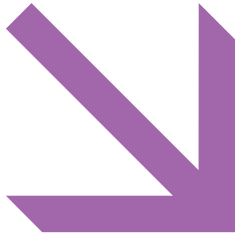


Milton Station



1.0 Site Overview

Milton Station is an area with a mixed use transit oriented development focus. In specifying streetscape design for the precinct, this document anticipates an increased number and frequency of pedestrian users of the streetscape.

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 Milton Station area for the purposes of these locality guidelines is shown in Figure 1.



Figure 1 Milton Station Locality Extent

3.0 Streetscape Hierarchy

3.1 Streetscape Types overview

The Citywide Streetscape Hierarchy types have been applied to all streets within the Milton Station area. Exceptions are detailed in Point 3.4 'Streetscape Type Exceptions'.

3.2 Standard Footway Elements and Materials

These locality guidelines for Milton Station 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 Street

A Locality Street footway detail has been developed for the eastern side of Cribb Street, as shown in Figure 2. This detail is designed to promote health and long term viability of the existing stand of mature fig trees, located on private land just inside the street frontage property boundary along this side of Cribb Street. These trees have an existing Natural Assets Local Law Vegetation Protection Order (NALL-VPO) as a group of trees and are also protected as NALL Valued Urban Vegetation (NALL-VUV).

Any development on these properties is to provide a footway in accordance with the detail shown in Figure 2. Footway treatment is to use

the existing kerb, reinstate the asphalt paving surface to the illustrated dimension with no driveways, no kerbside street trees or garden beds and no street furniture to be provided in this location.

3.4 Streetscape Type Exceptions

3.4.1 Railway Terrace and Cribb Street (Western side)

Total Public Footway Width

Ground floor levels of buildings are to be setback a minimum of 3m from the front property boundary. This effectively results in a total public footway width of 6.75m. The 3m setback must be publicly accessible, but will remain in private ownership.

Railway Terrace

Some sections of Railway Terrace are potentially subject to flood inundation during severe flooding events. In such instances, there may be a relaxation of the requirement for the 3m publicly accessible ground floor setback to be at a consistent grade with the footway.

Where the Railway Terrace property frontage is flood affected, there may be a change in finished surface level at the property boundary. Where this occurs, the surface level of the publicly accessible 3m ground floor setback must be between 300mm and 600mm above the adjacent public footway level.

This range in height will ensure the change in surface level is legible and obvious, while preventing walls from dominating the streetscape. The transition must be in the form of a vertical wall so as to minimise the loss of useable surface area. It must also include a 1m high visually permeable balustrade along the edge.

Where the maximum 600mm increase in height is insufficient to raise the ground floor surface to the required level, any additional increase in floor level must be resolved within the ground floor building envelope.

The 300 - 600mm change in height will result

in the eye level of people standing or walking along the footway being at a similar height to the eye level of people sitting (footpath dining) on the raised area. Where there is a change in grade the urban design treatment needs to ensure that the footway and the raised 3m setback 'reads' as a single space.

Treatments that effectively privatise the 3m setback will not be acceptable. Pedestrians and other road users must be able to clearly see the frontage/ façade of ground floor tenancies. Figure 3 details an acceptable outcome for Railway Terrace under these conditions.

3.4.2 Park Road

Continuous Awning Cover

Where the ground floor façade of buildings fronting Park Road incorporates an enlarged setback to create a plaza at the rear of the public footway, a continuous awning is not required.

3.4.3 Build-outs

Development contributions will be required to install kerb build-outs in the carriageway adjacent to their property. Any stormwater issues associated with the construction of build-outs and design work are to be resolved by the developer.

The final location of build-outs will be subject to development approval, and the consolidation and final location of crossovers, will be assessed on a site-by-site basis for contribution to the overall streetscape.

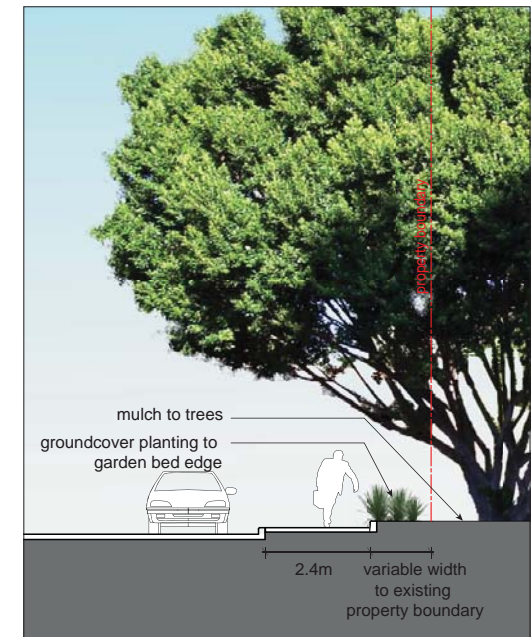


Figure 2 - Cribb Street (Locality Street) Fig Tree section

4.0 Public Art

4.1 Public Art Locations

Public artwork is to be provided in the following locations.

- Urban Commons; and
- Corner Land Dedications

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

4.2 Milton Station Precinct Public Art Conceptual Framework

While no specific public art strategy exists for the Milton Station precinct, artists are directed to the *Citywide Public Art Conceptual Framework*, in Section 4C.4 of this manual. Additionally, artists are encouraged to identify and work with locally significant cultural and/or historical themes, relevant to the site and its context.

4.3 Public Art – Developer Handbook - Percent for Art Contribution

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

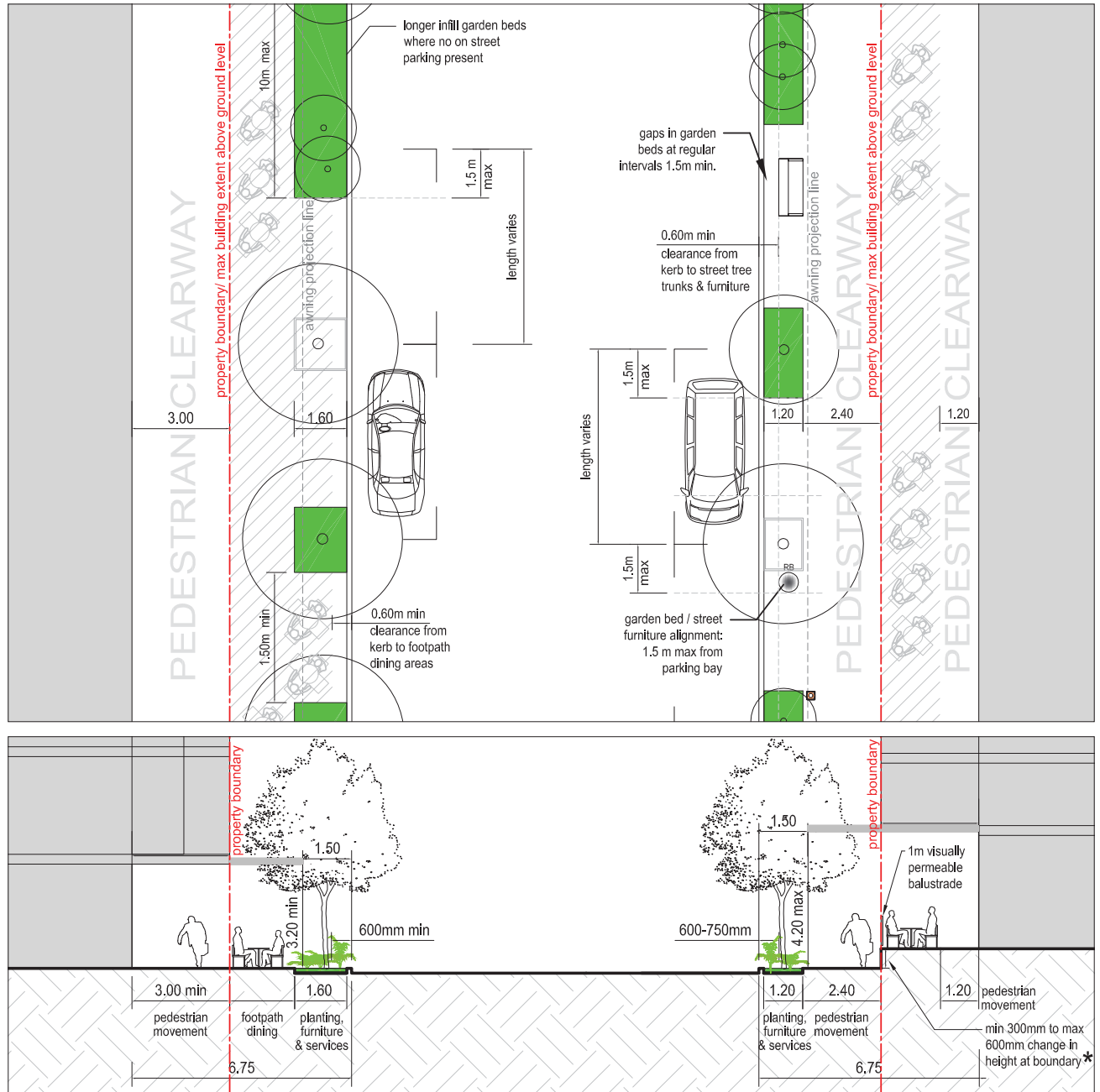


Figure 3 Railway Terrace flood affected land – Streetscape setout detail



5.1 Street Trees




Table 1 sets out the approved street tree species for use on the various streets within Milton. 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 1 is required.


Feature street trees planted in natural ground at corner land dedications and in build-outs are to be planted with species listed in Table 1.

5.2 Garden beds


Garden beds are permitted in City Streets, in accordance with the typical layouts for these streetscape types in Section 3A Citywide Streetscape Hierarchy of this manual. Species to be selected from Table 2.

Street	Tree species
Railway Terrace	 <i>Waterhousia floribunda</i>
	 <i>Flindersia australis</i>
	<i>Xanthostemon chrysanthus</i>
	<i>Melaleuca quinquenervia</i>
	<i>Livistona australis</i>
	<i>Delonix regia</i>
Park Road	<i>Delonix regia</i>
	<i>Syzygium luehmannii</i>
Park Road Corners	<i>Peltophorum pterocarpum</i>
Cribb Street	<i>Harpullia pendula</i>
	<i>Waterhousia floribunda</i>
	<i>Ficus microcarpa</i> var. <i>Hillii</i>
McDougall Street	<i>Buckinghamia celsissima</i>
	<i>Flindersia australis</i>
	<i>Waterhousia floribunda</i>
Manning Street	<i>Buckinghamia celsissima</i>
	<i>Waterhousea floribunda</i>
	<i>Delonix regia</i>
	<i>Peltophorum pterocarpum</i>
Walsh Street	<i>Buckinghamia celsissima</i>
	<i>Melaleuca quinquenervia</i>
	<i>Delonix regia</i>
	<i>Peltophorum pterocarpum</i>
Crombie Street	<i>Xanthostemon chrysanthus</i>
	<i>Flindersia australis</i>
	<i>Delonix regia</i>
	<i>Peltophorum pterocarpum</i>

-  Can be used both as street tree and/or build-out tree
-  Build-out tree species
-  Corner land dedication feature tree species

 Table 1 – Street trees

Street	Shrub and Groundcover Species
City Streets	<i>Dianella</i> spp. <i>Dietes bicolor</i> <i>Liriope muscari</i> 'Evergreen Giant' <i>Myoporum ellipticum</i> <i>Themeda</i> 'Mingo' <i>Trachelospermum</i> spp.

 Table 2 – Shrub and Groundcover species