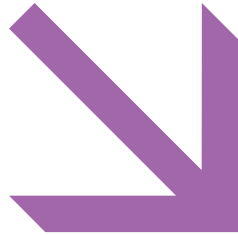


Newstead Teneriffe Waterfront



1.0 Site Overview

The Newstead and Teneriffe Waterfront is expected to provide the continued urban renewal of an area that formerly housed industrial and wharf functions, on the Brisbane River. The Centres Detail Design Manual sets the guidelines for the last remaining precincts to be renewed within the area, being the Commercial Road Precinct, including Heritage and Riverside sub-precincts, the Riverpark Precinct, Newstead North and Newstead Terrace precincts.

The existing character of the area derives primarily from the many heritage-listed former Woolstore buildings located throughout.

As the main focus of future development is within the Riverpark Precinct, it is intended to provide significant mixed use development, supported by the provision of extensive parkland. Development within both the Commercial Road (sub-precinct B: Riverside) and Riverpark precincts will also be required to provide the final sections of RiverWalk along this reach of the Brisbane River.

The Newstead and Teneriffe Waterfront area has an existing variety of street trees, paving materials and layouts, and other streetscape elements. It also includes an extensive section of RiverWalk, which provides existing and future key public riverside facilities. A coherent public domain, reflecting the diverse range of existing and anticipated land uses, will be delivered through a simple and unified palette of materials, plantings and street furniture, which draws on the existing situation.

2.0 Extent

All streetscape works occurring within the boundary shown on Figure 1, 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.

2.1 Waterfront Precinct

Streets within this precinct do not have a nominated streetscape type within the Streetscape Hierarchy, as little further development is anticipated to occur. Any upgrades to the existing streetscapes within this precinct shall be designed to utilise the existing footway width, and match the predominant existing surface condition in the street and adjoining properties to achieve consistent outcomes; whether that is asphalt, broom finished or exposed aggregate concrete.

Existing street trees are to be retained, and new street trees planted wherever possible; the minimum planting dimensions from the default Locality Street detail in Point 3.3 'Locality Street' are to be used to maximise opportunities for further street tree planting within this precinct.

2B. Newstead Teneriffe Waterfront

2.2 Commercial Road Precinct

(including sub-precincts A: Heritage & B: Riverside) All streets within this precinct and sub-precincts have been designated a streetscape type from the Streetscape Hierarchy, appropriate to their existing use and anticipated future development. The designated street types include a Locality Street type, which has been developed specifically for this area.

2.3 Riverpark Precinct

All streets within this precinct are uniquely designated Riverpark Streets. Details of acceptable outcomes, including materials and surface finishes for Riverpark Streets, are provided in Point 3.4 'Riverpark Streets'.

2.4 Newstead Terrace Precinct

All streets within this precinct have been designated a streetscape type from the Citywide Streetscape Hierarchy, appropriate to their existing use and anticipated future development.

2.5 Newstead North Precinct

All streets within this precinct have been designated a streetscape type from the Streetscape Hierarchy, appropriate to their existing use and anticipated future development. The designated street types include a Locality Street type, which has been developed specifically for this area.

2.6 Major Parks Precinct

Streets that front this precinct are included in the adjoining precinct designations.

3.0 Streetscape Hierarchy

3.1 Streetscape Types Overview

The designated streetscape treatments for the streets within the Newstead & Teneriffe Waterfront area consist of three standard streetscape types from the Streetscape Hierarchy, and two specific streetscape types.

Details of the Streetscape Hierarchy streets are provided in Point 3.2 'Standard Footway Elements and Materials', below. Details of the two specific streetscape types are provided in Point 3.3 'Locality Streets' and Point 3.4 'Riverpark' Streets. Exceptions from the default in applying any of the designated streetscape treatments, whether they are Streetscape Hierarchy or Locality specific street types, are detailed in Point 3.5 'Streetscape Exceptions'.

3.2 Standard Footway Elements and Materials

These locality guidelines for Newstead Teneriffe Waterfront 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.

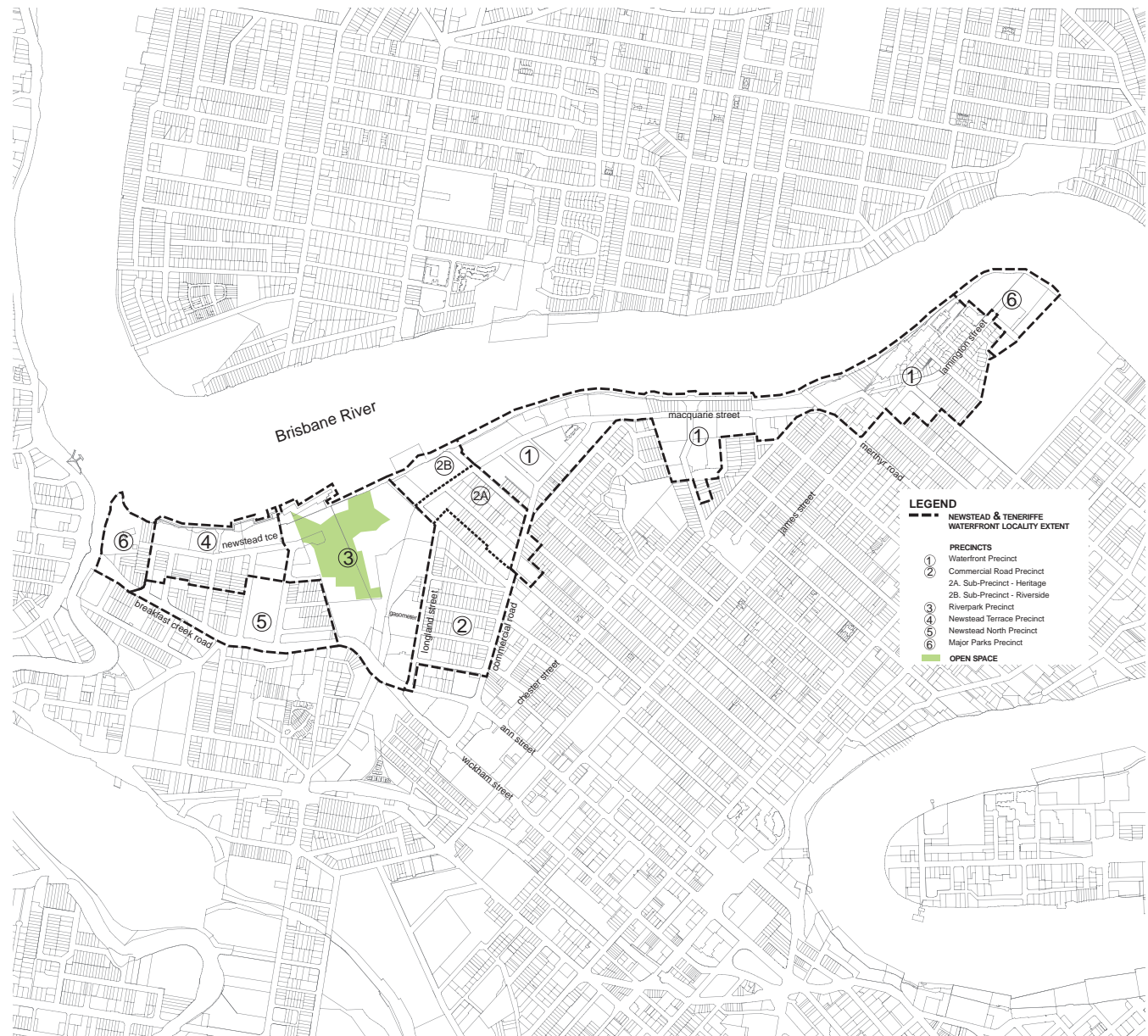


Figure 1 – Locality Extent and Precinct Boundaries

3.3 Locality Street

The Locality Street type developed for the Newstead and Teneriffe Waterfront area occurs in both the Commercial Road Precinct and the Newstead North Precinct. The default Locality Street treatment for these streets is detailed in Table 1 'Locality Street Default Treatment' and illustrated in Figure 2 'Default Locality Street Footway Setout'.

Due to their narrow existing footway widths, a minimum width requirement for street tree planting has been established for the Locality Streets. These dimensions are set out in Table 2 – Locality Street Footway Widths.

Where the total footway width is 2.1m or greater, trees are to be planted in garden beds with a width defined in Table 2 below, and a preferred length (parallel to kerb) of 3.0m. Where the total footway width is less than 2.1m, street trees are not to be planted within the public footway. This setout is detailed in Figure 2.

Where the preferred garden bed length of 3.0m is not achievable, due to the location of existing infrastructure elements, a reduction in the acceptable length to a minimum of 1.5m will be acceptable. In such instances it must be clearly demonstrated that it is not possible to achieve the preferred length.

3.4 Riverpark Streets

The Riverpark Street type, represents streets created as part of the Newstead Riverpark development. The range of acceptable outcomes for Riverpark Streets is detailed in Table 3 – Riverpark Treatment Detail.

3.5 Streetscape Exceptions

Exceptions can apply to standard Streetscape Hierarchy street types to provide specific street types, and are detailed below.

3.5.1 – Wyandra Street and Helen Street [CS2]

Continuous Awning Cover

The provision of continuous awning cover over the public footway in these streets is to be determined on a case by case basis as a part of the development assessment process.

3.5.2 – Doggett Street [Locality]

Street Furniture: Seats and Bins

Where mixed use development occurs on Doggett Street, the developer is to provide seats and bins to the public footway. Final locations will be subject to approval as part of the Development Assessment process. Seats and bins will not be required adjacent to purely residential development.

Street Furniture: Pedestrian Lighting

Pole top pedestrian lighting is to be provided to both sides of Doggett Street. Final locations will be subject to approval as part of the Development Assessment process.

Elements	Locality Street Default Treatment
<i>Applies to:</i>	Stratton, Kyabra, Doggett, Masters & Wyatt Streets; Waterloo, Gordon, Byres & Creswell Streets
Footway	
Total Public Footway Width	Various existing widths
Pavement Width	Full width
Materials	Exposed Aggregate: Standard Portland Grey Concrete 90% Blue Heeler 10% Winter Brown Hanson Code '10043620', Boral or approved equivalent
Kerb and Channel	Porphyry or granite where existing. Elsewhere pre-cast portland grey concrete kerbs units.
Driveways	Exposed Aggregate to match footway.
Tactile Paving	Concrete tactile paver Chelmsstone, Urbanstone or approved equivalent Colour: CCS 'Paperbark'
Street Trees	
Layout	Mix of species, laid out in an informal manner with clusters of trees, closely spaced in some locations
Trees Planted In	Garden beds - See detail in figure 2. No street trees where footway width is less than 2.1m
Street Furniture	
Seats and Bins	No
Drinking Fountain	No
Pedestrian Lighting	No
Footpath Dining	
Footpath Dining	To be determined on a site-by-site basis
Awnings	
Continuous Awning Cover	To be determined on a site-by-site basis

Table 1 – Locality Street Default Treatment

Footway Widths	Garden Bed width	Pedestrian Path width
Less than 2.1m (inc 150mm kerb)	No garden beds	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 Minor CS2 – 3.75m treatment	

Table 2 – Locality Street Footway Widths

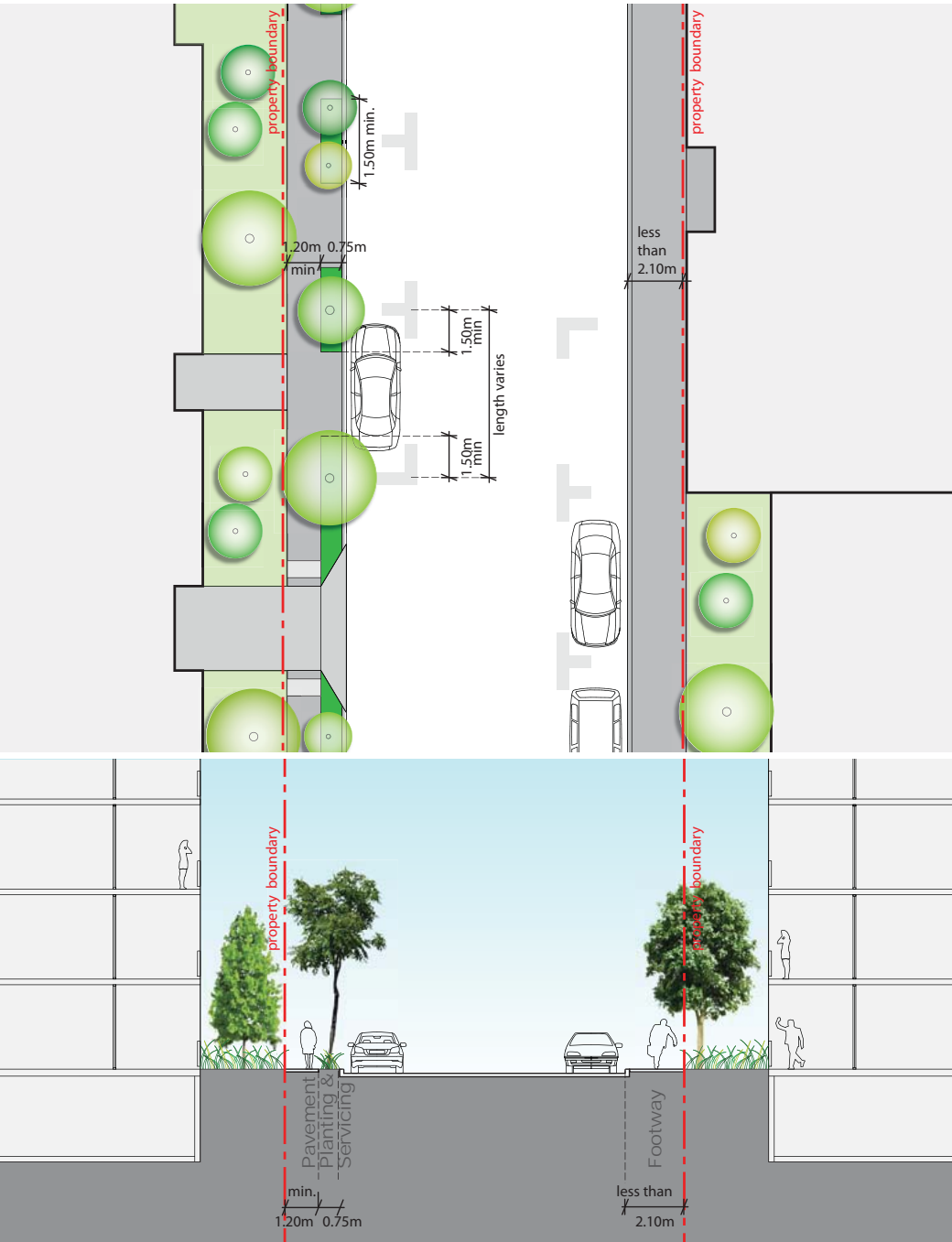


Figure 2 – Default Locality Street Footway Setout

3.5.3 – Waterloo Street [Locality]

Future Road Widening
 The Riverpark development is expected to deliver road widening for Waterloo Street. The desired outcome from this road widening is for both sides of Waterloo Street to achieve a 3.75m public footway width. When this is achieved, Waterloo Street will revert to the default City Street Minor – CS2 treatment.

Paving Materials
 The footway surface treatment for Waterloo Street as a Locality Street type is to be:

Exposed aggregate: CCS Oxide: Paperbark with Charcoal aggregate by Hanson, Boral or approved equivalent

3.5.4 – Gordon, Byres & Creswell Streets [Locality]

Paving Materials
 The finished footway surface treatment for these streets is to be:

Exposed aggregate: CCS Oxide: Paperbark with Charcoal aggregate by Hanson, Boral or approved equivalent

2B. Newstead Teneriffe Waterfront

Elements	Riverpark Street Default Treatment
Applies to:	Streets as indicated in Figure 1 – Newstead and Teneriffe Waterfront Streetscape Hierarchy and Pedestrian Links
Footway	
Total Public Footway Width	Minimum 3.75m
Pavement Width	Full width
Materials	Exposed aggregate: CCS Oxide: Paperbark with Charcoal aggregate by Hanson, Boral or approved equivalent
Kerb and Channel	Pre-cast portland grey concrete kerb units
Driveways	To match footway.
Tactile Paving	Concrete tactile paver Chelmstone, Urbanstone or approved equivalent Colour: CCS 'Voodoo'
Street Trees	
Layout	Mix of species, laid out in an informal manner with clusters of trees, closely spaced in some locations and with a second row where footway width permits.
Trees Planted In	Garden beds
Street Furniture	
Seats	HUB - Newstead S3 Seat with armrests
Bins	BCC 240L dual bin
Bollards	HUB - Newstead Bollards 900 & Newstead Bollards 1800
Drinking Fountain	Commercial Systems - DF 5001 (with custom square bowl)
Pedestrian Lighting	Bega pole top luminaire
Balustrade	To be determined on a site-by-site basis
Footpath Dining	
Footpath Dining	To be determined on a site-by-site basis
Awnings	
Continuous Awning Cover	To be determined on a site-by-site basis

Table 3 – Riverpark Treatment Detail

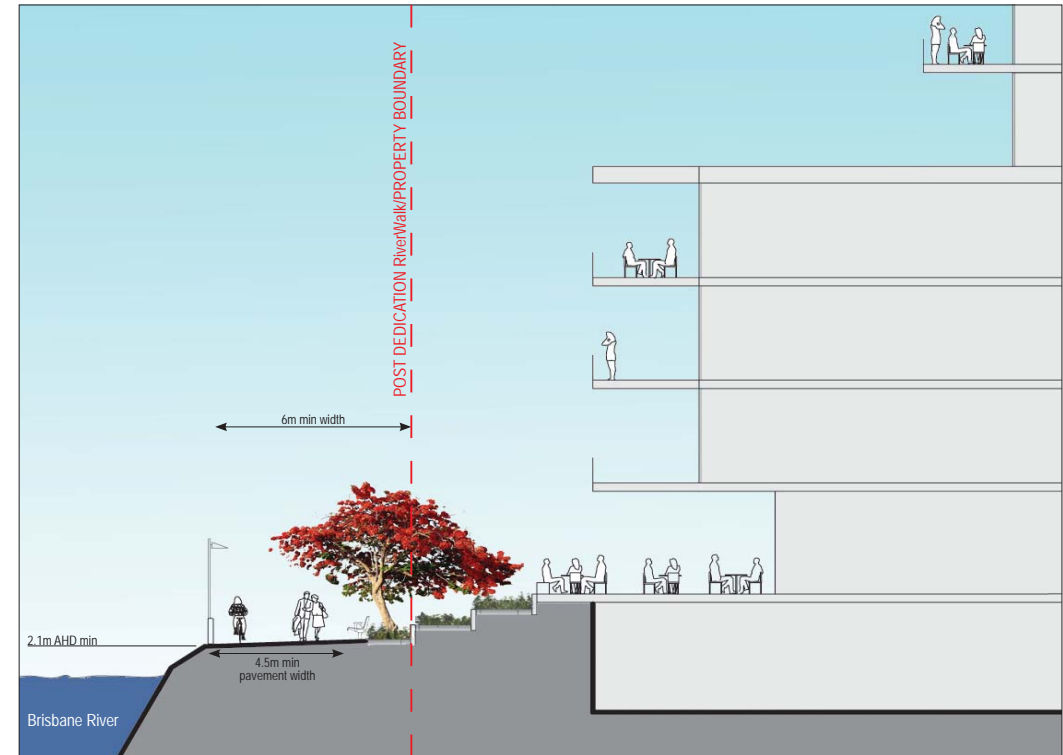


Figure 3 – Indicative RiverWalk Cross Section

4.0 Open Space

4.1 RiverWalk

Design, layout, materials and surface finish requirements for RiverWalk are designated in Table 4 – RiverWalk Treatment Detail, and setout in Figure 3 'Indicative RiverWalk Cross Section', above.


4.2 Landscaped Seating Node

Landscaped seating nodes within the Commercial Road sub-precinct B: Riverside, are located so as to provide a shaded, comfortable resting place as part of RiverWalk, at an appropriate walking distance from other such facilities. The following are general requirements for the design of this node:

- Creates a 24 hour publicly accessible space with equitable access;
- Integrated with the adjoining cross block link and with RiverWalk;
- Provides shade trees, lighting, shelter and furniture, including informal seating areas;
- Activated and pedestrian friendly edges; and
- Incorporates CPTED principles to maximise safety.

The final design and layout of the landscaped seating node will be negotiated with the Landscape Architect, Development Assessment.

Elements	RiverWalk Default Treatment
Applies to:	Newstead and Teneriffe Waterfront Streetscape Hierarchy and Pedestrian Links
Footway	
Total Public Footway Width	Minimum 6m.
Pavement Width	Minimum 4.5m
Materials	In-situ coloured concrete: CCS Oxide: Cashmere, shotblast finish by Hanson, Boral or approval equivalent
Kerb and Channel	Pre-cast portland grey concrete kerb units
Driveways	To match footway.
Tactile Paving	Concrete tactile paver Chelmstone, Urbanstone or approved equivalent Colour: CCS 'Voodoo'
Street Trees	
Layout	Mix of species, laid out in an informal manner with clusters of trees, closely spaced in some locations and with a second row where footway width permits.
Trees Planted In	Garden beds
Street Furniture	
Seats	HUB - Newstead S3 Seat with armrests
Bins	BCC 240L dual bin
Bollards	HUB - Newstead Bollards 900 & Newstead Bollards 1800
Drinking Fountain	Commercial Systems - DF 5001 (with custom square bowl)
Pedestrian Lighting	Bega pole top luminaire
Balustrade	To be determined on a site-by-site basis
Footpath Dining	
Footpath Dining	To be determined on a site-by-site basis
Awnings	
Continuous Awning Cover	None

 Table 4 – RiverWalk Treatment Detail

5.0 Public Art

5.1 Public Art Locations

Public artwork to be provided in the following location.

- RiverWalk

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


5.2 Newstead and Teneriffe Waterfront Precinct Public Art Conceptual Framework

While no specific public art strategy exists for the Newstead and Teneriffe Waterfront precinct, artists are directed to the Citywide Public Art Conceptual Framework, in Section 4C4 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.

5.3 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 – Percent 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.

Street	Tree species
Austin Street	<i>Harpullia pendula</i> <i>Peltophorum pterocarpum</i> <i>Flindersia australis</i>
Beeston Street	<i>Waterhousia floribunda</i> <i>Delonix regia</i>
Binkenba Court	<i>Harpullia pendula</i> <i>Delonix regia</i>
Breakfast Creek Road	<i>Agathis robusta</i> <i>Jacaranda mimosifolia</i> <i>Melaleuca quinquenervia</i> <i>Waterhousia floribunda</i>
Byres Street	<i>Lophostemon confertus</i> <i>Flindersia schottiana</i> <i>Ficus rubiginosa</i>
Commercial Road	<i>Harpullia pendula</i> <i>Flindersia schottiana</i> <i>Waterhousia floribunda</i> <i>Agathis robusta</i> <i>Delonix regia</i>
Creswell Street	<i>Flindersia australis</i> <i>Lophostemon confertus</i> <i>Cupaniopsis anacardioides</i>
Dath Street	<i>Harpullia pendula</i> <i>Flindersia schottiana</i>
Dixon Street	<i>Harpullia pendula</i> <i>Xanthostemon chrysanthus</i> <i>Delonix regia</i>
Doggett Street	<i>Flindersia schottiana</i> <i>Cupaniopsis anacardioides</i> <i>Lophostemon confertus</i>
Evelyn Street	<i>Harpullia pendula</i> <i>Peltophorum pterocarpum</i> <i>Melaleuca quinquenervia</i>
Florence Street	<i>Harpullia pendula</i> <i>Waterhousia floribunda</i>
Gordon Street	<i>Melaleuca quinquenervia</i> <i>Cupaniopsis anacardioides</i>
Gray Street	<i>Harpullia pendula</i> <i>Peltophorum pterocarpum</i>
Halford Street	<i>Tabebuia palmerii</i> <i>Harpullia pendula</i> <i>Peltophorum pterocarpum</i>
Helen Street	<i>Buckinghamia celsissima</i> <i>Flindersia schottiana</i> <i>Plumeria rubra</i>

 Table 5 – Street Trees

6.0 Planting

6.1 Street trees

Table 5 'Street Trees' sets out the approved street tree species for use on the various streets within the Newstead and Teneriffe Waterfront 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.


Final selection and placement of street trees is subject to the approval of the Landscape Architect, Development Assessment.

6.2 Garden beds

Garden beds are permitted in Subtropical Boulevards, City Streets, Locality Streets and River Park Streets in accordance with the typical layouts for these streetscape types in Section 3A Citywide Streetscape Hierarchy of this manual. Species are to be selected from Table 6 'Shrubs and Groundcover Species'.

2B. Newstead Teneriffe Waterfront

Street	Tree Species
Hollins Crescent	<i>Harpullia pendula</i> <i>Delonix regia</i>
Hopetoun Way	<i>Harpullia pendula</i> <i>Delonix regia</i>
Kyabra Street	<i>Flindersia schottiana</i> <i>Cupaniopsis anacardioides</i> <i>Waterhousia floribunda</i>
Lamington Street	<i>Harpullia pendula</i> <i>Peltophorum pterocarpum</i> <i>Ficus benjamina</i>
Longland Street	<i>Cupaniopsis anacardioides</i> <i>Waterhousia floribunda</i> <i>Melaleuca quinquenervia</i>
Macquarie Street	<i>Harpullia pendula</i> <i>Delonix regia</i> <i>Waterhousia floribunda</i>
Market Street	<i>Lophostemon confertus</i> <i>Flindersia schottiana</i> <i>Ficus rubiginosa</i>
Masters Street	<i>Cupaniopsis anacardioides</i> <i>Flindersia schottiana</i> <i>Grevillea baileyana</i>
Maud Street	<i>Harpullia pendula</i> <i>Plumeria rubra</i> <i>Flindersia australis</i>
Merthyr Road	<i>Harpullia pendula</i> <i>Ficus microcarpa</i> var. <i>Hillii</i>
Newstead Avenue	<i>Xanthostemon chrysanthus</i> <i>Peltophorum pterocarpum</i> <i>Flindersia australis</i>
Newstead Terrace	<i>Jacaranda mimosifolia</i> <i>Harpullia pendula</i> <i>Peltophorum pterocarpum</i>
Refinery Parade	<i>Harpullia pendula</i> <i>Peltophorum pterocarpum</i>
RiverWalk	<i>Delonix regia</i> <i>Ficus rubiginosa</i> <i>Araucaria cunninghamii</i>
Skyring Terrace	<i>Lophostemon confertus</i> <i>Flindersia australis</i> <i>Ficus rubiginosa</i>
Stratton Street	<i>Harpullia pendula</i> <i>Melaleuca quinquenervia</i> <i>Grevillea baileyana</i>
Sydney Street	<i>Harpullia pendula</i> <i>Peltophorum pterocarpum</i>

 Table 5 – Street trees

Street	Tree Species
Vernon Terrace	<i>Harpullia pendula</i> <i>Ficus microcarpa</i> var. <i>Hillii</i>
Waterloo Street	<i>Lophostemon confertus</i> <i>Flindersia australis</i> <i>Ficus rubiginosa</i> <i>Cupaniopsis anacardioides</i>
Welsby Street	<i>Peltophorum pterocarpum</i> <i>Jacaranda mimosifolia</i>
Wyatt Street	<i>Cupaniopsis anacardioides</i> <i>Flindersia schottiana</i> <i>Melaleuca quinquenervia</i>
Wyandra Street	<i>Handroanthus chrysanthus</i>

Shrub and Groundcover Species

Dianella spp.


Dietes bicolour

Liriope 'Evergreen Giant'

Myoporum ellipticum

Themeda 'Mingo'

Trachelospermum spp.

 Table 6 – Shrubs and Groundcover Species