5.3.6.1 Fortitude Valley

5.3.6.1.1 Location and extent



1. The Locality Streets in the Fortitude Valley Neighbourhood Plan area are indicated on the [Streetscape hierarchy overlay map](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) and on [Figure 5.3.6.1.1a](#Figure53611a).
2. All streetscape works occurring within the Locality Streets indicated in [Figure 5.3.6.1.1a](#Figure53611a), 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.

5.3.6.1.2 Standard footway elements and materials

1. These streetscape specifications for Fortitude Valley are to be read in conjunction with [Chapter 3 – Road Corridor Design](Ch3RoadCorridorDesign.docx) 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.

5.3.6.1.3 Streetscape hierarchy

5.3.6.1.3.1 Streetscape types overview

1. The Locality Streets in the Fortitude Valley Neighbourhood Plan area are divided into different streetscape types that are exceptions to the standard streetscape hierarchy.
2. The streetscape types for Fortitude Valley allow for different street characteristics and aims, matching the scale and function of the street, its role in improving and connecting the public domain and enhancing its variety and legibility.
3. The streetscape type, layout and paving materials for each streetscape type in the Fortitude Valley Neighbourhood Plan area are outlined in [Table 5.3.6.1.3.2A](#Table53322A) and shown on [Figure 5.3.6.1.1a](#Figure53611a).

5.3.6.1.3.2 Fortitude Valley streetscape type exceptions

1. The following areas are not covered in this section (for further advice contact the relevant development assessment landscape architect).
2. Brunswick Street mall:
3. the locality guidelines for Fortitude Valley do not cover the existing special paving materials, structures or elements within the Brunswick Street Mall;
4. applicants should refer to City Malls Management prior to any infill works being undertaken in these areas;
5. future refurbishment will be undertaken in a new palette, including honed coloured concrete paving with sawcut pattern.
6. Duncan Street (Chinatown) mall:
7. Special granite pavers, furniture and trees are confined to the Chinatown Mall and the extension of the granite pavers into the footways at each end of the Chinatown Mall – Ann Street and Wickham Street;
8. these finishes are not permitted outside these areas.
9. If sections of footway in Barry Parade and Alfred Street are nominated as footpath build-out streets, the location and design of the kerb build-outs in these streets will be agreed with Council on a site-by-site basis, as part of the development assessment process.
10. Basement incursions:
11. in some instances within Fortitude Valley, basement levels are allowed to extend beneath the footway for specified distances (refer to [Table 5.3.6.1.3.2A](#Table53322A)).
12. If this occurs, the basement and footway design must be agreed upon by Council on a site-by-site basis, as part of the development assessment process.

Table 5.3.6.1.3.2A – Streetscape type and specifications

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Type | Verge Width | Pavement width | Un-obstructed Pavement Width | Paving materials | Tactile Paving(consistent with [BSD-5218](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/planning-guidelines/standard-drawings))  | Driveways | Street Trees (refer to section [5.3.6.1.4.2](#Streettrees53342)) | Garden Beds (refer to section [5.3.6.1.4.1](#Gardenbeds53341)) | Max. Basement Incursion |
| Type 1 | 6m | Full Width | 3.05m | Type: Exposed Aggregate ConcreteColour: Standard Portland GreyAggregate: 90% ‘Blue Heeler’10% ‘Winter Brown’Supplier: Hanson 'Victoria Falls' (code IE251AF61), Boral or approved equivalent | Supplier: Chelmstone, Urbanstone or approved equivalentSize: 300 x 300mm Colour: CCS ‘Voodoo’ | Exposed aggregate to match footway | Distance: All trees are a minimum of 950mm from the nominal face of kerb and edges of pavement.Tree grates: 1.6m x 1.6m tree grates are used where adjacent to the kerb.Second row of trees — in tree grate at minimum 6m centres: 1.2m x 1.6m tree grate.Layout: Mix of species, laid out in an informal manner with clusters of trees, closely spaced in some locations and with a second row where verge width permits. | Garden beds –minimum widths: 1.6m wide | 0m |
| Type 2 | 4.75m | Full Width | 3.25m | Asphalt | Supplier: Chelmstone, Urbanstone or approved equivalentSize: 300 x 300mmColour: CCS ‘Pewter’ | Broom Finished Concrete | Distance: All tree centrelines are 950mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement.Tree grates: 1.6m x 1.6mLayout: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.
 | Garden beds – minimum widths: 1.6m | 0.75m |
| Type 3 | 4.75m | Full Width | 3.25m | Type: Exposed Aggregate ConcreteColour: Standard Portland GreyAggregate: 90% ‘Blue Heeler’10% ‘Winter Brown’Supplier: Hanson 'Victoria Falls' (code IE251AF61), Boral or approved equivalent | Supplier: Chelmstone, Urbanstone or approved equivalentSize: 300 x 300mmColour: CCS ‘Voodoo’ | Exposed aggregate to match footway | Distance: All tree centrelines are 950mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement.Tree grates: 1.6m x 1.6mLayout: 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.
 | Garden beds – minimum widths: 1.6m | 0.75m |
| Type 4 | 3.75m | 1.5m | 2.4m | Standard Portland Grey Broom Finished Concrete | Supplier: Chelmstone, Urbanstone or approved equivalentSize: 300 x 300mmColour: CCS ‘Voodoo’ | Broom Finished Concrete | Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement.Tree grates: 1.6m x 1.2mLayout: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.
 | Garden beds – minimum widths: 1.2m | 0.5m |
| Type 5 | 3.75m | Full Width | 2.4m | Asphalt | Supplier: Chelmstone, Urbanstone or approved equivalentSize: 300 x 300mmColour: CCS ‘Pewter’ | Broom Finished Concrete | Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement.Tree grates: 1.6m x 1.2mLayout: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.
 | Garden beds – minimum widths: 1.2m | 0.5m |
| Type 6 | 3.75m | Full Width | 2.4m | Type: Exposed Aggregate Concrete:Colour: Standard Portland GreyAggregate: 90% ‘Blue Heeler’ 10% ‘Winter Brown’Supplier: Hanson 'Victoria Falls' (code IE251AF61), Boral or approved equivalent | Supplier: Chelmstone, Urbanstone or approved equivalentSize: 300 x 300mm Colour: CCS ‘Voodoo’ | Exposed aggregate to match footway | Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement.Tree grates: 1.6m x 1.2mLayout: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.
 | Garden beds – minimum widths: 1.2m | 0.5m |
| Type 7 | As existing (Refer to [Table 5.3.6.1.3.2B](#Table53322B)) | Full Width | As per [Table 5.3.6.1.3.2B](#Table53322B). | Asphalt | Supplier: Chelmstone, Urbanstone or approved equivalentSize: 300 x 300mmColour: CCS ‘Pewter’ | Broom Finished Concrete | Street trees are required where identified in [Table 5.3.6.1.3.2B](#Table53322B).Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement.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.
 | Garden beds are required where identified in [Table 5.3.6.1.3.2B](#Table53322B).Garden beds minimum widths: Refer to [Table 5.3.6.1.3.2B](#Table53322B). | 0m |
| Type 8 | As existing (Refer to [Table 5.3.6.1.3.2B](#Table53322B)) | 1.5m | As per [Table 5.3.6.1.3.2B](#Table53322B) | Standard Portland Grey Broom Finished Concrete | Supplier: Chelmstone, Urbanstone or approved equivalentSize: 300 x 300mmColour: CCS ‘Voodoo’ | Broom Finished Concrete | Street trees are required where identified in [Table 5.3.6.1.3.2B.](#Table53322B)Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement.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.
 | Garden beds are required where identified in [Table 5.3.6.1.3.2B](#Table53322B).Garden beds minimum widths: Refer to [Table 5.3.6.1.3.2B](#Table53322B). | 0m |
| Type 9 | As existing (Refer to [Table 5.3.6.1.3.2B](#Table53322B)) | Full Width | As per [Table 5.3.6.1.3.2B](#Table53322B). | Type: Exposed Aggregate Concrete:Colour: Standard Portland GreyAggregate: 90% ‘Blue Heeler’ 10% ‘Winter Brown’Hanson 'Victoria Falls' (code IE251AF61), Boralor approved equivalent | Supplier: Chelmstone, Urbanstone or approved equivalentSize: 300 x 300mmColour: CCS ‘Voodoo’ | Exposed aggregate to match footway | Street trees are required where identified in [Table 5.3.6.1.3.2B.](#Table53322B)Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement.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.
 | Garden beds are required where identified in [Table 5.3.6.1.3.2B](#Table53322B).Garden beds minimum widths: Refer to [Table 5.3.6.1.3.2B](#Table53322B). | 0m |
| Type 10 | As existing (Refer to [Table 5.3.6.1.3.2B](#Table53322B)) | Full width | As per [Table 5.3.6.1.3.2B](#Table53322B) | Type: Exposed Aggregate Concrete:Colour: Standard Portland GreyAggregate: ‘Honey Red’Supplier: Hanson, Boral or approved equivalent | Supplier: Chelmstone, Urbanstone or approved equivalentSize: 300 x 300mmColour: CCS ‘Voodoo’ | Exposed aggregate to match footway | Street trees are required where identified in [Table 5.3.6.1.3.2B](#Table53322B).Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement.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.
 | Garden beds are required where identified in [Table 5.3.6.1.3.2B](#Table53322B).Garden beds minimum widths: Refer to [Table 5.3.6.1.3.2B](#Table53322B) | 0m |

Table 5.3.6.1.3.2B — Footway width exceptions

|  |  |  |  |
| --- | --- | --- | --- |
| 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 |

5.3.6.1.4 Furniture

1. Refer to [3.7.6 Design standards for street furniture](Ch3RoadCorridorDesign.docx#furniture376) for standard furniture elements and specifications.
2. All furniture is to be located outside of the unobstructed pavement area.
3. Furniture elements and layout requirements are to be agreed on a site by site basis through the development assessment process.

5.3.6.1.5 Planting

5.3.6.1.5.1 Garden beds

1. Garden beds are permitted as identified in [Table 5.3.6.1.3.2A](#Table53322A).
2. Shrub and groundcover species are to be selected from [Table 5.3.6.1.5A](#Table53342A).
3. Garden beds are located adjacent to the kerb and include:
4. 1.5m minimum spacing between garden beds;
5. maximum length of 10m;
6. layout and length to accommodate car parking and other kerbside allocation.

5.3.6.1.5.2 Street trees

1. Street trees are permitted as identified in [Table 5.3.6.1.3.2A](#Table53322A).
2. Street trees are to be:
3. a mix of tree species laid out in an informal manner with clusters of trees;
4. medium and small crown trees to be planted at minimum 2m spacing, if within garden beds, or minimum 6m spacing outside of garden beds;
5. large crown feature trees to be planted at minimum 10m centres.
6. Trees are to be planted in garden beds or tree grates.
7. [Table 5.3.6.1.5B](#Table53342B) sets out the approved street tree species for use on the various streets within the Fortitude Valley area.
8. Each street has a minimum of two approved street tree species to encourage variety and diversity within the precinct.
9. Where two or more street trees are required on the same development frontage, a mixture of the appropriate species as listed in [Table 5.3.6.1.5B](#Table53342B) is required.

Table 5.3.6.1.5A—Shrub and groundcover species

|  |  |
| --- | --- |
| Shrub and groundcover species | Common name |
| Liriope ‘Evergreen Giant’ | Liriope |
| Liriope ‘Stripey White’ | Variegated Liriope |
| Trachelospermum jasminoides ‘Tricolour’ | Variegated Star Jasmine |

Table 5.3.6.1.5B—Street trees

|  |  |
| --- | --- |
| Street | Street Trees |
| Agnes Street | Flindersia australisSchotia brachypetala |
| Alfred Street | Flindersia schottianaTabebuia argentea |
| Amelia Street | Buckinghamia celsissimaPeltophorum pterocarpum |
| Ann Street | Ficus microcarpa var. Hillii1Harpullia pendulaLivistona dicipiensWaterhousia floribunda |
| Arthur Street | Flindersia australisTabebuia palmeri |
| Ballow Street | Peltophorum pterocarpumXanthostemon chrysanthus |
| Barry Parade | Flindersia australisTabebuia palmeri |
| Baxter Street | Buckinghamia celsissimaPeltophorum pterocarpum |
| Berwick Street | Harpullia pendulaTabebuia argentea |
| Breakfast Creek Road | Agathis robustaJacaranda mimosifolia (Valley Gatewayentrance) |
| Bridge Street | Flindersia schottianaTabebuia argenteaWaterhousea floribunda |
| Bridge Street | Tabebuia argentea Handroanthus impetiginosus |
| Brookes Street - near corner of St Paul’s Terrace | Tabebuia argentea |
| Brunswick Street East | Peltophorum pterocarpumColvillea racemosa |
| Brunswick Street West | Agathis robustaHarpullia pendula |
| Brunswick Street (west of St Paul’s Terrace) | Flindersia australisTabebuia palmeri |
| Chester Street | Tabebuia argenteaWaterhousia floribunda |
| Church Street | Brachychiton acerifoliusTabebuia argentea |
| Commercial Road | Flindersia schottianaHarpullia pendula |
| Connor Street | Harpullia pendulaTabebuia argentea |
| Constance Street | Flindersia schottianaTabebuia argenteaWaterhousia floribunda |
| Constance Street (west of St Paul’s Terrace) | Harpullia pendulaTabebuia palmeri |
| Doggett Street | Flindersia schottianaMelaleuca viridiflora |
| East Street | Ficus benjamina |
| East Street (west of Wickham Street) | Tabebuia argentea |
| Ella Street | Cassia siameaCupaniopsis anacardioides |
| Fortitude Street | Cassia siameaHarpullia pendula |
| Gipps Street | Buckinghamia celsissimaMelaleuca quinquenervia |
| Gotha Street | Flindersia australisPeltophorum pterocarpum |
| Green Square | Harpullia pendulaTabebuia argentea |
| Hadlow Lane | Buckinghamia celsissima |
| Hynes Street – eastern side | Xanthostemon chrysanthusTabebuia argentea |
| James Street | Peltophorum pterocarpumHarpullia pendulaLivistona dicipiens |
| Julia Street | Flindersia schottianaTabebuia argentea |
| Knapp Street – northern side | Buckinghamia celsissima |
| Light Street | Harpullia pendulaTabebuia argentea |
| Leopold Street | Cassia siameaCupaniopsis anacardioides |
| Longland Street – southern side | Waterhousia floribunda |
| McLachlan Street | Harpullia pendulaWaterhousia floribunda |
| Malt Street | Flindersia australisSchotia brachypetala |
| Marshall Street | Harpullia pendula |
| Misterton Street | Buckinghamia celsissimaPeltophorum pterocarpum |
| Montpelier Road | Delonix regiaMelaleuca quinquenervia |
| Morgan Street | Buckinghamia celsissimaTabebuia argentea |
| Morse Street | Cassia siameaBuckinghamia celsissima |
| Murri Way | Peltophorum pterocarpumHarpullia pendulaLivistona dicipiensWaterhousia floribunda |
| Proe Street | Tabebuia argenteaWaterhousia floribunda |
| Robertson Street | Harpullia pendulaPongamia pinnata |
| Rosetta Street | Harpullia pendulaTabebuia argentea |
| Scanlan Street | Harpullia pendulaTabebuia argentea |
| School Street | Tabebuia palmeri |
| St Paul’s Terrace | Melaleuca quinquenerviaTabebuia palmeri |
| Stratton Street – western side | Xanthostemon chrysanthusWaterhousia floribunda |
| Wandoo Street | Buckinghamia celsissimaWaterhousia floribunda |
| Warner Street | Harpullia pendula |
| Warren Street | Flindersia australisTabebuia palmeri |
| Water Street | Buckinghamia celsissimaPeltophorum pterocarpum |
| Winn Street | Cupaniopsis anacardioidesTabebuia argentea |
| Wickham Street | Ficus microcarpa var. Hillii1Harpullia pendula Livistona dicipiensWaterhousia floribunda |

1 Suitable in corner land dedication areas only.