised in Figure 2 and Figure 3.
3. An information session was held on the Logan Village Green on 13 July 2023 to answer questions as they related to the first stage of public consultation.
4. Council officers met with the Gnirigomindala Karulbo group to discuss how First Nations interests could be represented within the Precinct Plan.
5. Council had a pop up event at the 160 year Logan Village Anniversary event held on the Green. The event was well attended resulting in some valuable feedback on the design principles, big moves and the Draft Precinct Plan. A highlight of the day was the youth engagement activities ensuring a wide range of voices were captured.

Figure 2 – Have Your Say survey results summary

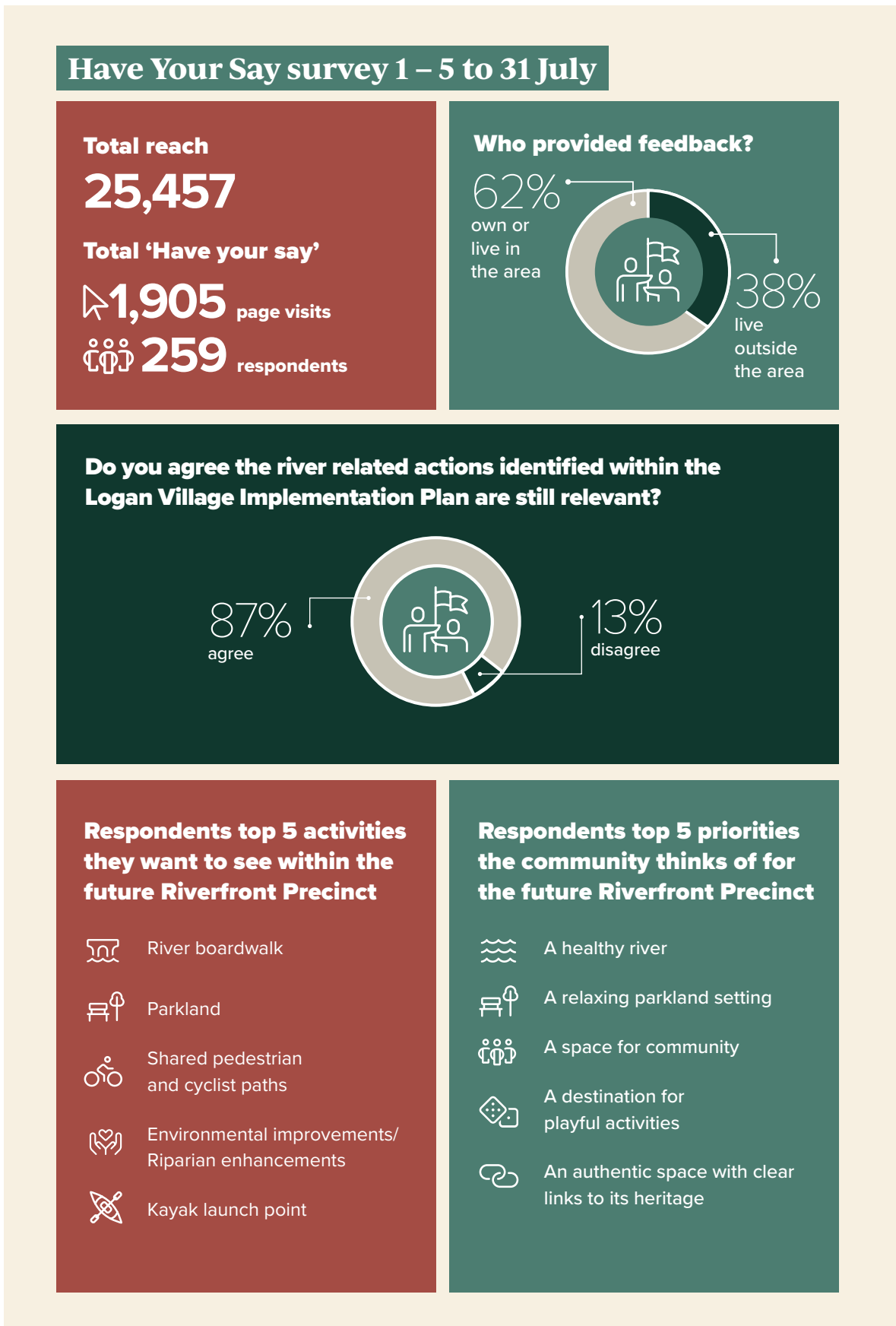
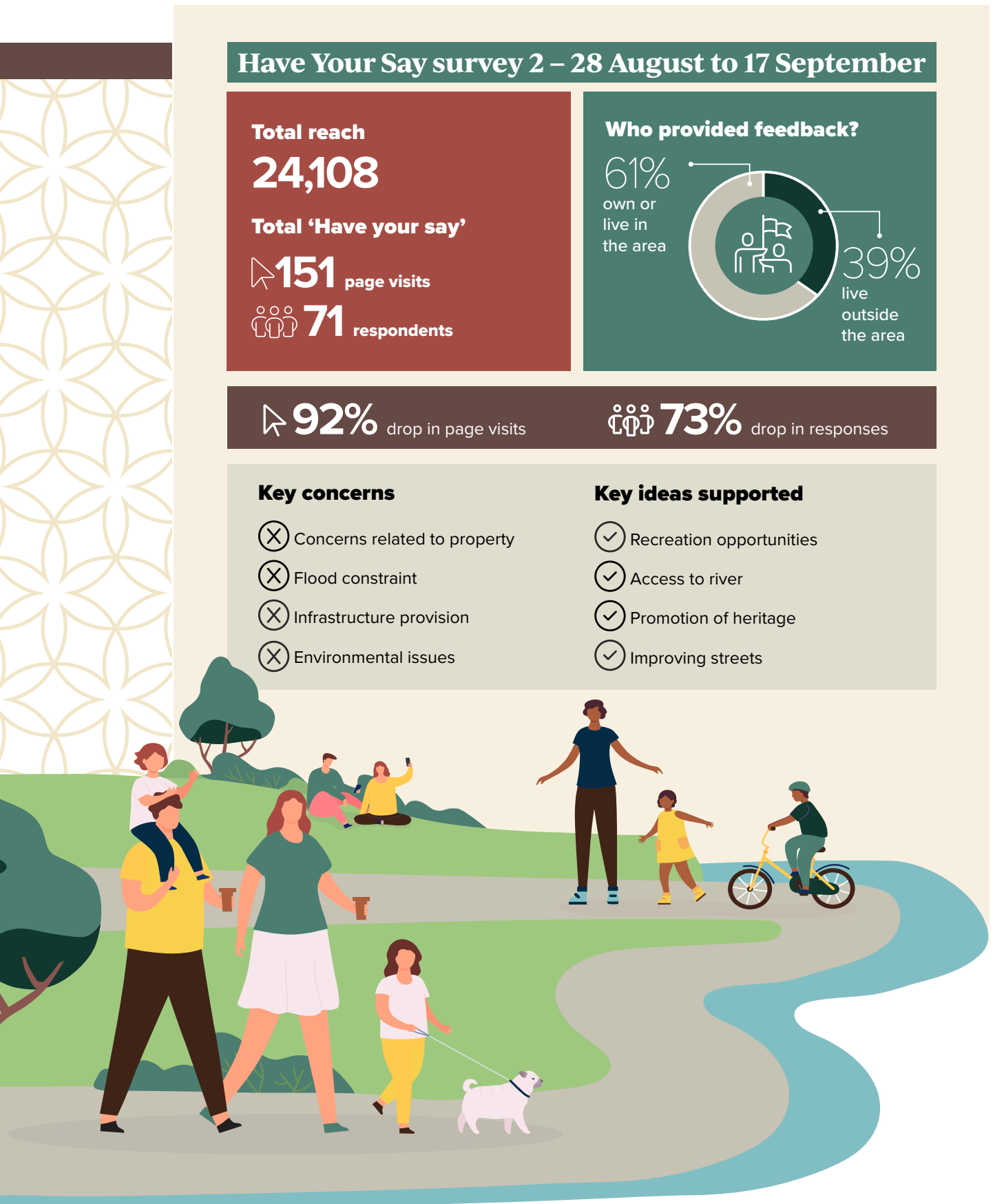


Figure 3 – Have Your Say survey results summary





Consultation Outcomes

What we heard	What we changed
1 Misconception that plan would force people out of their homes	Communication to clarify position of potential land acquisitions and emphasis on fact it would not impact any homes.
2 Impact of river activation on existing homes	Inclusion of 'Secure public/private interface' on precinct plan. First river access point moved north and reduced in size.
3 Streets not functioning efficiently	Prioritised streetscape upgrades in short term.
4 Lack of car parking	Additional off street car parking areas in addition to on street parking as part of streetscape upgrades.
5 Environmental and stabilisation concerns regarding river banks	Inclusion of 'Environmental Enhancements Riparian Zone'.
6 First Nations space to pay respect to heritage	Co-Design Opportunity for First Nations Space.

Precinct design principles








The Precinct Plan must respond to the unique characteristics of place.

Where possible constraints, identified below, should be positively addressed and used to create placemaking opportunities. For example, topography is a constraint to accessibility but also provides opportunities for viewpoints and creative recreation attractions.

Given the proximity of the Village Green, it is critically important the Riverfront Precinct complements the design principles, as identified below, of the Village Green Master Plan.

Constraints

Spatial constraints identified within Precinct Plan

-  Heritage precinct
-  Feasibility and funding
-  Flood constraint
-  Topography
-  Residential context
-  Environmental constraints and overlays
-  Land ownership

Village Green Master Plan Design Principles

Key design principles that underpin planning and design efforts within Logan Village Green



- 1** An authentic cohesive identity
- 7** Embrace the river
- 2** A legible layout with surrounding connectivity
- 8** An attractive community gathering space
- 3** Welcoming, inviting and open for business
- 9** Robust and flexible 24/7 event space
- 4** A regional destination
- 10** Local custodianship
- 5** Strategic alignment
- 11** Coordinated precinct management
- 6** Celebrate historical stories, rural connections and local creativity
- 12** Co-locate facilities

Six Riverfront Precinct Plan principles have been identified to guide all future interventions within the Precinct. The principles have been informed by reviews of stakeholder engagement, site investigations and desktop research.



An accessible river

A publicly accessible location where people can enjoy the natural beauty of the river.



A flood resilient asset

A public asset designed to cater for flood risk, utilising flood resilient assets and strategies.



A tourism destination

Explore opportunities for waterfront tourism opportunities within the Precinct.



A home for active pursuits

A place that accommodates active pursuits such as walking, cycling and kayaking etc.



An authentic identity

The Precinct should reflect and celebrate the First Nations and settler heritage importance of the Logan River.



A healthy river

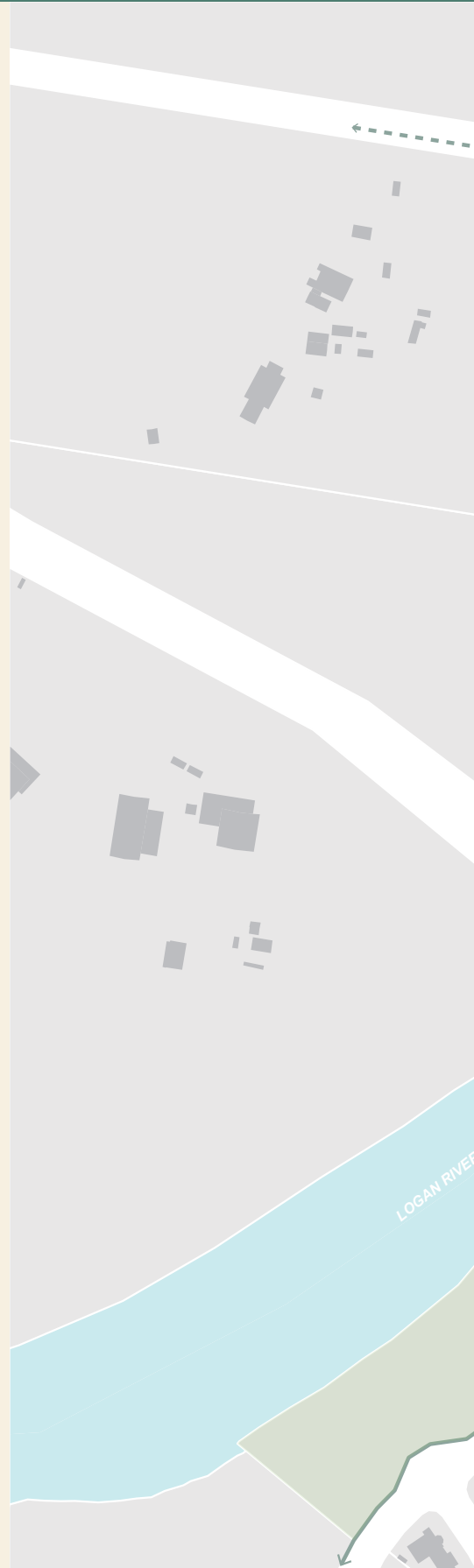
All interventions within the Precinct should seek to conserve and enhance the environmental performance of the Logan River.

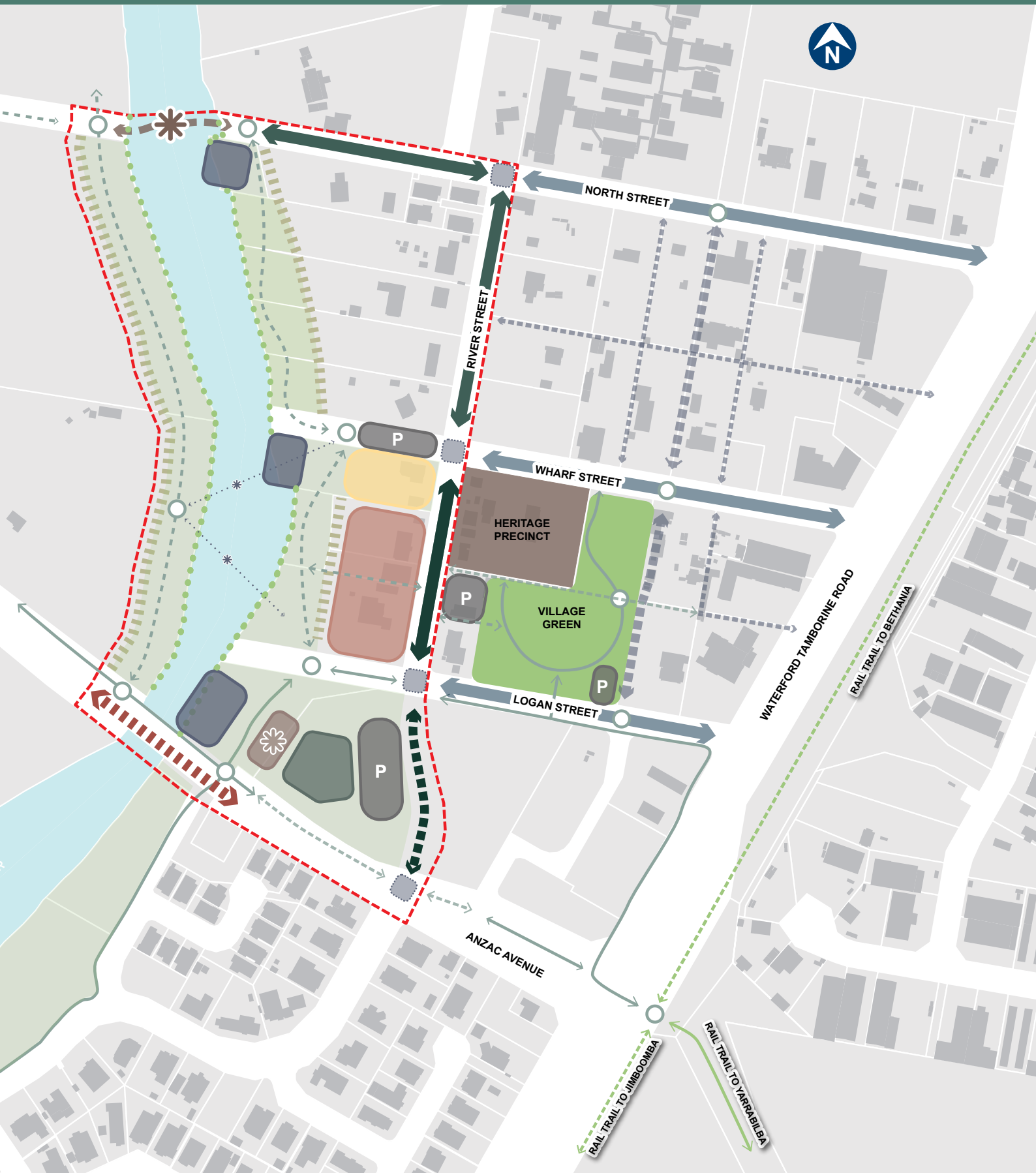
Riverfront Precinct Plan

The Precinct Plan lays out the spatial configuration of key changes to the Riverfront Precinct. It sets out the location of proposed uses, key gateways and movement routes through the Precinct Plan.

LEGEND

-  Public access to Logan River
-  Community use
-  Tourism Opportunity
-  Co-design opportunity for First Nations space
-  Park/tourism opportunity
-  Logan Village Green
-  Logan Village Heritage Precinct
-  River access investigation areas
-  Parking
-  Gateway/entry points
-  Public access nodes (connections)
-  Environmental Enhancements Riparian Zone
-  Streetscape upgrades within Precinct
-  Streetscape upgrades general
-  New access roads
-  Proposed duplication of Geoff Philp Bridge
-  Proposed active transport routes
-  Existing active transport routes
-  Proposed rail trails
-  Existing rail trails
-  Secure public/private interface
-  Cross river link opportunity
-  New active transport bridge opportunity
-  Riverfront Precinct boundary





Key moves to realise plan



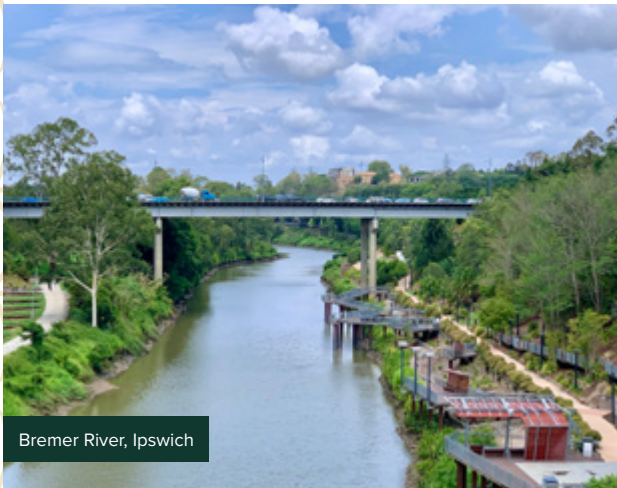
River Garden, Memphis, Tennessee



1. River parkland

Secure public access to the Logan River from Anzac Avenue to North Street.

Reconnect the Logan Village community with its Logan River heritage, provide access to the river, facilitate active transport and enhance the natural environment.



Bremer River, Ipswich



2. Flood resilience

Create a strategy to ensure all future development within the precinct is designed to positively respond to flood risk.

Strategy to identify project related criteria to assess risk, determine appropriate lifecycle costs and methodologies for flood related hazards.



Curra Community Hall, Curra



3. Community destination

Realise the potential of 16–18 River Street to open up public access to the Logan River, providing a mixed use asset with both community and tourism related facilities.

Pursue delivery and operational funding to deliver a multifaceted facility that will act as a gateway to the new Logan Riverfront Precinct.



Studley Park Boathouse, Melbourne



4. Explore tourism potential

Investigate the potential of creating a tourism precinct on River Street capitalising upon strategic location adjacent to the River.

Opportunities for short term accommodation, river wharf, cafes, restaurants, bars & active recreation facilities to be explored.



Brisbane River



5. River access

Provide public access to the Logan River. Facilities to consider include a kayak launch point, fish cleaning station and general amenities.

Design and delivery of river access to prioritise universal access.



Adelaide



6. Street upgrades

Streetscape upgrades should seek to improve walkability access, stormwater and utilities but also improve the place making priorities of the Precinct Plan. Place making priorities to include appropriate materials, shade, landscaping, lighting and pedestrian/cyclist movement.

Staging and implementation

It is proposed to implement the Precinct Plan in stages as indicated in Table 1 and illustrated over the following pages. The staging plan provides Council with a clear plan to align efforts in advocating for funding to deliver the Precinct Plan’s ‘big moves’.

The staging has been carefully aligned to minimise any risk of redundant work and enable the logical delivery and integration of longer term deliverables over time.

Table 1: Precinct Plan staging strategy

Item	Short 0–5 years	Medium 5–10 years	Long 10+ years
1 River Parkland			
1a Extend Riverlink access to Wharf Street (from Logan Street)	Investigate	Design	Deliver
1b Deliver heritage trail that reflects the importance of the Logan River to First Nation peoples and pioneer heritage	Investigate	Design	Deliver
1c Parkland west of River Street extension	Investigate	Design	Deliver
1d Extend Riverlink access from Wharf to North Street	Investigate	Design	Deliver
1e Explore opportunities for a river crossing & active transport route on western banks of Logan River		Investigate	Design
1f Investigate opportunity for access from Riverlink to Anzac Avenue	Investigate	Design	Deliver
2 Flood Resilience			
2a Produce a Flood Resilience Strategy		Design	Deliver
2b Investigate and complete river bank stabilisation where possible		Design	Deliver
2c Investigate and deliver enhancements to riparian zone where possible	Investigate	Design	Deliver
3 A community destination			
3a Delivery of Multi Use Community Centre	Investigate	Design	Deliver
3b Provide additional off street parking within Precinct Plan	Investigate	Design	Deliver
3c Design and deliver a First Nations space within the Precinct Plan	Investigate	Design	Deliver
4 Explore tourism potential			
4a Explore opportunities to expand tourism facilities within Precinct Plan	Investigate	Design	Deliver
4b Investigate potential of tourism related incentives to attract operators	Investigate	Design	Deliver
5 River access			
5a Deliver public access to Logan River between Wharf Street and Anzac Avenue (location(s) and function of access to be confirmed)	Investigate	Design	Deliver
5b Deliver public access to Logan River between Wharf Street and North Street (location and function of access to be confirmed)		Investigate	Design
5c Investigate opportunities for a river ferry or cruiser terminal	Investigate	Design	Deliver
6 Street Upgrades			
6a Prioritise streetscape improvements of River Street	Investigate	Design	Deliver
6b Deliver streetscape improvements of identified streets	Investigate	Design	Deliver

Investigate ■ Design ■ Deliver ■



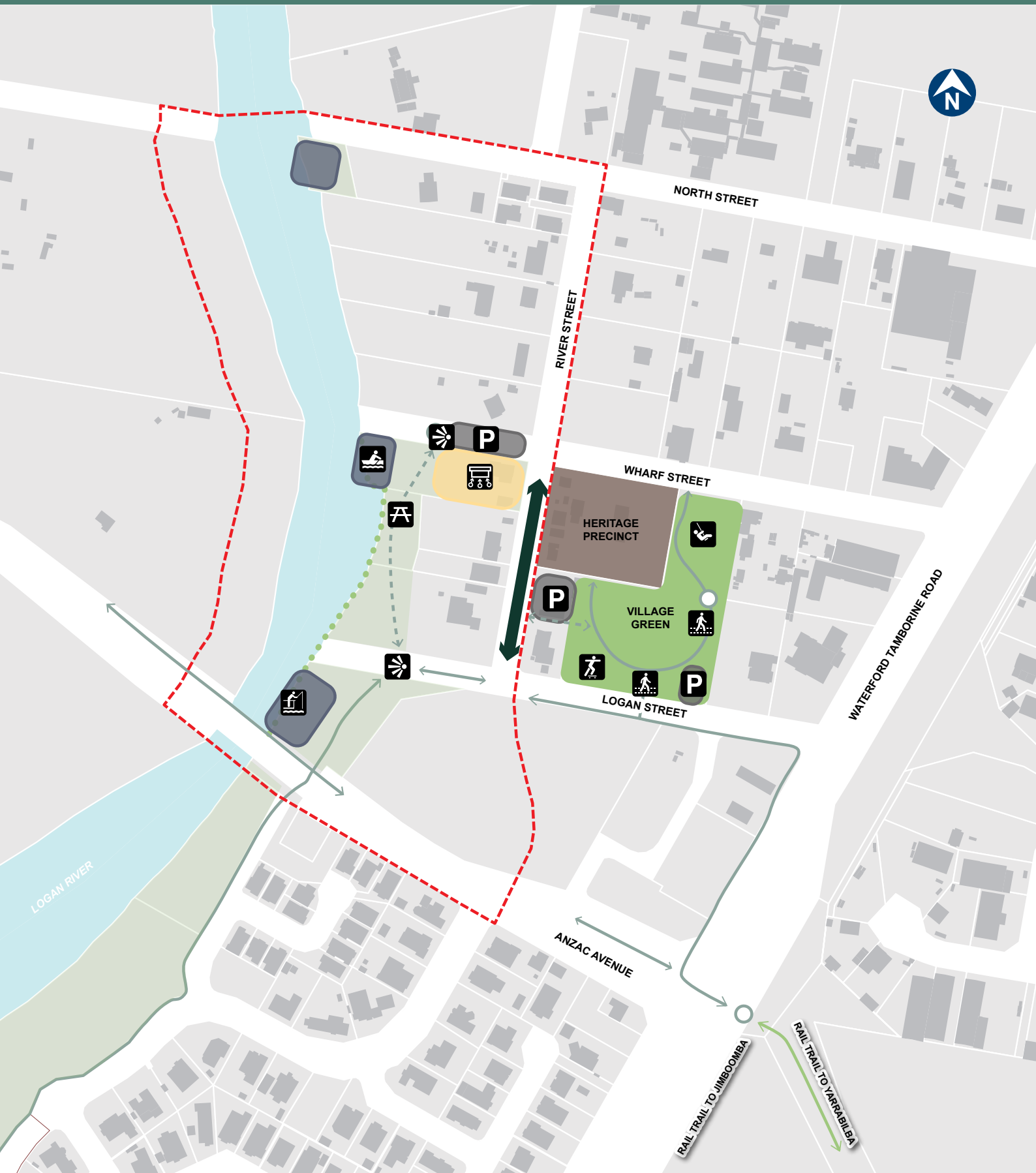
Staging plans

Short term (0–5 years)

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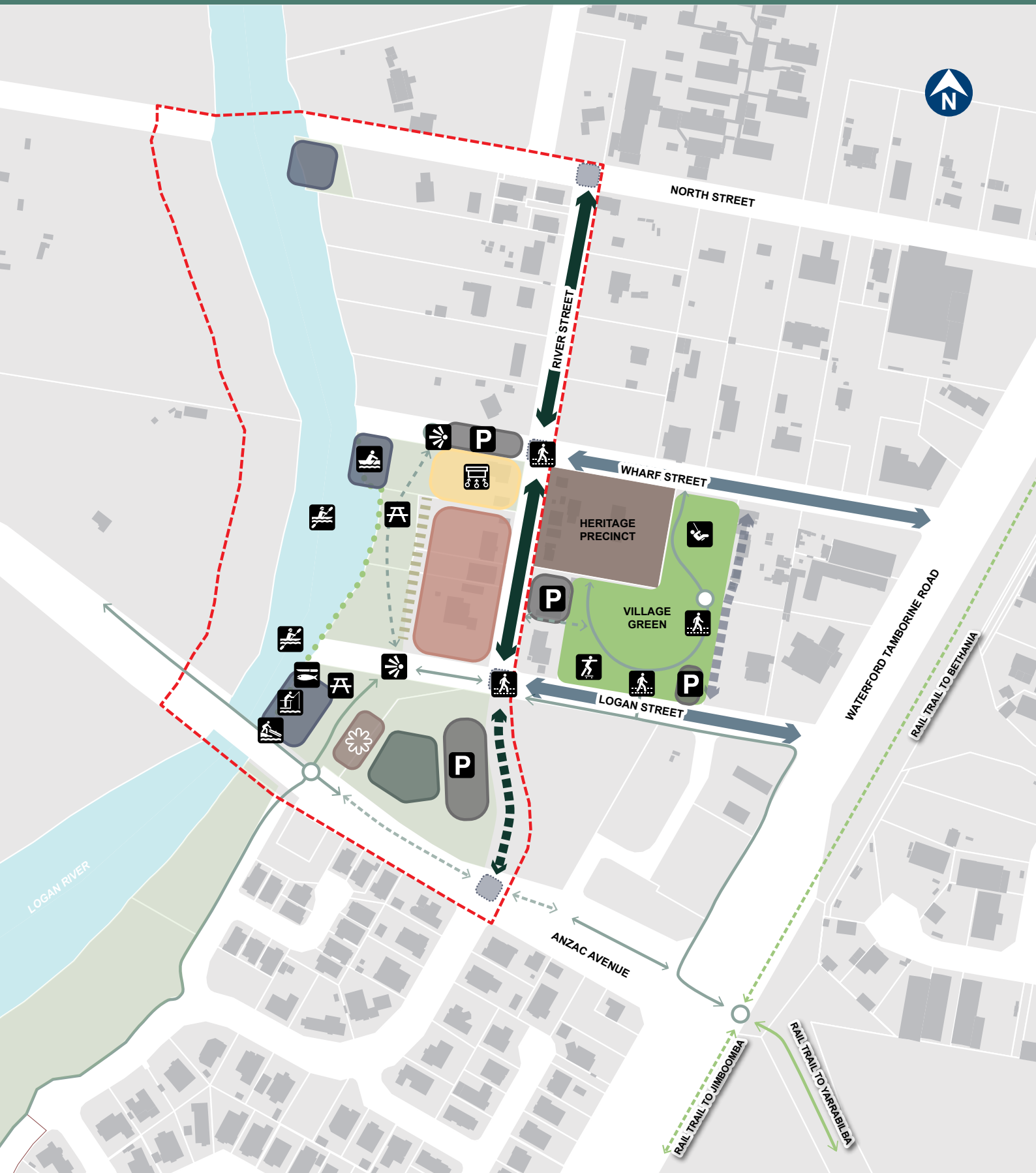
Staging plans

Medium term (5–10 years)

LEGEND

-  Public access to Logan River
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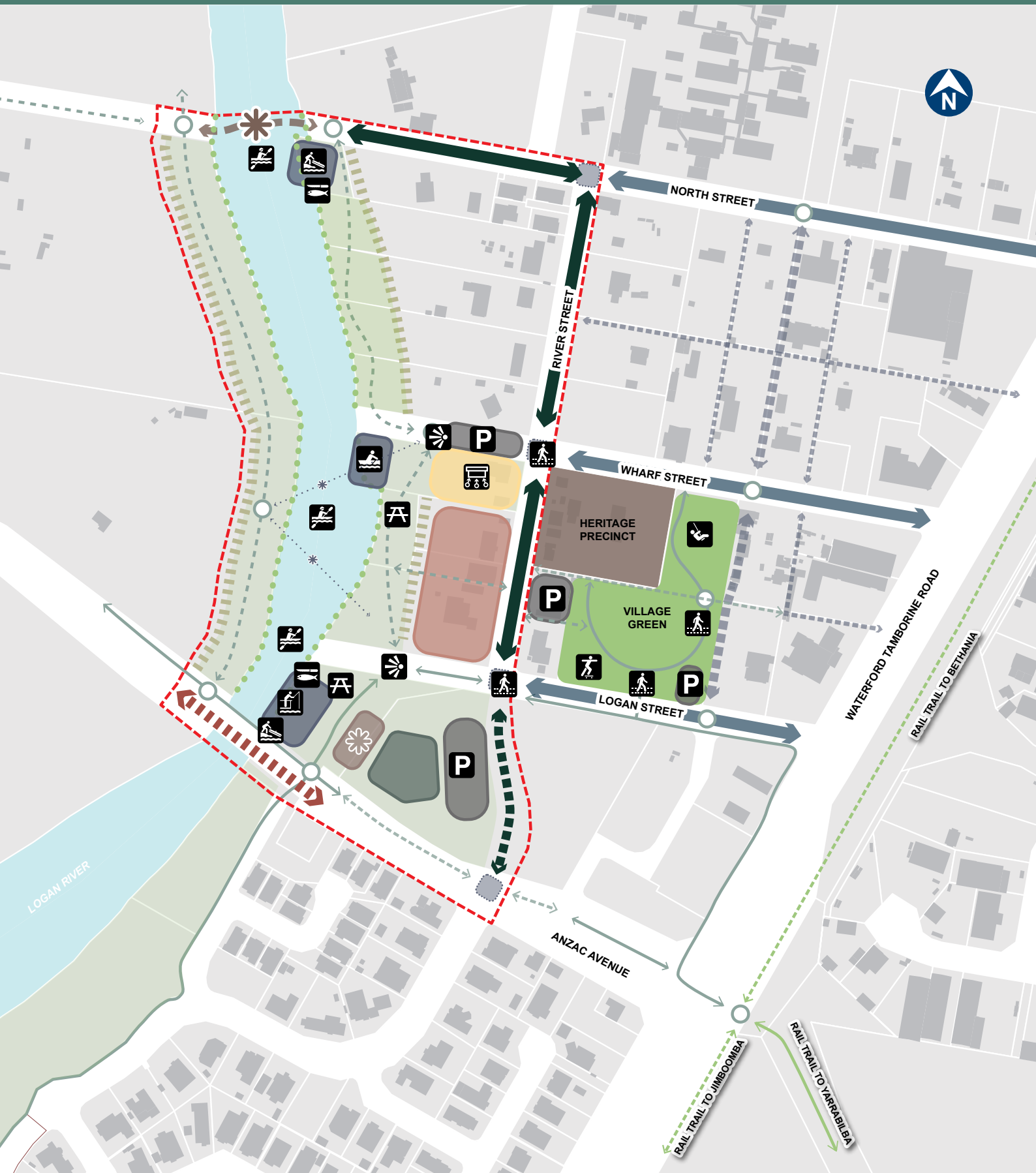
Staging plans

Long term (10+ years)

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