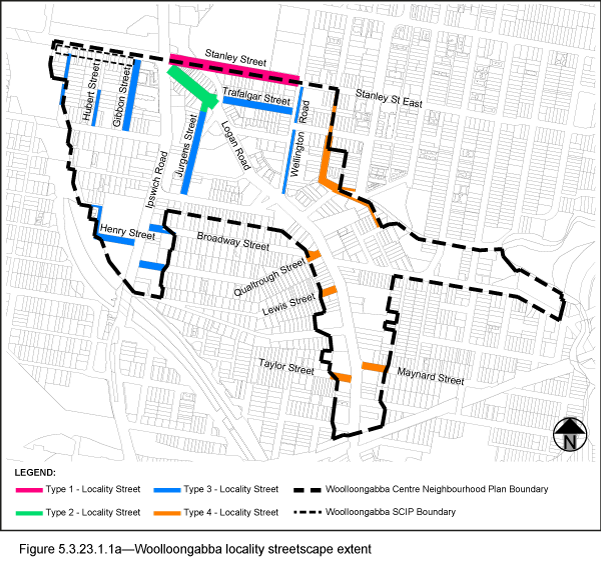
5.3.23.1 Woolloongabba Centre

5.3.23.1.1 Location and extent



1. The Locality Streets in the Woolloongabba centre neighbourhood plan area are indicated on the Streetscape hierarchy overlay map and on Figure 5.3.23.1.1a.
2. All streetscape works occurring within the Locality Streets indicated in Figure 5.3.23.1.1a, must comply with the character specified in this document.
3. Streetscapes outside these areas may be developed in keeping with this character, at the discretion of the developer and subject to Council approval.

5.3.23.1.2 Standard footway elements and materials

1. These locality guidelines are to be read in conjunction with Chapter 3 – Road corridor design of the Infrastructure design planning scheme policy.
2. Footway upgrades are to include new surfacing, new or reinstated kerb and channel, driveways, pedestrian kerb crossings, tactile markers, roof water drainage line connections, service pit lids, street trees, garden beds, furniture and pedestrian lighting applicable to the streetscape type.
3. The scope, layout and detail of the footway upgrades are to be agreed on a site by site basis through the development assessment process.

5.3.23.1.3 Streetscape hierarchy

5.3.23.1.3.1 Streetscape types overview

1. The locality streets within the Woolloongabba centre neighbourhood plan area are exceptions to the standard streetscape hierarchy.
2. The streetscape type, layout and materials for locality streets in this area are shown in Figure 5.3.23.1.1a and outlined in the following sections.

5.3.23.1.3.1.1 Type 1 Locality Street

1. The streetscape specifications for Type 1 Locality Street are outlined in Table 5.3.23.1.3.1.1A and shown in Figure 5.3.23.1.1a.
2. Where the verge width is less than 3.75m refer to Table 5.3.23.1.3.1.1B below.
3. Where the verge width is 3.75m or greater refer to Chapter 3 – Road corridor design for the standard Subtropical boulevard major (NS1) streetscape treatment specifications.

Table 5.3.23.1.3.1.1A –Locality street type 1 and specifications

|  |  |
| --- | --- |
| Specifications | Type 1 Locality Street treatment |
| Verge width | Retain existing width. |
| Unobstructed pavement width | Refer to Table 5.3.23.1.3.1.1B. |
| Description | Full width pavement. |
| Paving materials | Type: Exposed aggregate standard Portland Grey concrete  Colour: 'Victoria Falls' (90% Blue Heeler and 10% Winter Brown)  Supplier: Hanson Code IE251AF61, Boral or approved equivalent |
| Tactile paving  (consistent with BSD-5218) | Type: Concrete tactile  Supplier: Chelmstone, Urbanstone or approved equivalent  Colour: CCS ‘Voodoo’ |
| Driveways | Exposed aggregate to match footpath. |
| Garden beds | Garden beds are permitted in accordance with Table 5.3.23.1.3.1.1B.  Garden beds located adjacent to kerb are to be:   1. 1.5m minimum spacing between garden beds; 2. Maximum 10m long; 3. Layout and length of garden beds to accommodate car parking and other kerbside allocation. |
| Street trees | Street trees are permitted in accordance with Table 5.3.23.1.3.1.1B.  Street trees include:   1. All trees are a minimum of 750mm from the nominal face of kerb and 600mm from edges of pavement; 2. A mix of tree species is laid out in an informal manner with clusters of trees closely spaced in some locations; 3. Medium and small crown trees are to be planted at 2m to 6m centres; 4. Large crown feature trees are to be planted at minimum 10m centres.   Trees planted in: Garden beds or tree grates.  Tree grates: 1.6m x 1.2m tree grates are used where adjacent to the kerb. |
| Furniture | Provide furniture where the footpath width allows and in accordance with the standard specifications in 3.7.6 Design standards for street furniture.  All furniture to be located outside of the unobstructed pavement area. |

Table 5.3.23.1.3.1.1B –Type 1 Locality street footway width exception

|  |  |  |  |
| --- | --- | --- | --- |
| Verge widths (from nominal face of kerb) | Garden bed width | Street trees | Unobstructed pavement width |
| 2.50m – 3.14m | 1.15m | Yes | 1.2m – 1.8m |
| 3.15m – 3.74m | 1.2m | Yes | 1.8m – 2.4m |
| 3.75m+ | Default subtropical boulevard SB1 – 3.75m treatment. Refer to Chapter 3 – Road corridor design for standard specifications. | | |

5.3.23.1.3.1.2 Type 2 Locality Street (Antiques Precinct)

The streetscape specifications for Type 2 Locality Street are outlined in Table 5.3.23.1.3.1.2A and shown in Figure 5.3.23.1.1a.

Table 5.3.23.1.3.1.2A –Locality street type 2 and specifications

|  |  |
| --- | --- |
| Specifications | Type 2 Locality Street treatment |
| Verge width | Retain existing width. |
| Unobstructed pavement width | Retain existing width. |
| Description | Full width pavement. |
| Paving materials | Type: Honed coloured concrete with Sawcut Pattern  Supplier: Hanson ('Racona' - code IP321AC01), Boral or approved equivalent  Colour: CCS ‘Liquorice’, Aggregate –90% Blue Heeler + 10% Winter Brown |
| Tactile paving | Type: Concrete tactile paver  Supplier: Chelmstone, Urbanstone or approved equivalent  Colour: CCS 'Voodoo' |
| Kerb and channel | Type: Langwarren Blue Honed Finish  Supplier: Stonevue Urbanvue Paver  Size: 200 x 400 x 85mm |
| Driveways | To match adjacent footpath finish. |
| Garden beds | Yes |
| Street trees | Layout: Single trees in porous paving finished tree pit and trees in garden beds.  Porous paving tree pit: SureSet Stone cream coloured crushed aggregate, 5mm – 10mm range or approved equivalent |
| Furniture | Drinking fountain:   1. Supplier: Urban Fountains and Furniture Apollo 900 or approved equivalent. 2. Finish: Stainless Steel   Bollards:   1. Supplier: Street Furniture Australia Slim Series 118mm round x 910mm high with Flat Head 86F. 2. Finish: Stainless Steel |

5.3.23.1.3.1.3 Type 3 Locality Street

The streetscape specifications for Type 3 Locality Street are outlined in Table 5.3.23.1.3.1.3A and shown in Figure 5.3.23.1.1a.

Table 5.3.23.1.3.1.3A –Locality street type 3 and specifications

|  |  |
| --- | --- |
| Specifications | Type 3 Locality Street treatment |
| Verge width | Retain existing width. |
| Unobstructed pavement width | Refer to Table 5.3.23.1.3.1.3B. |
| Description | Full width pavement |
| Paving materials | Type: Exposed aggregate standard Portland Grey concrete  Supplier: Hanson , Boral or approved equivalent  Colour: 'Victoria Falls' (90% ‘Blue Heeler’ and 10% ‘Winter Brown’) |
| Tactile paving | Type: Concrete tactile uses  Supplier: Chelmstone, Urbanstone or approved equivalent  Colour: CCS ‘Voodoo’ |
| Driveways | To match adjacent footpath finish. |
| Garden beds | Garden beds are permitted in accordance with Table 5.3.23.1.3.1.3B. |
| Street trees | Street trees are permitted in accordance with Table 5.3.23.1.3.1.3B.  Street trees include:   1. All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement; 2. A mix of tree species laid out in an informal manner with clusters of trees; 3. Medium and small crown trees to be planted at minimum 2m spacing, if within garden beds, or minimum 6m spacing outside of garden beds; 4. Large crown feature trees to be planted at minimum 10m centres.   Tree grates: 1.6m x 1.2m  Layout:   1. A mix of species, in a single row at the rear of kerb; 2. To be planted as singles and in pairs or clusters.   Planting: Trees are planted in garden beds or tree grates. |
| Furniture | Provide furniture where the footpath width allows and in accordance with the standard specifications in 3.7.6 Design standards for street furniture.  All furniture is to be located outside of the unobstructed pavement area. |

Table 5.3.23.1.3.1.3B –Type 3 Locality street footway width exception

|  |  |  |  |
| --- | --- | --- | --- |
| Verge widths (from nominal face of kerb) | Garden bed width | Street trees | Unobstructed pavement width |
| Less than 2.1m | No garden beds | No | Full width |
| 2.1m – 2.49m | 750mm – 1.15m | No | 1.2m |
| 2.50m – 3.14m | 1.15m | Yes | 1.2m – 1.8m |
| 3.15m – 3.74m | 1.2m | Yes | 1.8m – 2.4m |
| 3.75m | 1.2m | Yes | 2.4m |

5.3.23.1.3.1.4 Type 4 Locality Street

The streetscape specifications for Type 4 Locality Street are outlined in Table 5.3.23.1.3.1.4A and shown in Figure 5.3.23.1.1a.

Table 5.3.23.1.3.1.4A –Locality street type 4 and specifications

|  |  |
| --- | --- |
| Specifications | Type 4 Locality Street treatment |
| Verge width | Retain existing width. |
| Unobstructed pavement width | Refer to Table 5.3.23.1.3.1.4B. |
| Description | Concrete footpath in turf. |
| Paving materials | Broom Finished: Standard Portland Grey concrete. |
| Tactile paving | Type: Concrete tactile uses  Supplier: Chelmstone, Urbanstone or approved equivalent  Colour: CCS ‘Voodoo’ |
| Driveways | Broom finished Portland Grey concrete. |
| Turf width | Turf is required in accordance with Table 5.3.23.1.3.1.4B. |
| Garden beds | No. |
| Street trees | Street trees are permitted in accordance with Table 5.3.23.1.3.1.4B.  Street trees include:   1. All trees minimum of 750mm from nominal face of kerb and 600mm from edges of pavement. 2. Mix of tree species laid out in an informal manner with clusters of trees; 3. Medium and small crown trees to be planted at minimum 2m spacing, if within garden beds, or minimum 6m spacing outside of garden beds; 4. Large crown feature trees to be planted at minimum 10m centres.   Layout: Street trees are a mix of species, in a single row at the rear of kerb. Trees to be planted as singles and in pairs or clusters. Trees planted in: Mulched tree planting area in turf. |
| Furniture | No furniture. |

Table 5.3.23.1.3.1.4B –Type 4 Locality street footway width exception

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Verge widths (from nominal face of kerb) | Pavement width | Turf strip adjacent kerb – minimum width | Turf strip at rear of verge | Street trees | Distance between tree and edge of pavement |
| Less than 2.1m | Full width | No turf | None | No | N/A |
| 2.1m – 2.49m | 1.2m | 750mm – 1.14m | None | No | N/A |
| 2.50m - 3.14m | 1.2m | 1.15m – 1.79m | None | Yes | 550mm – 1.19m |
| 3.15m - 3.74m | 1.8m | 1.2m – 1.69m | None | Yes | 600mm – 1.09m |
| 3.75m | 1.8m | 1.3m | 0.5m | Yes | 600mm |

5.3.23.1.4 Planting

5.3.23.1.4.1 Street trees

1. Street trees are permitted as identified for each Locality streetscape type in Table 5.3.23.1.3.1.1A, Table 5.3.23.1.3.1.2A, Table 5.3.23.1.3.1.3A and Table 5.3.23.1.3.1.4A.
2. Table 5.3.23.1.4A sets out the approved street tree species for use on the various streets within the Woolloongabba centre neighbourhood plan area.
3. Each street has a minimum of two approved street tree species to encourage variety and diversity within the precinct.
4. Where two or more street trees are required on the same development frontage, a mixture of the appropriate species as listed in Table 5.3.23.1.4Ais required.

5.3.23.1.4.2 Garden beds

1. Garden beds are permitted as identified for each Locality streetscape type in Table 5.3.23.1.3.1.1A, Table 5.3.23.1.3.1.2A, Table 5.3.23.1.3.1.3A and Table 5.3.23.1.3.1.4A.
2. Shrub and groundcover species are to be selected from Table 5.3.23.1.4B.

Table 5.3.23.1.4A —Street trees

|  |  |
| --- | --- |
| Street | Tree species |
| Albion Street | Syzygium luehmannii  Xanthostemon chrysanthus |
| Broadway Street | Melaleuca bracteata  Callistemon viminalis |
| Buranda Street | Tabebuia argentea  Delonix regia |
| Deshon Street | Harpullia pendula  Lophostemon confertus |
| Gibbon Street | Cassia siamea  Syzygium luehmannii |
| Hampton Street | Callistemon viminalis  Tabebuia argentea |
| Hawthorne Street | Callistemon viminalis  Delonix regia |
| Henry Street | Grevillea baileyana  Buckinghamia celsissima |
| Holden Street | Melaleuca bracteata  Callistemon viminalis |
| Hubert Street | Cupaniopsis anacardioides  Tabebuia rosea |
| Ipswich Road | Flindersia schottiana  Brachychiton acerifolius  Lophostemon confertus |
| Jurgen Street | Cassia fistula  Jacaranda mimosifolia |
| Lewis Street | Melaleuca bracteata  Lophostemon confertus |
| Logan Road | Cupaniopsis anacardioides  Flindersia brayleyana  Harpullia pendula  Livistona dicepens  Syzygium jambos  Waterhousia floribunda |
| Logan Road – Locality Street Type 2 | Brachychiton acerifolius  Roystonea regia |
| Longlands Street | Cupaniopsis anacardiodes  Tabebuia argentea |
| Lucinda Street | Melaleuca quinquenervia  Callistemon viminalis |
| Maynard Street | Harpullia pendula  Tabebuia rosea |
| Mountjoy Street | Callistemon “Eureka”  Melaleuca quinquenervia |
| Nile Street | Cupaniopsis anacardioides  Peltophorum pterocarpum |
| Norman Street | Peltophorum pterocarpum  Melaleuca bracteata |
| Overend Street | Melaleuca quinquenervia  Lophostemon confertus |
| Qualtrough Street | Melaleuca quinquenervia  Callistemon viminalis |
| Reid Street | Acmena smithii  Tristaniopsis laurina |
| Stanley Street East | Brachychiton acerifolius  Syzigium jambos  Waterhousia floribunda |
| Taylor Street | Melaleuca linariifolia  Callistemon viminalis |
| Toohey Street | Melaleuca linariifolia  Callistemon salignus |
| Trafalgar Street | Brachychiton acerifolius  Buckinghamia celsissima |
| Vanda Street | Harpullia pendula  Buckinghamia celsissima |
| Walker Street | Brachychiton acerifolius  Buckinghamia celsissima |
| Wellington Road | Brachychiton acerifolius  Jacaranda mimosifolia  Syzygium francisii  Waterhousia floribunda |

Table 5.3.23.1.4B —Shrub and groundcover species

|  |  |
| --- | --- |
| Street | Shrubs and groundcovers species |
| Logan Road Antiques Precinct – Locality Street Type 2 | Cordyline fruticosa‘Rubra’  Philodendron‘Xanadu’  Strelitzia reginae  Dianella‘Little Jess’ |
| All other street types in Woolloongabba (where applicable) | Dianellaspp.  Dietes bicolour  Liriope‘Evergreen Giant’  Myoporum ellipticum  Themeda‘Mingo’  Trachelospermumspp. |