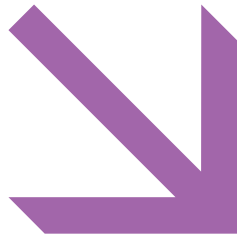


# Lutwyche Road Corridor



## 1.0 Site Overview

The Lutwyche Road Corridor forms a key growth corridor and connection between Brisbane's CBD and Chermside, running through the suburbs of Kedron, Stafford, Woolloowin, Gordon Park, Lutwyche, Albion and Windsor.

Redevelopment is focussed on key centres in the corridor with a high level of accessibility to public transport nodes.

## 2.0 Extent

All streetscape works occurring within the boundary shown, where streetscape types are indicated, 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 Lutwyche Road Corridor area for the purposes of these locality guidelines is shown in Figure 1.

## 3.0 Streetscape Hierarchy

### 3.1 Streetscape Types overview

The designated streetscape treatments for the streets within the Lutwyche Road Corridor are shown in Figure 2. The Citywide Streetscape Hierarchy types have been applied to most streets within the Lutwyche Road Corridor, with the exception of specific streets identified as Locality Streets.

Details of the Streetscape Hierarchy streets are provided in Point 3.2 'Standard Footway Elements and Materials'. Details of the specific streetscape types are provided in Point 3.3 'Locality Streets'.

## 2B. Lutwyche Road Corridor

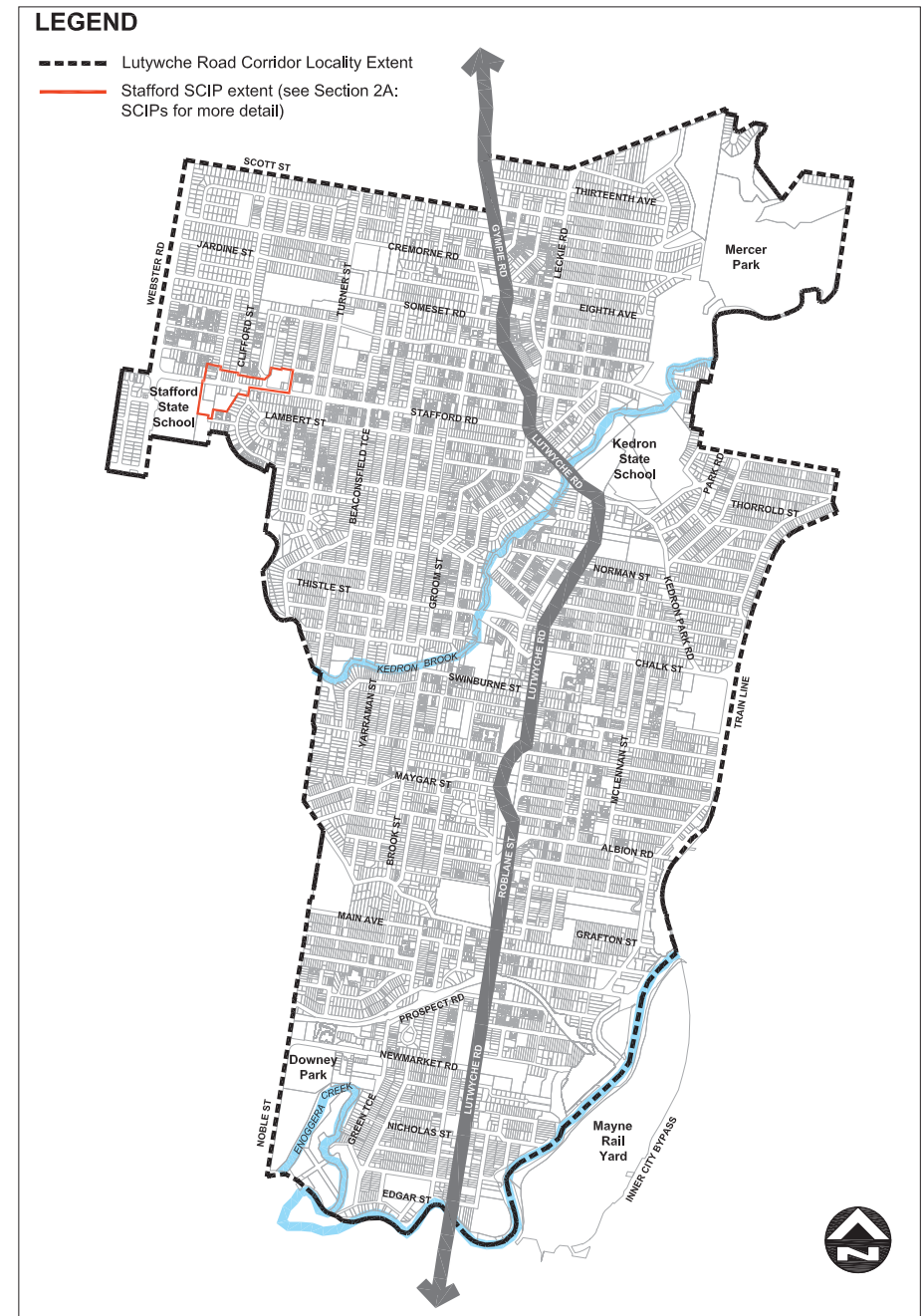


Figure 1 – Lutwyche Road Corridor Extent

## 3.2 Standard Footway Elements and Materials

These locality guidelines for the Lutwyche Road Corridor 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 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.

## 3.3 Locality Streets

In the Lutwyche Road Corridor area, a section of Stafford Road and some adjoining streets have been identified as Locality Streets. These streets are part of the Stafford Suburban Centre Improvement Project (SCIP) area. The Stafford SCIP extent is shown in Figure 1, with the extent of Locality Streets identified in Figure 2.

Any works required to footways within the Stafford SCIP area are to be in accordance with this SCIP locality. (Refer Chapter 2 Locality Advice, Section 2A Suburban Centre Improvement Projects of this manual).

## 3.4 Laneways

Laneways are to be in accordance with Section 3A: Citywide Streetscape Hierarchy of this manual and the specific details listed below.

## Layout

Laneways are to be 10m wide, with a minimum 6m wide carriageway for vehicular access and a minimum 2m wide unobstructed pedestrian pathway. Refer to Figure 3 for a 'Typical Layout of Elements in Laneways' plan view.

Laneways are to be designed as shared zones to allow for two-way low speed vehicular traffic to access carparking and servicing areas within adjoining developments and pedestrian access in accordance with Section 3A7: Lanes of this Manual. No on-street carparking provision is to be made within the laneway.

## Materials

Laneways are to be constructed with full width asphalt with no kerb and channel.

As shown in Figure 3, Laneways are to include:

- Street trees in grates
- Bollards adjacent to tree grates
- Pedestrian lighting
- Other street furniture where practical

## 4.0 Public Art

Where public artwork is required refer to Section 4C: Public Art of this manual.

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



Figure 2 – Lutwyche Road Corridor Street Hierarchy

## 2B. Lutwyche Road Corridor

### 5.0 Planting

#### 5.1 Street Trees

Table 1 sets out the approved street tree species for use on the various streets within the Lutwyche Road Corridor.

#### 5.2 Garden Beds

Table 2 sets out the approved shrubs and groundcover species for use on the various streets within the Lutwyche Road Corridor.

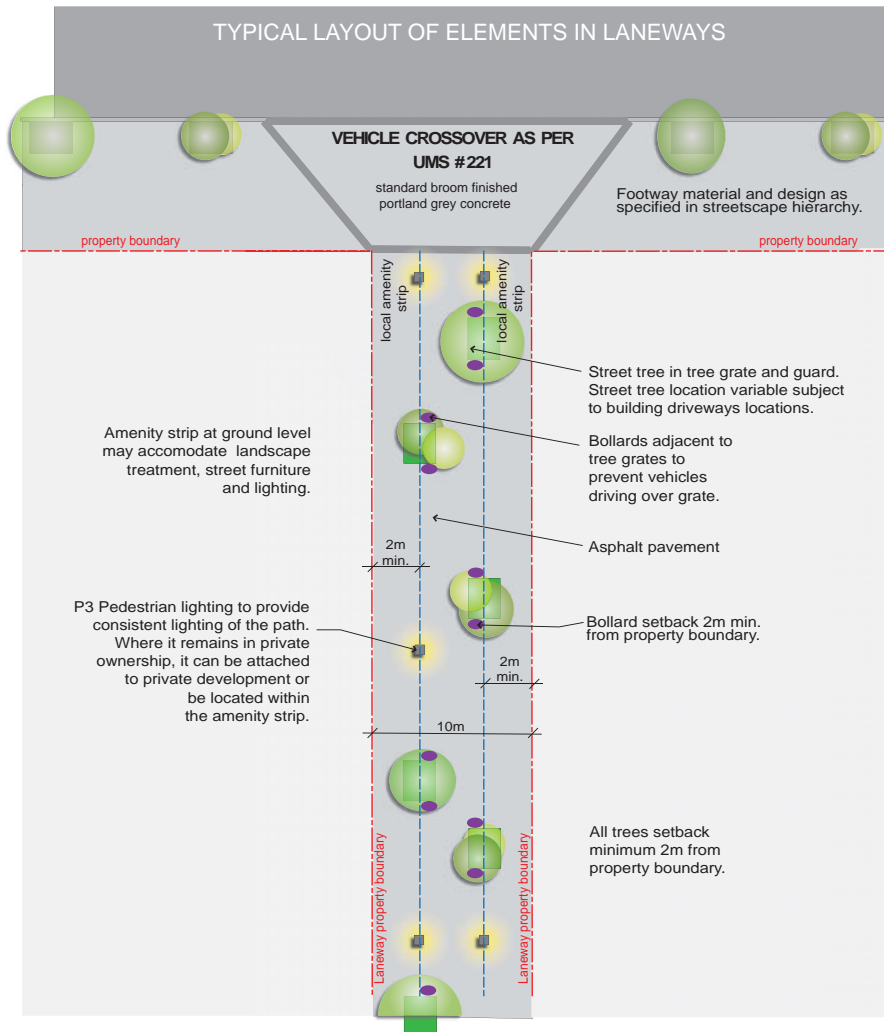


Figure 3 – Typical Layout of Elements in Laneways

| Street   | Tree species   |
|--|--|
| Mawarra St (Albion)                              | <i>Pongamia pinnata</i>  |
| Gympie Rd (Gordon Park & Kedron)                 | <i>Agathis robusta</i><br><i>Ficus microcarpa</i> var. <i>Hillii</i><br><i>Flindersia schottiana</i><br><i>Jacaranda mimosifolia</i><br><i>Tabebuia argentea</i><br><i>Handroanthus impetiginosus</i><br><i>Harpullia pendula</i><br><i>Xanthostemon chrysanthus</i> |
| Stafford Rd (Gordon Park)                        | <i>Xanthostemon chrysanthus</i><br><i>Harpullia pendula</i><br><i>Waterhousia floribunda</i><br><i>Ficus hillii</i><br><i>Tamarindus indica</i><br><i>Cupaniopsis anacardiodes</i>   |
| Bradshaw St (Lutwyche)                           | <i>Harpullia pendula</i><br><i>Handroanthus impetiginosus</i><br><i>Delonix regia</i><br><i>Cupaniopsis anacardiodes</i>   |
| Chalk St (Lutwyche)                              | <i>Xanthostemon chrysanthus</i><br><i>Harpullia pendula</i><br><i>Syzygium leumannii</i><br><i>Waterhousia floribunda</i><br><i>Jacaranda mimosifolia</i><br><i>Brachychiton acerifolius</i>   |
| Chapel St (Lutwyche)                             | No tree planting required (too narrow)   |
| Chelmsford Av (Lutwyche)                         | <i>Ficus benjamina</i><br><i>Jacaranda mimosifolia</i>   |
| Colton Av (Lutwyche)                             | <i>Harpullia pendula</i><br><i>Delonix regia</i>   |
| East St (Lutwyche)<br>(subject to road widening) | Select species from the standard palette in Chapter 3A   |
| Felix St (Lutwyche)                              | <i>Xanthostemon chrysanthus</i>  |

Table 1 – Street trees

## 2B. Lutwyche Road Corridor

| Street   | Tree species  |
|--|---|
| Florrie St (Lutwyche)  | <i>Melaleuca quinquenervia</i>  |
| Fuller St (Lutwyche)   | <i>Xanthostemon chrysanthus</i>   |
| High St (Lutwyche)<br>(subject to road widening)               | <i>Jacaranda mimosifolia</i><br><i>Delonix regia</i><br><i>Xanthostemon chrysanthus</i><br><i>Lophostemon confertus</i>   |
| Lamington Av (Lutwyche)  | <i>Harpullia pendula</i><br><i>Melaleuca bracteata</i><br><i>Delonix regia</i>  |
| Laura St (Lutwyche)  | <i>Harpullia pendula</i><br><i>Araucaria cunninghamii</i>   |
| Lowerson St (Lutwyche)<br>(subject to road widening)           | Select species from the standard palette in Chapter 3A  |
| Lucas St (Lutwyche)  | <i>Xanthostemon chrysanthus</i>   |
| Lutwyche Rd (Lutwyche & Windsor)<br>(subject to road widening) | <i>Agathis robusta</i><br><i>Araucaria cunninghamiana</i><br><i>Ficus microcarpa</i> var. <i>Hillii</i><br><i>Flindersia brayleyana</i><br><i>Harpullia pendula</i><br><i>Tabebuia argentea</i><br><i>Handroanthus impetiginosus</i><br><i>Xanthostemon chrysanthus</i><br><i>Jacaranda mimosifolia</i> |
| McGregor Av (Lutwyche)   | <i>Delonix regia</i><br><i>Ficus</i> sp<br><i>Melaleuca quinquenervia</i>   |
| Norman Av (Lutwyche)   | <i>Delonix regia</i><br><i>Jacaranda mimosifolia</i><br><i>Melaleuca leucadendron</i>   |
| Perry St (Lutwyche)  | Select species from the standard palette in Chapter 3A  |
| Reid Lane (Lutwyche)   | No tree planting required (too narrow)  |
| Stoneleigh St (Lutwyche)                                       | <i>Callistemon eureka</i><br><i>Buckinghamia celsissima</i><br><i>Schotia brachypetala</i>  |
| Swinburne St (Lutwyche)  | <i>Delonix regia</i><br><i>Tabebuia argentea</i><br><i>Xanthostemon chrysanthus</i>   |
| Thistle (Lutwyche)   | <i>Callistemon eureka</i><br><i>Melaleuca leucadendra</i>   |

| Street  | Tree species  |
|---|---|
| Tobruk St (Lutwyche)                                  | Select species from the standard palette in Chapter 3A  |
| Wesley St (Lutwyche)                                  | No tree planting required (too narrow)  |
| Windsor Av (Lutwyche)                                 | <i>Jacaranda mimosifolia</i><br><i>Delonix regia</i><br><i>Fraxinus griffithii</i><br><i>Xanthostemon chrysanthus</i> |
| Webster Road (Stafford)                               | Select species from the standard palette in Chapter 3A  |
| Addison St (Windsor)                                  | Select species from the standard palette in Chapter 3A  |
| Albion Rd (Windsor)                                   | <i>Leptospermum</i> sp.<br><i>Schotia brachypetala</i><br><i>Brachychiton acerfolius</i>                              |
| Algar St (Windsor)<br>(subject to road widening)      | Select species from the standard palette in Chapter 3A  |
| Bowen St (Windsor)                                    | <i>Melaleuca leucadendron</i><br><i>Agathis robusta</i><br><i>Delonix regia</i><br><i>Harpullia pendula</i>           |
| Bryden Street (Windsor)                               | <i>Araucaria heterophylla</i><br><i>Tabebuia argentea</i>   |
| Cartwright St (Windsor)<br>(subject to road widening) | Select species from the standard palette in Chapter 3A  |
| Cox Rd (Windsor)                                      | Select species from the standard palette in Chapter 3A  |
| Cullen St (Windsor)                                   | <i>Harpullia pendula</i><br><i>Melaleuca quinquenervia</i>  |
| Eildon Rd (Windsor)                                   | <i>Syzygium leumannii</i><br><i>Buckinghamia celsissima</i>   |
| Federation Street (Windsor)                           | <i>Buckinghamia celsissima</i>  |
| Gallway St (Windsor)                                  | <i>Buckinghamia celsissima</i><br><i>Callistemon viminalis</i>  |
| Grafton Street (Windsor)                              | Select species from the standard palette in Chapter 3A  |
| Grantson Street (Windsor)                             | <i>Melaleuca quinquenervia</i><br><i>Delonix regia</i>  |
| Le Geyt Street  | <i>Syzygium leumannii</i><br><i>Tabebuia rosea</i><br><i>Xanthostemon chrysanthus</i>                                 |
| Lyons Tce (Windsor)                                   | <i>Bauhinia variegata</i><br><i>Harpullia pendula</i>   |



Table 1 (Continued) – Street trees



## 2B. Lutwyche Road Corridor

| Street  | Tree species   |
|---|--|
| Maygar St (Windsor)                                   | <i>Harpullia pendula</i><br><i>Xanthostemon chrysanthus</i><br><i>Pongamia pinnata</i>   |
| Morris St (Windsor)                                   | Select species from the standard palette in Chapter 3A   |
| Newmarket Rd (Windsor)                                | <i>Flindersia australis</i><br><i>Xanthostemon chrysanthus</i>   |
| Nicholas St (Windsor)                                 | <i>Callistemon eureka</i><br><i>Xanthostemon chrysanthus</i>   |
| Northey St (Windsor)                                  | <i>Lophostemon confertus</i><br><i>Fraxinus griffithii</i>   |
| Prospect Rd (Windsor)                                 | <i>Buckinghamia celsissima</i><br><i>Flindersia schottiana</i>   |
| Roblane St (Windsor)                                  | <i>Agathis robusta</i><br><i>Araucaria cunninghamiana</i><br><i>Ficus microcarpa</i> var. <i>Hillii</i><br><i>Tabebuia argentea</i><br><i>Handroanthus impetiginosus</i> |
| Somerset St (Windsor)                                 | <i>Melaleuca quinquenervia</i>   |
| Taylor Street (Windsor)                               | <i>Xanthostemon chrysanthus</i><br><i>Syzygium leuhmannii</i>  |
| Thondley St (Windsor)                                 | <i>Harpullia pendula</i>   |
| Truro Street (Windsor)                                | <i>Agathis robusta</i><br><i>Araucaria cunninghamiana</i><br><i>Ficus microcarpa</i> var. <i>Hillii</i><br><i>Tabebuia argentea</i><br><i>Handroanthus impetiginosus</i> |
| Victoria St (Windsor)                                 | <i>Syzygium leuhmannii</i><br><i>Lophostemon confertus</i><br><i>Harpullia pendula</i>   |
| Bridge St (Woolloowin)                                | <i>Callistemon eureka</i>  |
| Chalk St (Woolloowin)                                 | <i>Xanthostemon chrysanthus</i><br><i>Waterhousia floribunda</i><br><i>Syzygium leuhmannii</i>   |
| Dickson Street (Woolloowin)                           | Select species from the standard palette in Chapter 3A   |
| Isedale St (Woolloowin)<br>(subject to road widening) | <i>Callistemon eureka</i><br><i>Syzygium leuhmannii</i>  |
| Kedron Park Rd (Woolloowin)                           | <i>Flindersia australis</i><br><i>Harpullia pendula</i><br><i>Xanthostemon chrysanthus</i>   |
| Merehay St (Woolloowin)                               | <i>Callistemon eureka</i><br><i>Jacaranda mimosifolia</i><br><i>Syzygium leuhmannii</i>  |



Table 1 (Continued) – Street trees

| Street                 | Tree species   |
|------------------------|--|
| Norman St (Woolloowin) | <i>Callistemon eureka</i><br><i>Jacaranda mimosifolia</i><br><i>Buckinghamia celsissima</i>      |
| Park Road (Woolloowin) | <i>Buckinghamia celsissima</i><br><i>Schotia brachypetala</i><br><i>Xanthostemon chrysanthus</i> |
| Rose St (Woolloowin)   | <i>Flindersia australis</i><br><i>Buckinghamia celsissima</i><br><i>Delonix regia</i>            |



Table 1 (Continued) – Street trees

| Street  | Shrub and Groundcover Species   |
|---|---|
| City Streets                                      | <i>Liriope</i> 'Evergreen Giant'<br><i>Liriope</i> 'Stripey White'<br><i>Philodendron xanadu</i><br><i>Trachelospermum Variegated</i>   |
| Subtropical Boulevards<br>(Lutwyche/Gympie Roads) | <i>Liriope gigantum</i> 'Evergreen Giant'<br><i>Liriope</i> 'Stripey White'<br><i>Lomandra</i> 'Blue Ridge'<br><i>Philodendron xanadu</i><br><i>Strelitzia reginae</i><br><i>Trachelospermum Variegated</i><br><i>Trachelospermum jasminoides</i> |



Table 2 – Shrub and groundcover species