

Albion



1.0 Site Overview

Albion is an inner city suburb with easy access to opportunities for living, working and playing.

The renewal of Albion will continue to build on the current mix of land uses, embrace transit opportunities to provide a greater and more diverse range of employment, residential uses, entertainment, recreation opportunities and services while preserving a local character.

In specifying streetscape design, this manual applies the development framework. The Citywide Streetscape Hierarchy to guide footway upgrades in this plan area has been used wherever possible.

2.0 Extent

All streetscape works occur within the boundary shown. Where streetscape types are indicated, they must comply with the character specified in this document. Areas outside this boundary may be developed in keeping with this character, at the discretion of the developer and subject to Council's approval.

3.0 Streetscape Hierarchy

3.1 Streetscape Types Overview

The streetscape treatments designated for the streets within the Albion area can be seen

in Figure 1. The Streetscape Hierarchy has been used wherever possible to guide footway upgrades in Albion.

No footpath widening is allowed in Albion and therefore exceptions to the standard provisions may occur to accommodate existing footway widths which are narrower than the default standard.

A set of minimum width requirements for street tree planting have been established. Where the total footway width is narrower than 3.75m, garden beds and pedestrian paths shall comply with the dimensions outlined in Table 1.

Locality Streets within Albion significantly vary from the standard streetscape types – in their layout and finishes. Locality Streets within Albion are the streets that have been identified by the Albion Suburban Centre Improvement Project (SCIP) (Refer Chapter 2 Locality Advice, Section 2A Suburban Centre Improvement Projects - Albion).

3.2 Standard Footway Elements and Materials

These locality guidelines for Albion are to be read in conjunction with the following sections of Chapter 3 Streetscape Design of this manual.

- 3A Citywide Streetscape Hierarchy – for footways, corner land dedication and cross-block link typical layouts; and
- 3B Footway Elements and Materials – for footway upgrade standards, standard drawings and reference specifications.

Footway upgrades are to include new surfacing, new or reinstated kerb and channel, driveways, pedestrian kerb crossings, tactile markers, roofwater drainage line connections, service pit lids, street trees, garden beds, furniture and pedestrian lighting – as applicable to the streetscape type.

The scope, layout and detail of the footway upgrade is to be agreed on a site-by-site basis through the development approval process.

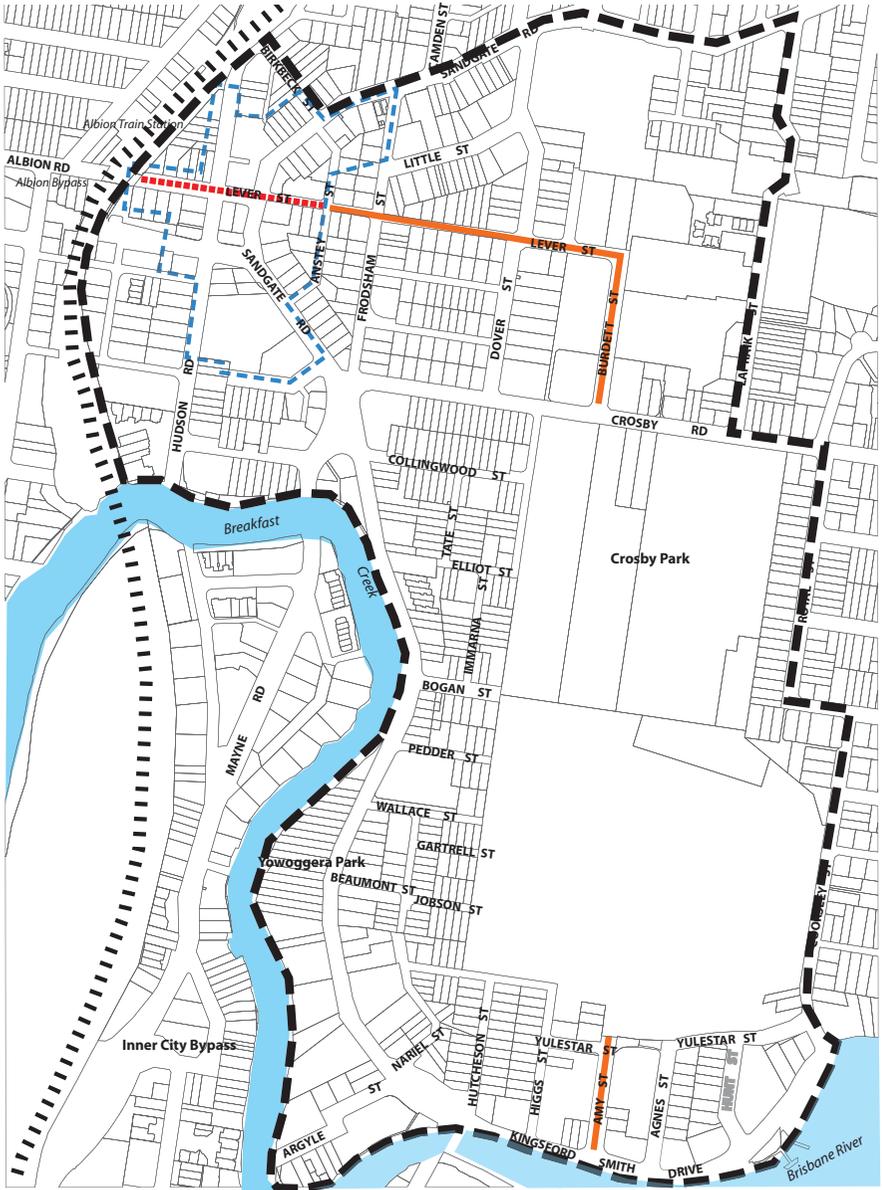


Figure 1 - Albion Locality Extent & Streetscape Types

LEGEND	
	Albion Locality Extent
	Indicative Albion SCIP Extent (see Section 2A: SCIPs for more detail)
	Neighbourhood Street NS1
	Locality Street (Refer Section 2A SCIPs 'Albion SCIP')

4.0 Streetscape Type Exceptions

A specific exception to the designated default streetscape type applies to a part of Lever Street and Albion Road (indicated on Figure 1).

4.1 Albion Road and Lever Street within SCIP boundary

The Albion Village precinct was upgraded by Brisbane City Council in 1999, as part of the Suburban Centre Improvement Project (SCIP). Any works required to footways within the SCIP area on Albion Road and Lever Street are to be in accordance with this SCIP locality. (Refer Chapter 2 Locality Advice, Section 2A Suburban Centre Improvement Projects of this manual.)

4.2 Lever Street outside of SCIP boundary

Due to the variation of existing footway widths (1600 - 3800mm) along Lever Street, in particular the section between Anstey and Dover Streets, a set of minimum width requirements for street planting and pathways has been established.

Where the total footway width is narrower than 3.75m, trees in turf and pedestrian paths shall comply with the dimensions outlined in Table 1.

4.3 Burdett Street and Amy Street

Refer to Table 1 (Neighbourhood Streets 1 Exceptions), for acceptable footway widths.

5.0 Planting

5.1 Street Trees

Table 2 sets out the approved street tree species for use on the various streets within Albion. Each street has a minimum of two approved street tree species to encourage variety and diversity within the precinct. Where two or more street trees are required on the same development frontage, a mixture of the appropriate species as listed in Table 2 is required.

Footway Widths	Trees in Turf width	Pavement width
Less than 2.1m (inc 150mm kerb)	No trees or turf	Full width
2.1 – 2.4m (inc 150mm kerb)	750mm	1200 – 1900mm
2.4 – 2.65m (inc 150mm kerb)	750 – 1000mm	1500mm
2.65 – 2.95m (inc 150mm kerb)	1000mm	1500 – 1800mm
2.95 – 3.15m (inc 150mm kerb)	1000 – 1200mm	1800mm
3.15 – 3.75m (inc 150mm kerb)	1200mm	1800 – 2400mm
3.75m+	Default Neighbourhood Street Major NS1 – 3.75m treatment	



Table 1 – Neighbourhood Streets 1 Exceptions

* Dimensions are indicative only. Footway layout will be assessed on a site by site basis at the discretion of Council's Development Approval Officer

Street	Tree species
Lever Street	<i>Buckinghamia celsissima</i>
	<i>Cupaniopsis anacardioides</i>
	<i>Harpullia pendula</i>
	<i>Lophostemon confertus</i>
Burdett Street	<i>Cupaniopsis anacardioides</i>
	<i>Tabebuia argentea</i>
	<i>Waterhousia floribunda</i>
	<i>Peltophorum pterocarpum</i>
Amy Street	<i>Cupaniopsis anacardioides</i>
	<i>Tabebuia rosea</i>
	<i>Flindersia schottiana</i>
	<i>Harpullia pendula</i>



Table 2 – Street Trees