

Fortitude Valley



1.0 Site Overview

Fortitude Valley is a nationally recognised destination catering for a multitude of people and uses. Its rich tapestry of new and old buildings, streets and lanes, cultures and character make it distinctly 'the Valley'. Renewal of Fortitude Valley will focus on promoting its vital role in the growth and economy of the City.

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 Fortitude Valley for the purposes of these locality guidelines is shown in Figure 1.

3.0 Streetscape Hierarchy

3.1 Streetscape Types Overview

Fortitude Valley incorporates a streetscape hierarchy, specific to this location, but which can be closely aligned to the Streetscape Hierarchy – particularly in terms of typical footway layouts and elements (except paving).

There are five Fortitude Valley streetscape types, each with different 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. Refer to Figure 1 Fortitude Valley Locality Extent and Paving Plan.

Fortitude Valley's streetscape types and their Streetscape Hierarchy equivalent are shown in Table 1.

3.2 Standard Footway Elements and Materials

These locality guidelines for Fortitude Valley 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 dedications 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 upgrades are to be agreed on a site-by-site basis through the development approval process.

4.0 Streetscape Elements

4.1 Footway Surfacing

Paving materials and layouts in Fortitude Valley do not comply with the Streetscape Hierarchy types. The required paving material and layout for Fortitude Valley is outlined in Figure 1: Fortitude Valley Locality Extent & Paving Plan.

The paving materials, footway upgrade standards, standard drawings and reference specifications for Fortitude Valley are located in Chapter 3 Streetscape Design (refer to Section 3B Footway Elements and Materials).

4.1.1 Fortitude Valley – Paving Exceptions

This section covers the Fortitude Valley exceptions to the Streetscape Hierarchy.

The following areas are not covered by these locality guidelines, (refer to the relevant Development Assessment Landscape Architect for further advice on these areas).

Brunswick Street Mall: The locality guidelines for Fortitude Valley do not cover the existing special paving materials, structures or elements within the Brunswick Street Mall. Applicants should refer to City Malls Management prior to any infill works being undertaken in these areas. Future refurbishment will be undertaken in a new palette, including honed coloured concrete paving with sawcut pattern.

Duncan Street (Chinatown) Mall: 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. These finishes are not permitted outside these areas.

4.1.2 Urban Valley Street – City Street* CS2 with Exceptions

Urban Valley Streets can be closely aligned with City Street CS2, where the proposed land use is Major Centre (MP2), as with the Character Residential and Low-Medium Density Residential, due to the existing streetscape character.

However, exceptions to the City Street CS2 are required, as under the Urban Valley Street classification in Fortitude Valley, the footway retains its existing width.

Due to the variation of existing footway widths in those streets nominated as 'Urban Valley Streets – City Street CS2 with Exceptions' on Figure 1, a set of minimum width requirements for street planting and pathways 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 2.

Table 1 – Streetscape Types

Fortitude Valley Streetscape Type	Streetscape Hierarchy Equivalent	Width	Maximum Basement Incursion
Subtropical Boulevard	Subtropical Boulevard SB1	6m public footway	0m
Ladder Street	Subtropical Boulevard SB1 with Exceptions	6m public footway	0m
Subtropical Street	City Street Major CS1	4.75m public footway	0.75m
Connective Landscape Street	City Street Minor CS2	3.75m public footway	0.50m
Urban Valley Street	City Street Minor CS2 with Exceptions	As existing public footway	0m
Cross Block Link	Cross Block Link in Centre	6m cross-block link	In public ownership – 0m In private ownership – full width

(* Streetscape Hierarchy equivalent type)

4.1.3 Subtropical Boulevard SB1* with Exceptions

The only exception to the standard Subtropical Boulevard SB1 provisions is that in Constance and Bridge Streets, footpath dining is appropriate on these quieter streets. Footpath Dining locations are to be determined on a site by site basis and where a Footpath Dining Permit has been obtained.

(* Streetscape Hierarchy equivalent type)

4.1.4 Footpath Build-out Street

Where 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.

4.2 Basement Incursions

In some instances within Fortitude Valley, basement levels are allowed to extend beneath the footway for specified distances, refer to Table 1.

Where this occurs, the basement and footway design must be in accordance with this manual. (Refer to Chapter 3 Streetscape Design, Section 3B Footway Elements and Materials, Sub-Section 2.4 Basement Incursions).

4.3 Awnings

Awnings are required in particular streets within the Fortitude Valley locality area.

The location and design of the awnings in these streets will be agreed with Council on a site-by-site basis, as part of the development assessment process.

Table 2 – Urban Valley Street – City Street* CS2 Exceptions

Footway Widths	Garden Bed width	Pavement width
Less than 2.1m (inc 150mm kerb)	No garden bed	Full width
2.1-2.4m (inc 150mm kerb)	750mm	1200-1500mm
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 City Street CS2 – 3.75m treatment	

4.4 Corner Land Dedications

Where corner land dedications are required, they are to include deep planted feature trees, seating and public art. (Refer to Chapter 3 Streetscape Design, Section 3A9 for typical layouts of corner land dedications and Section 3B for guidance on acceptable materials and elements.)

In Fortitude Valley, the corner land dedications are to be a continuation of the adjacent footway pavement and furniture. Where the corner is at the intersection of two street types, the materials and elements are to match the adjacent higher order streetscape type.

Deep planted Feature Street Trees at corners are to be planted with shrub and groundcover species nominated in Table 4 Shrub and Groundcover Species.

4.5 Footpath Dining

Footpath dining will be permitted where a Footpath Dining Permit has been obtained, and in accordance with the Citywide Streetscape Hierarchy.

4.6 Cross-block Links

Cross-Block Links are to be in accordance with the Streetscape Hierarchy. (Refer to Section 3A Streetscape Design of this manual for typical layouts and palette of materials and elements.)

5.0 Public Art

5.1 Locations

In Fortitude Valley, public artwork is to be provided in the following locations:

- Urban Commons and Railway Capping Plazas – permanent public art installations;
- Small Scale Spaces – infrastructure for temporal art installations, performance and display – including lighting, power and lockable storage facilities; and
- Corner Land Dedications – permanent public art installations.

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

5.2 Fortitude Valley Public Art Conceptual Framework

“Towards a Fortitude Valley Cultural Plan” was prepared in 2008 by Positive Solutions. The report outlined a Public Art Strategy.

5.2.1 Public Art Strategy Overview

Consultation undertaken in preparation of the Public Art Strategy identified a strong desire to see more public art in the Valley, in particular art which reflects the culture and histories of the place and the vision for its future.

The Valley is a vibrant urban landscape, which supports a diverse community. Brisbane City Council’s Art in Public Places policy provides the framework for commissioning site specific and context specific artworks in the Valley that is cognisant of the Valley’s diverse community.

5.2.2 Public Art Locations

In Fortitude Valley public art will be part of the open space network of:

- corner land dedications – identifying arrival moments and creating wayfinding markers on the journey through the Valley, and
- in the network of new urban commons, plazas and small spaces– providing places to relax and engage and to gather and celebrate.

5.2.3 Public Art Curatorial Rationale

The public art curatorial rationale identifies four themes for Fortitude Valley – Thread, Yarn, Weave and Fringe.

Thread: Fortitude Valley is a vibrant destination catering for a multitude of people and uses, its rich tapestry of new and old buildings, street lanes, cultures and character make it distinctly ‘The Valley’.

People, businesses and cultures have thrived and then moved on from the Valley during its history. Yet there remains a thread of those histories and a specific Valley culture that consolidates the area as a creative and cultural hub. The Valley is a place for experimentation, a place that embraces the ‘alternative’ and an area for opportunity.

Yarn: The Valley’s identity has evolved through personal storytelling. It is a form of entertainment that has been embraced through the Valley’s vibrant contemporary music and art scene.

Weave: Over time, trams and roads have defined Fortitude Valley. They have shaped the Valley’s appeal, connected it with greater Brisbane, acted as a gateway to Brisbane and determined its residents and visitors level of engagement. The theme ‘thread’ extends to the notion of pathways, access and maintaining connections in the Valley.

Fringe: Fortitude Valley has a long association with culture and alternative lifestyles. It has a reputation of being alternative, a fringe suburb that caters for a wide range of visitors and residents. The cultural institution, art galleries, fashion houses, markets, café, restaurant, nightclub and pub culture of the Valley adorn this colourful suburb – positioning it as a destination both during the day and at night.

5.3 Public Art – Developer Handbook - Percent for Art Contribution

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

 Table 3 – Paving Materials

Paving Type	Pavement Width	Paving Materials	Tactile Paving	Driveways
Exposed Aggregate	Full Width	Exposed Aggregate Concrete Standard Portland Grey 90% 'Blue Heeler' 10% 'Winter Brown' Hanson (code 10014463), Boral (code BCC 4000) or approved equivalent	Chelmstone, Urbanstone or approved equivalent 300 x 300mm CCS 'Pewter'	Exposed aggregate to match footway.
Valley Heart	Full Width	Exposed Aggregate Concrete Standard Portland Grey Hanson 'Honey Red', Boral or approved equivalent	Chelmstone, Urbanstone or approved equivalent 300 x 300mm CCS 'Voodoo'	Exposed aggregate to match footway.
Asphalt	Full Width	Asphalt	Chelmstone, Urbanstone or approved equivalent 300 x 300mm CCS 'Pewter'	Broom Finished Concrete
Broom Finished Concrete Path	1.5m	Standard Portland Grey Broom Finished Concrete	Chelmstone, Urbanstone or approved equivalent 300 x 300mm CCS 'Voodoo'	Broom Finished Concrete

 **6.0
Footway Surfacing**
6.1 Overall Intent - Public Footway

Fortitude Valley does not apply the Streetscape Hierarchy standard paving palette, but builds upon the existing variety of paving materials and layouts.

Paving guidelines for Fortitude Valley are in Figure 1: Fortitude Valley Locality Extent & Paving Plan and Table 3 Paving Materials.

 **7.0
Furniture**

Furniture requirements are consistent with the Streetscape Hierarchy. (Refer to Section 3A Streetscape Design for layout and furniture specifications.)

8.0 Planting

8.1 Garden Beds

Garden beds are permitted in Subtropical Boulevards and City Streets (also referred to as Ladder Streets, Subtropical Streets, Connective Landscape Streets and Urban Valley Streets), in accordance with the typical layouts for these streetscape types in Section 3A Streetscape Hierarchy of these guidelines. Shrub and Groundcover Species are to be selected from Table 4.

8.2 Street Trees

Table 5 sets out the approved street tree species for use on the various streets within the Fortitude Valley area. 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 5 is required.

Table 4 – Shrub and Groundcover Species

Shrub and Groundcover Species	Common Name
<i>Liriope</i> 'Evergreen Giant'	Liriope
<i>Liriope</i> 'Stripey White'	Variiegated Liriope
<i>Trachelospermum</i> Variiegated	Star Jasmine

Table 5 – Street Trees

Street	Street Trees
Agnes Street	<i>Flindersia australis</i> <i>Schotia brachypetala</i>
Alfred Street	<i>Flindersia schottiana</i> <i>Tabebuia argentea</i>
Amelia Street	<i>Buckinghamia celsissima</i> <i>Peltophorum pterocarpum</i>
Ann Street Subtropical Boulevard Section	<i>Harpullia pendula</i> <i>Livistona dicipiens</i> <i>Waterhousia floribunda</i>
Ann Street Corner Dedication Feature Trees	<i>Ficus microcarpa</i> var. <i>Hillii</i>
Ann Street Valley Heart Section	<i>Harpullia pendula</i>
Ann Street (between Gipps and Boundary Street)	<i>Harpullia pendula</i>
Arthur Street	<i>Flindersia australis</i> <i>Handroanthus impetiginosus</i>
Ballow Street	<i>Peltophorum pterocarpum</i> <i>Xanthostemon chrysanthus</i>
Barry Parade	<i>Flindersia australis</i> <i>Handroanthus impetiginosus</i>
Baxter Street	<i>Buckinghamia celsissima</i> <i>Peltophorum pterocarpum</i>
Berwick Street	<i>Harpullia pendula</i> <i>Tabebuia argentea</i>
Breakfast Creek Road	<i>Agathis robusta</i> <i>Jacaranda mimosifolia</i> (Valley Gateway entrance)
Bridge Street	<i>Flindersia schottiana</i> <i>Tabebuia argentea</i> <i>Waterhousea floribunda</i>
Bridge Street (west of Wickham Street)	<i>Tabebuia argentea</i>
Brookes Street - near corner of Wickham Street	<i>Handroanthus impetiginosus</i>
Brookes Street - near corner of St Paul's Terrace	<i>Tabebuia argentea</i>
Brunswick Street East	<i>Peltophorum pterocarpum</i> <i>Colvillea racemosa</i>
Brunswick Street West	<i>Agathis robusta</i> <i>Harpullia pendula</i>
Brunswick Street (west of St Paul's Terrace)	<i>Flindersia australis</i> <i>Handroanthus impetiginosus</i>



Table 5 (continued) – Street Trees

Street	Street Trees
Chester Street	<i>Tabebuia argentea</i> <i>Waterhousia floribunda</i>
Church Street	<i>Brachychiton acerifolius</i> <i>Tabebuia argentea</i>
Commercial Road	<i>Flindersia schottiana</i> <i>Harpullia pendula</i>
Connor Street	<i>Harpullia pendula</i> <i>Tabebuia argentea</i>
Constance Street	<i>Flindersia schottiana</i> <i>Tabebuia argentea</i> <i>Waterhousia floribunda</i>
Constance Street (west of St Paul's Terrace)	<i>Harpullia pendula</i> <i>Handroanthus impetiginosus</i>
Doggett Street	<i>Flindersia schottiana</i> <i>Melaleuca viridiflora</i>
East Street	<i>Ficus benjamina</i>
East Street (west of Wickham Street)	<i>Tabebuia argentea</i>
Ella Street	<i>Cassia siamea</i> <i>Cupaniopsis anacardioides</i>
Fortitude Street	<i>Cassia siamea</i> <i>Harpullia pendula</i>
Gipps Street	<i>Buckinghamia celsissima</i> <i>Melaleuca quinquenervia</i>
Gotha Street	<i>Flindersia australis</i> <i>Peltophorum pterocarpum</i>
Green Square	<i>Harpullia pendula</i> <i>Tabebuia argentea</i>
Hadlow Lane	<i>Buckinghamia celsissima</i>
Hynes Street – eastern side	<i>Xanthostemon chrysanthus</i> <i>Tabebuia argentea</i>
James Street	<i>Peltophorum pterocarpum</i> <i>Harpullia pendula</i> <i>Livistona dicipiens</i>
Julia Street	<i>Flindersia schottiana</i> <i>Tabebuia argentea</i>
Knapp Street – northern side	<i>Buckinghamia celsissima</i>
Light Street	<i>Harpullia pendula</i> <i>Tabebuia argentea</i>
Leopold Street	<i>Cassia siamea</i> <i>Cupaniopsis anacardioides</i>
Longland Street – southern side	<i>Waterhousia floribunda</i>
McLachlan Street	<i>Harpullia pendula</i> <i>Waterhousia floribunda</i>

Street	Street Trees
Malt Street	<i>Flindersia australis</i> <i>Schotia brachypetala</i>
Marshall Street	<i>Harpullia pendula</i>
Misterton Street	<i>Buckinghamia celsissima</i> <i>Peltophorum pterocarpum</i>
Montpelier Road	<i>Delonix regia</i> <i>Melaleuca quinquenervia</i>
Morgan Street	<i>Buckinghamia celsissima</i> <i>Tabebuia argentea</i>
Morse Street	<i>Cassia siamea</i> <i>Buckinghamia celsissima</i>
Murri Way	<i>Peltophorum pterocarpum</i> <i>Harpullia pendula</i> <i>Livistona dicipiens</i> <i>Waterhousia floribunda</i>
Proe Street	<i>Tabebuia argentea</i> <i>Waterhousia floribunda</i>
Robertson Street	<i>Harpullia pendula</i> <i>Pongamia pinnata</i>
Rosetta Street	<i>Harpullia pendula</i> <i>Tabebuia argentea</i>
Scanlan Street	<i>Harpullia pendula</i> <i>Tabebuia argentea</i>
School Street	<i>Tabebuia palmeri</i>
St Paul's Terrace	<i>Melaleuca quinquenervia</i> <i>Tabebuia palmeri</i>
Stratton Street – western side	<i>Xanthostemon chrysanthus</i> <i>Waterhousia floribunda</i>
Wandoo Street	<i>Buckinghamia celsissima</i> <i>Waterhousia floribunda</i>
Warner Street	<i>Harpullia pendula</i>
Warren Street	<i>Flindersia australis</i> <i>Handroanthus impetiginosus</i>
Water Street	<i>Buckinghamia celsissima</i> <i>Peltophorum pterocarpum</i>
Winn Street	<i>Cupaniopsis anacardioides</i> <i>Tabebuia argentea</i>
Wickham Street Subtropical Boulevard Section	<i>Harpullia pendula</i> <i>Livistona dicipiens</i> <i>Waterhousia floribunda</i>
Wickham Street Corner Dedication Feature Trees	<i>Ficus microcarpa</i> var. <i>Hillii</i>
Wickham Street Valley Heart Section	<i>Harpullia pendula</i>