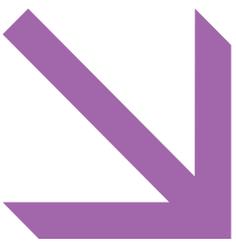


City Centre



1.0 Site Overview

The Brisbane City Centre is Queensland's principal Centre for business and administration. It is the heart of Queensland's State Capital, with facilities and an urban environment befitting a fast-growing, Australian metropolitan region and a subtropical city of national and international significance.

2.0 Extent

All streetscape works occurring within the boundary shown 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 approval.

The extent of the City Centre for the purposes of these locality guidelines is shown in Figure 1.

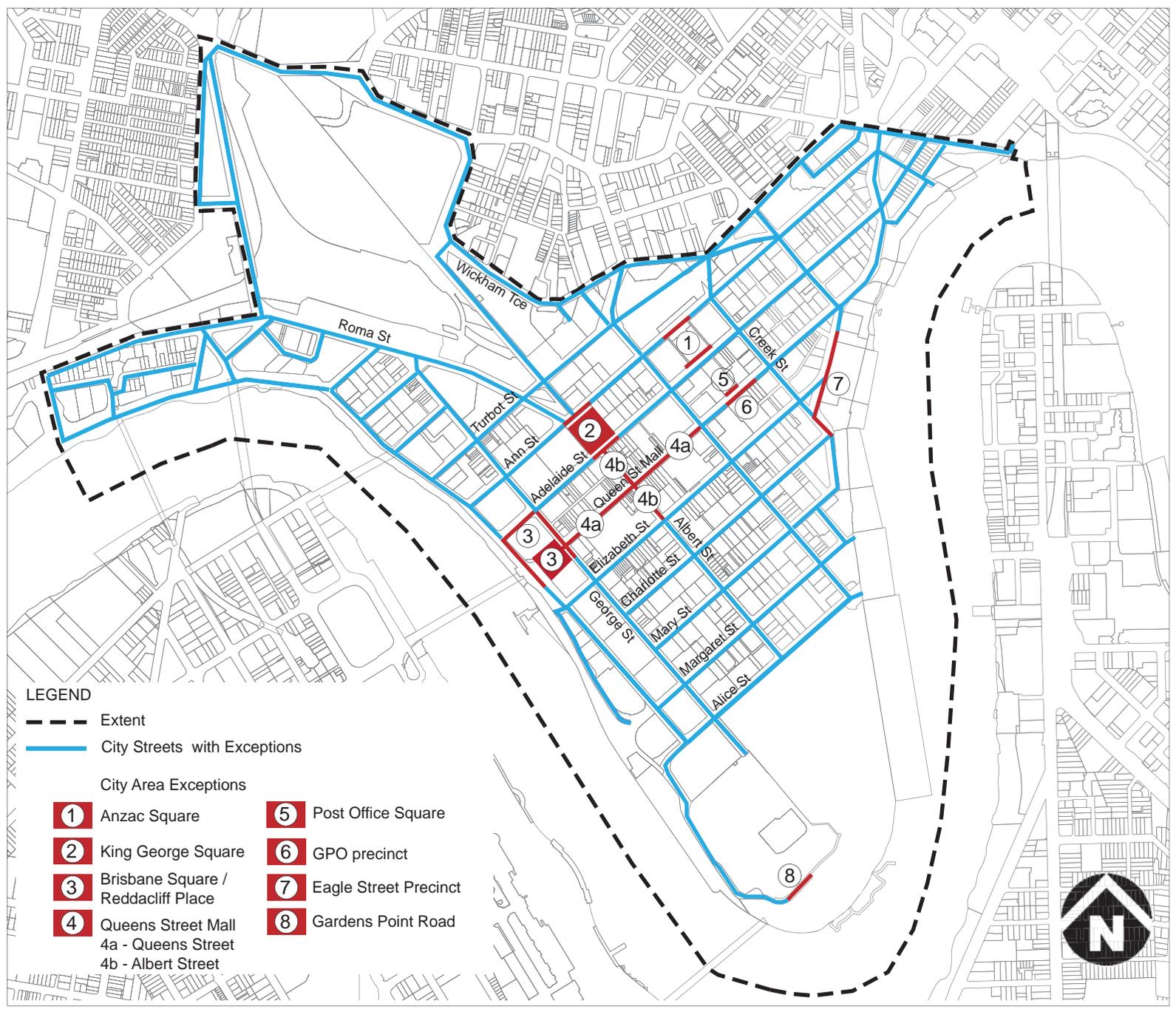


Figure 1 - Locality Extent & Paving Plan

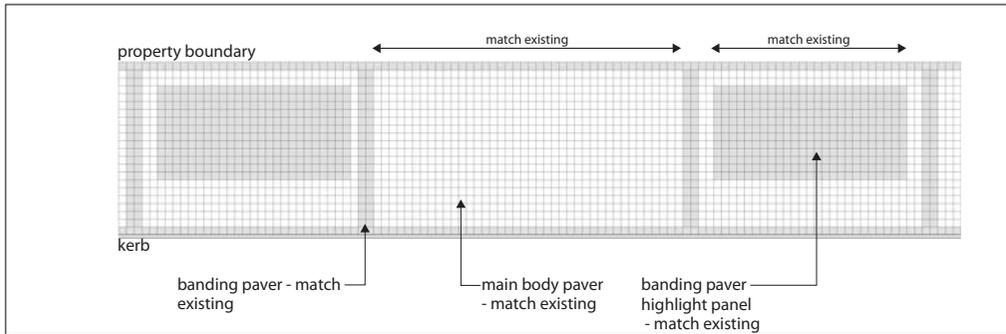


Figure 3 – Anzac Square Ann St Frontage Typical Layout



Figure 4 – King George Square Pavement Types

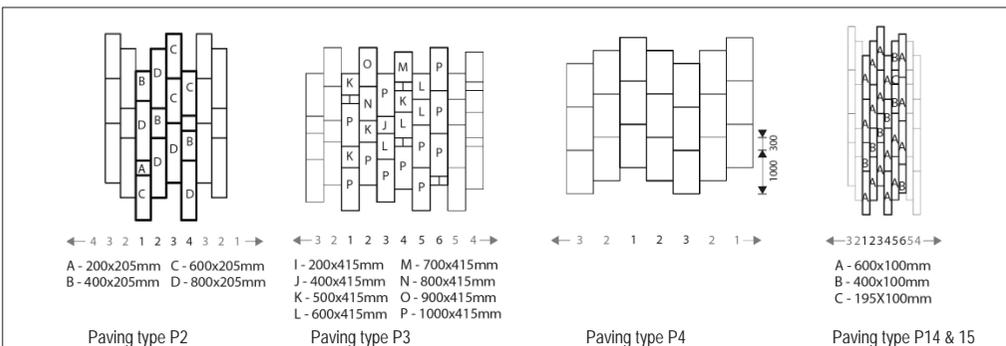


Figure 5 – King George Square Typical Paver Type Layout

Highlight Pavers:
 (P12) 205mm x (200, 400, 600, 800)mm 'Rous Ridge' basalt paver, bright etched finish;
 (P13) 205mm x (200, 400, 600, 800)mm 'Misty Cloud' paver, flamed finish

Paving Type P3

Main Paver Material:
 415mm x (200, 400, 500, 600, 700, 800, 900, 1000)mm 'Oyster Pearl' granite paver, flamed finish

Highlight Pavers (P12):
 415mm x 1000mm 'Rous Ridge' basalt paver, bright etched finish

Paving Type P4

Main Paver Material:
 615mm x 1000mm 'Oyster Pearl' granite paver, flamed finish

Highlight Pavers:
 (P12) 205mm x 500mm 'Rous Ridge' basalt paver, bright etched finish;
 (P13) 205mm x 1m 'Misty Cloud' paver, flamed finish;
 (P4) 404mm x 1m 'Oyster Pearl' granite paver, flamed finish

Paving Type P5/P6

Paver Material:
 620mm x 1.520m typical 'Rous Ridge' basalt paver, bright etched finish

Paving Type P7

Paver Material:
 400mm x 1m typical 'Rous Ridge' basalt paver, bright etched finish

Paving Type P10

Match existing

Paving Type P14

Paver Material:
 100mm x (195, 400, 600)mm 'Rous Ridge' basalt paver, bright etched finish

Paving Type P15

Main Paver Material:
 100mm x (195, 400, 600)mm 'Oyster Pearl'

paver, flamed finish
Highlight Pavers:
 (P12) 100mm x 400mm 'Rous Ridge' basalt paver, bright etched finish;
 (P13) 100mm x 600mm 'Misty Cloud' paver, flamed finish.

Paving Type17

Paver Material:
 100mm x 300mm 'Rous Ridge' basalt paver, bright etched finish.

Tactiles:

To match existing

4.2.3 Brisbane Square and Reddacliff Place

Special granite pavers and furniture are confined to Reddacliff Place and the extension of the granite paving into the footways around Brisbane Square – George Street, Adelaide Street and North Quay. These finishes and furniture are not permitted outside these areas.

Paving material and layout are to be in accordance with Figure 6 and match the existing as follows:

Main Paving Type (SN02):

Material:
 (595x295), (595x197), (295x295), (295x197) mm Sindoor Brown granite paver, exfoliated finish

Highlight Paving 'piano keys' (SN04)

Material:
 (595x295), (595x197), (295x295), (295x197) mm Indian Black granite, exfoliated finish

Tactile Paving

Tactiles to match existing - match Indian Black exfoliated granite paver

Driveway

Material:
 Type SN02 - (595x295), (595x197), (295x295), (295x197) mm Sindoor brown granite paver, exfoliated finish

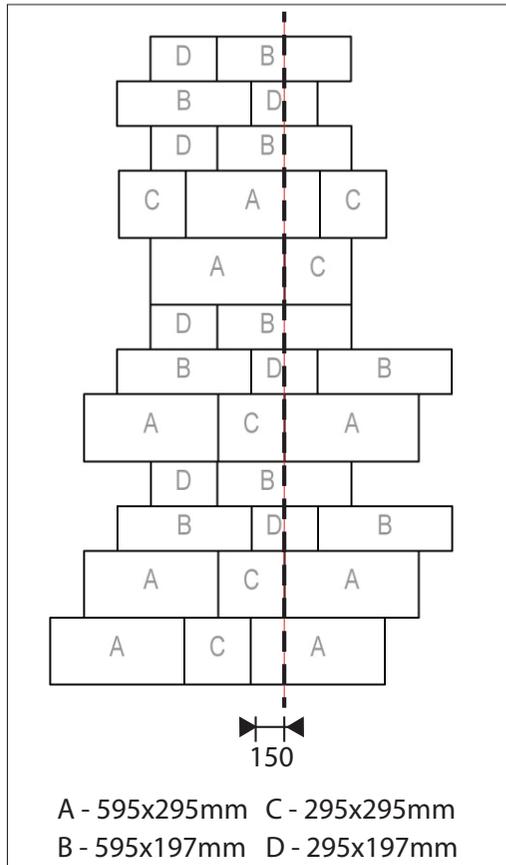


Figure 6 – Brisbane Square Typical Paver Layout

Type SN04 (595x295), (595x197), (295x295), (295x197) mm Indian Black granite, exfoliated finish

4.2.4 Queen Street Mall

Special granite pavers, furniture and tree planting are confined to the Queen Street Mall and the extension into Albert Street – between Queen and Adelaide Streets. These finishes and furniture are not permitted outside these areas.

Paving material and layout are to be in accordance with Figure 7 and match the existing as follows:

Queen Street:

Main Paver Material

Supplier: Australian Granites Pty Ltd; J Wagner & Sons or approved equivalent
 Material: Granite
 Colour: 'Midnight Rose'
 Size: (597x297x50), (297x297x50)mm
 Finish: Exfoliated

Band Contrast Paver Material

Supplier: Australian Granites Pty Ltd; J Wagner & Sons or approved equivalent
 Material: Granite
 Colour: 'Adelaide Black'
 Size: 297mm x 297mm x 55mm
 Finish: Exfoliated

'Procession Way' Pavers

Supplier: Australian Granites Pty Ltd; J Wagner & Sons or approved equivalent
 Material: Granite
 Colour: 'Midnight Rose'
 Size: Main paver (297x297x50)mm
 Central Lateral Line (297x97x50)mm
 Finish: Exfoliated

Tactile Markers

Supplier: Boral or approved equivalent
 Material: Concrete 'Stylestone' or approved equivalent
 Colour: 'Charcoal Black'
 Size: 300mm x 300mm x 55mm

Albert Street Extension:

Main Paver Material

Material: Granite
 Colour: 'Sindoor Brown'
 Size: (597x297x50), (297x297x50)mm
 Finish: Exfoliated

*Layout to match Queen St area of the mall

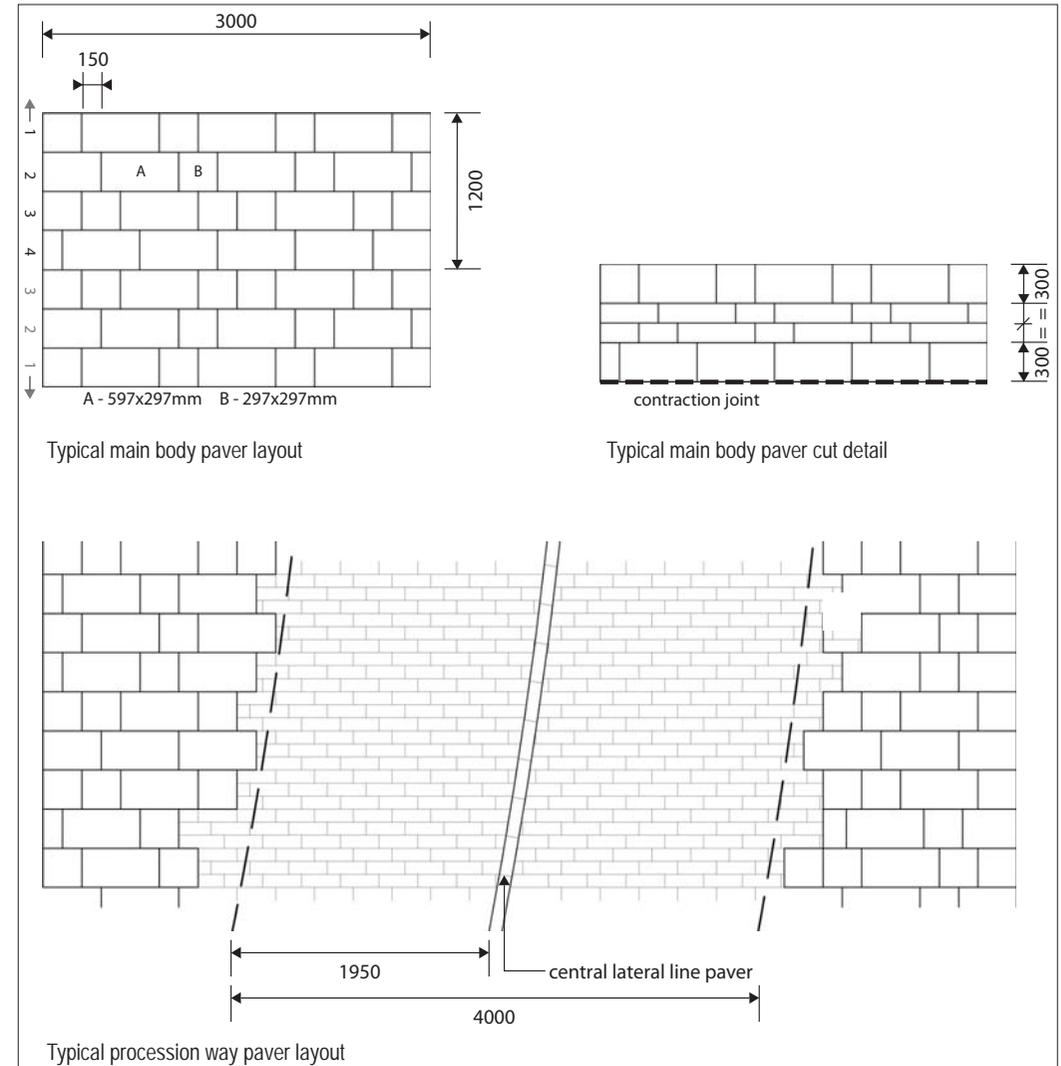


Figure 7 – Queen Street Mall Typical Paver Layout

Vehicle movement areas and cross overs are to match existing Queen Street 'Procession Way' paving type. Layout is to match Queen Street area of the mall.

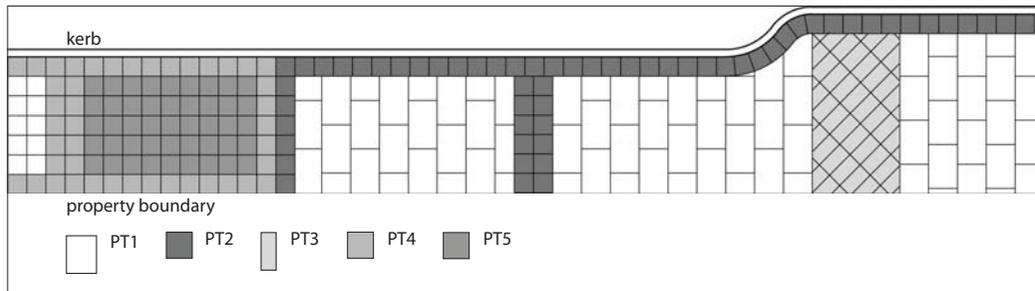


Figure 8 – Post Office Square Queen Street Typical Paver Layout

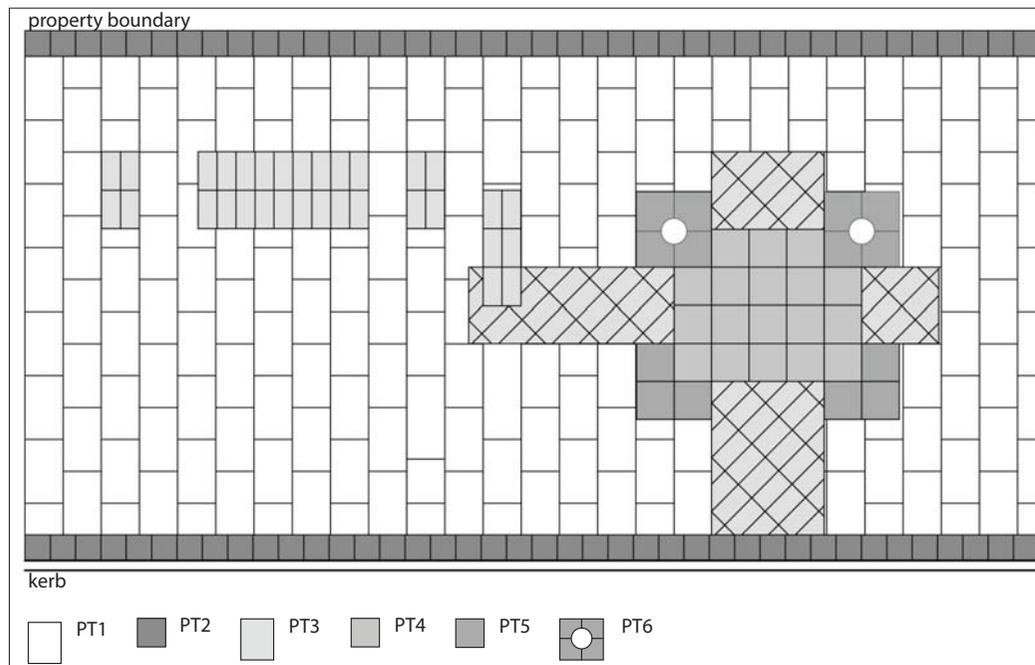


Figure 9 – GPO Precinct (Queen Street) Typical Paver Layout

4.2.5 Post Office Square - Queen St

Paving material and layout for Post Office Square (Queen St) are to be in accordance with Figure 8 and match the existing as follows:

Main Paver Material (PT1)

Supplier: The Tile Factory or approved equivalent or approved equivalent
 Material: Granite paver
 Code: HG6013
 Size: 895mm x 595mm x 30mm
 Finish: Exfoliated

Banding Paver Material (PT2)

Supplier: The Tile Factory or approved equivalent or approved equivalent
 Material: Granite paver
 Code: HG6007
 Size: 695mm x 395mm x 30 mm
 Finish: Exfoliated

Diagonal Detail Paver Material (PT3)

Supplier: The Tile Factory or approved equivalent or approved equivalent
 Material: Granite paver
 Code: HG6016
 Size: 295mm x 595mm x 30 mm
 Finish: Exfoliated

Banding and Infill Panel Paver Material (PT4 & PT5)

Supplier: Boral or approved equivalent
 Material: Concrete paver
 Colour: Boral 'grey' (PT4)
 Boral 'ivory' (PT5)
 Size: 400mm x 400mm
 Finish: Honed

4.2.5 GPO Precinct - Queen St

Paving material and layout for the GPO Precinct (Queen St) are to be in accordance with Figure 9 and match the existing as follows:

Main Paver Material (PT1)

Supplier: The Tile Factory or approved equivalent or approved equivalent
 Material: Granite paver
 Code: HG6013
 Size: 895mm x 595mm x 30mm
 Finish: Exfoliated

Banding Paver Material (PT2)

Supplier: The Tile Factory or approved equivalent or approved equivalent
 Material: Granite paver
 Code: HG6007

Size: 695mm x 395mm x 30 mm
 Finish: Exfoliated

Diagonal Detail Paver Material (PT3)

Supplier: The Tile Factory or approved equivalent or approved equivalent
 Material: Granite paver
 Code: HG6016
 Size: 295mm x 595mm x 30 mm
 Finish: Exfoliated

Tree Square Detail Paver Type (PT4)

Supplier: The Tile Factory or approved equivalent or approved equivalent
 Material: Granite paver
 Code: HG6052
 Size: 395mm x 395mm x 30 mm
 Finish: Honed – light sand blast

Corner Detail Paver (PT5 & PT6- tree pit)

Supplier: The Tile Factory or approved equivalent or approved equivalent
 Material: Granite paver
 Code: HG332
 Size: 585mm x 585mm x 30mm
 Finish: Honed – light sand blast

Banding manor apartment/ Suncorp Metway (PT7)

Supplier: The Tile Factory or approved equivalent or approved equivalent
 Material: Granite paver
 Code: HG6013
 Size: 395mm x 395mm x 30 mm
 Finish: Exfoliated

Pedestrian ramp tactiles (PT8)

Supplier: The Tile Factory or approved equivalent or approved equivalent
 Material: Granite paver
 Code: HG6007
 Size: 395mm x 395mm x 30 mm
 Finish: Exfoliated

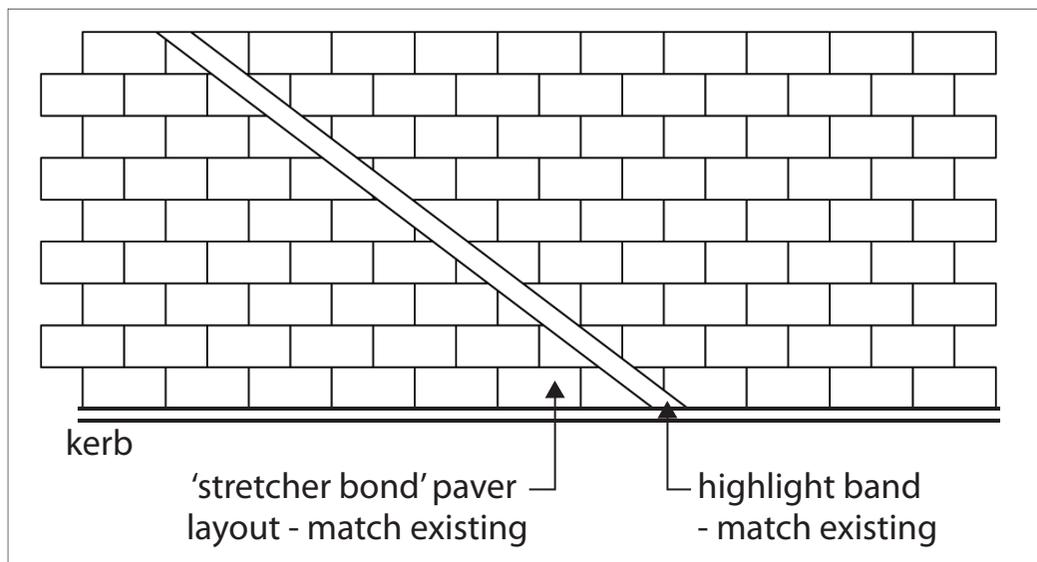


Figure 10 – Eagle St Precinct Typical Paver Layout

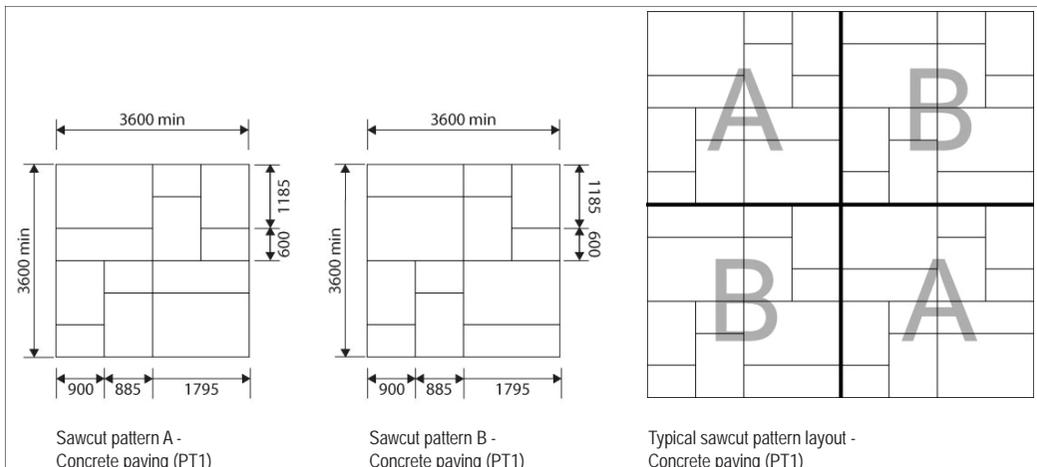


Figure 11 – Garden Point Road Typical Paver Layout

4.2.6 Eagle Street

Paving material and layout for Eagle Street are to be in accordance with Figure 10 and match the existing as follows:

Pedestrian Pavement (Type 2)

Supplier: Tilecorp or approved equivalent
 Material: Italian Porphyry
 Size: Match existing
 Finish: Match existing

Pavement Highlight Band (Type 1a & 1b)

Supplier: Tilecorp or approved equivalent
 Material: Travertine banding (Type 1a)
 Italian Porphyry banding (Type 1b)
 Size: Match existing
 Finish: Match existing

Tactile pavers are to match the existing.

4.2.7 Garden Point Road

Paving material and layout for Garden Point Road are to be in accordance with Figure 11 and match the existing as follows:

Honed saw cut concrete (PT1):

Supplier: Hanson, Boral or approved equivalent
 Material: Concrete
 Colour: CCS Liquorice
 Aggregate: 90% 'Blue Heeler'
 10% 'Winter Brown'
 Code: 10040798
 Finish: Honed, saw cut pattern

Granite pavers fixed on concrete slab (PT2)

Supplier: Urbanstone or approved equivalent
 Material: Granite pavers
 Size: 600x400x40mm
 Colour: Juperana (colour of pavers to be approved)
 Finish: Exfoliated and sealed - Crommelin Stain Repel

Layout: Stretcher bond – set out to match existing
 Pattern: existing
 Finish: Honed, saw cut pattern

Broom Finished Concrete (PT3):

Material: Concrete
 Colour: Portland Grey
 Finish: Exfoliated and sealed - Crommelin Stain Repel
 Finish: Broom finish

Porous Paving (PT4)

Supplier: Stoneset
 Material: 70mm porous paving- 6mm crushed rock
 Size: 600x400x40mm
 Colour: To match existing
 Finish: Exfoliated and sealed - Crommelin Stain Repel

Tactile Pavers

Supplier: Tactile Systems Australia
 Material: 316 Marine grade Stainless Steel Insert Tactiles
 Style: Smooth series 2 with 13mm stems (S213-BLA)
 Colour: Black

4.3 Furniture

Street furniture is to be provided in footway upgrades in the City Centre. Furniture elements and layout requirements are to be agreed on a site-by-site basis through the development approval process, and in accordance with this manual in Section 3B Footway Elements and Materials.

4.4 Awnings

Where awnings are required, refer to Section 4A of this manual.

4.5 Footpath Dining

Footpath dining will be permitted where a Footpath Dining Permit has been obtained, in accordance with the relevant Local Laws.

5.0 Public Art

5.1 Locations

In the City Centre public art must be integrated with a development's design response to the public domain, and be visually accessible and safely incorporated.

It is to be located in the public realm (accessible 24 hours/7 days a week) and positioned on the site so that it can be observed and appreciated by the public at all times.

The proposed location of the public artwork within publicly accessible space is to be shown on plans submitted for approval.

5.2 City Centre Public Art Conceptual Framework

The *City Centre Public Art Master Plan* was prepared in 2005 by Brecknock Consulting P/L. As part of the *City Centre Public Art Master Plan*, City Centre Public Art Themes were identified.

5.2.1 Public Art Strategy Overview

"From developing an understanding of any site's significance through its experiential dimension and use-value, along with its perhaps more traditional place-value, a context for commissioning artworks emerges. Within these contexts, a number of key themes need to be considered for potential incorporation into any curatorial approach."

5.2.2 Public Art Curatorial Rationale

The *City Centre Public Art Master Plan* identified the following five themes for the City Centre – Contemporary, Creativity, Subtropical, Indigenous and History.

"Contemporary: Public art, once linked firmly to the historical monument and memorial is now more closely and strongly aligned with contemporary art practice and popular cultures. This is particularly true in a central business district where fashion, design, music and street art take on a high public profile. Where these cultural forms are often seen to set the terms of reference for defining the contemporary, adopting a high-risk approach to their expression, public art has suffered from an expectation that it must be all things to all people, adopting formal, conventional and low-risk approaches to expression. Public art, if it is going to be a central part of a rapidly changing urban expression, needs to speak with contemporary purchase – and not only that we may envisage the future, but also that we may better understand and reinterpret the past."

"Creativity: Public art is interdisciplinary and multimedia, involving a wide range of artforms from poetry to sound, new media to performance, sculpture to design and indigenous practices to jewellery. Public art also intersects with other professional practices and specialist fields such as architecture, commercial design, landscape design, engineering, construction, fabrication, information technology and so on. Collaborations and partnerships should be fostered and furthered, nurturing creative potential and generating innovative expression. The interdisciplinary nature of public art is intrinsic not only to its inception and expression but also to its reception and administration, from the governance frameworks of city planners, developers, councils and government agencies down to the heterogeneity of grass roots communities and individuals."

"Subtropical: The subtropical climate, vegetation and ecosystems of the Brisbane region are the foundation of our life here. They are also the foundation of cultural expressions, generating deep psychic links to our sense of place, our diets, our dress and lifestyle and inspiration across all art forms. Public art is often situated within natural settings such as parks and gardens. Public art, through its use of colour and organic form and incorporation of media such as water is often used symbolically to link the natural and built environments. Public art in Brisbane can be part of an emerging aesthetic language of subtropical form, design and expression which is particular to Brisbane and which leads us into a deeper understanding of our environment and sense of locale."

"Indigenous: There is immense richness to be explored and experienced through fostering the public expression of indigenous cultures and communities. Participation in public art by local indigenous artists and communities and the acknowledgement of the Traditional Owners of Brisbane is vital to our collective future. The traditions and practices of indigenous peoples are contemporary evolving languages of national and international significance, intrinsically linked to kin and country and stretching back forty thousand years. Public art can play a vital role in connecting indigenous communities with each other, in raising awareness and appreciation of indigenous cultures in non-indigenous people and in the efforts and acts of reconciliation between indigenous and non-indigenous Australia."

"History: The CBD area of Brisbane has intense historical significance for both indigenous and non-indigenous communities. The inner grid bounded by the river and the escarpment of Spring Hill was the site of the original penal colony settlement, where guards could survey convicts from higher ground."

5.3 Public Art – Developer Handbook - Percent for Art Contribution

Applicants that are required as a condition of development to contribute public artwork within publicly accessible space, are to consult the *Developer Handbook - Percent for Art Contribution*, (Refer to Section 4C of the Technical Details Chapter of this manual. Contact the Public Art Officer on 3403 8888).

6.0 Planting

6.1 Street Trees

Table 3 sets out the approved street tree species for use on the various streets within the City Centre locality area.

Street trees are to be planted with 1615 x 1615mm tree grates where footway width permits. Elsewhere 1615 long x 1210mm tree grates are to be used.

Street Intersection	Street Trees
Creek, Elizabeth and Eagle Streets	<i>Ficus virens</i> and <i>Ficus benghalensis</i>
North Quay and Skew Streets	<i>Ficus</i> sp. and <i>Jacaranda mimosifolia</i>
Queen and Eagle Streets	<i>Ficus benjamina</i>
Skew and Saul Streets	<i>Ficus</i> sp. and <i>Jacaranda mimosifolia</i>

Table 2 – Traffic Island street trees

Street	Street Trees
Adelaide Street – between Eagle and Boundary Streets	<i>Waterhousia floribunda</i>
Adelaide Street – between Wharf Street and North Quay	<i>Caesalpineae ferrea</i>
Albert Street	<i>Flindersia australis</i>
Alice Street roundabout junction with Edward street	<i>Jacaranda mimosifolia</i>
Alice Street – western side, between Edward and George Streets Note: Overhanging mature figs along the edge of the City Botanic Gardens preclude planting on the eastern side of the street.	<i>Caesalpineae ferrea</i>
Alice Street – between George and William Streets	Palms e.g. <i>Syagrus romanzoffiana</i>
Ann Street – between Boundary and Wharf Streets	<i>Flindersia australis</i>
Ann Street – between Wharf Street and North Quay	<i>Caesalpineae ferrea</i>

Table 3 – Street Trees

6.2 Traffic Islands

There are a number of locations in the City Centre where there are large traffic islands populated by very well-established trees – including figs and jacarandas.

Refer to Table 2 for street tree species in traffic islands.

6.3 Garden Beds

The high volume of pedestrian traffic make the application of garden beds unsuitable in the City Centre.

Street	Street Trees
Charlotte Street – between George and Edward Streets	<i>Caesalpineae ferrea</i>
Charlotte Street – between Edward and Eagle Streets	<i>Harpullia pendula</i>
Creek Street	<i>Waterhousia floribunda</i>
Eagle Street – between Charlotte and Mary Streets	<i>Caesalpineae ferrea</i>
Eagle Street – rest of Eagle Street	<i>Waterhousia floribunda</i>
Edward Street – between Turbot Street and Wickham Terrace	<i>Caesalpineae ferrea</i>
Edward Street – between Turbot and Mary Streets	<i>Waterhousia floribunda</i>
Edward Street – between Mary and Alice Streets	<i>Harpullia pendula</i>
Elizabeth Street – between Creek and George Streets	<i>Harpullia pendula</i>
Elizabeth Street – between George and William Streets	Palms e.g. <i>Syagrus romanzoffiana</i>
Felix Street	<i>Harpullia pendula</i>
Garrick Street	<i>Caesalpineae ferrea</i>
George Street – between Roma and Alice Streets	<i>Waterhousia floribunda</i>
Herschel Street	<i>Jacaranda mimosifolia</i>
Howard Street	<i>Waterhousia floribunda</i>
Makerston Street	<i>Caesalpineae ferrea</i>
Margaret Street	<i>Caesalpineae ferrea</i>
Market Street	<i>Caesalpineae ferrea</i>
Mary Street – between Eagle and Edward Streets	<i>Harpullia pendula</i> <i>Caesalpineae ferrea</i>
Mary Street – between Edward and George Streets	<i>Caesalpineae ferrea</i>
May Street	<i>Flindersia australis</i>
North Quay – northern side between Saul Street and Adelaide Street	<i>Araucaria cunninghamii</i>
North Quay – northern side between Adelaide and Queen Streets	<i>Waterhousia floribunda</i>
North Quay – southern side	<i>Elaeocarpus obovatus</i>
Queen Street – between Eagle and Edward Streets	<i>Caesalpineae ferrea</i>
Queen Street – between George Street and North Quay	<i>Waterhousia floribunda</i>

Street	Street Trees
Roma Street Boulevard	<i>Agathis robusta</i> <i>Araucaria cunninghamii</i> <i>Flindersia schottiana</i> <i>Ficus microcarpa</i> var. <i>Hillii</i> <i>Grevillea robusta</i> <i>Jacaranda mimosifolia</i>
Saul Street	<i>Caesalpinea ferrea</i>
Tank Street	<i>Caesalpinea ferrea</i>
Turbot Street – between Wharf and Raff Streets	<i>Caesalpinea ferrea</i>
Turbot Street – between Edward and Albert Streets	<i>Agathis robusta</i>
Turbot Street –between Albert Street and North Quay	<i>Flindersia schottiana</i>
Upper Albert Street	<i>Elaeocarpus obovatus</i>
Wickham Terrace – northern side between Edward and Turbot Streets	<i>Flindersia schottiana</i>
Wickham Terrace – northern side between Edward and Albert Streets	<i>Flindersia australis</i> <i>Agathis robusta</i> <i>Ficus benamina</i> <i>Araucaria cunninghamii</i>
Wickham Terrace – between Albert and Leichhardt Streets	<i>Araucaria cunninghamii</i> <i>Agathis robusta</i> <i>Ficus benamina</i> <i>Elaeocarpus eumundi</i> <i>Flindersia schottiana</i> <i>Colvillea racemosa</i>
Wickham Terrace – between Leichhardt Street and Gregory Terrace	<i>Flindersia schottiana</i> <i>Ficus microcarpa</i> var. <i>Hillii</i> <i>Colvillea racemosa</i>
Wharf Street	<i>Caesalpinea ferrea</i>
William Street between Margaret and Charlotte Streets	<i>Caesalpinea ferrea</i>
Queen's Gardens Park – George, Elizabeth and William Street frontages	Palms e.g. <i>Syagrus romanzoffiana</i>



Table 3 (Continued) – Street Trees