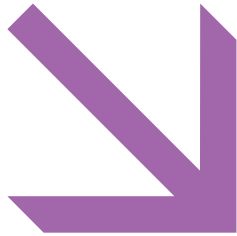


Spring Hill



1.0 Site Overview

Spring Hill is a large centre located on the periphery of Brisbane's CBD and is one of Brisbane's oldest suburbs dating back to the mid 1800s.

In recent decades the southern side of Boundary Street, being closest to the CBD, has largely been redeveloped with a mix of medical facilities, offices and medium and high density residential uses. The northern side of Boundary Street has retained many heritage buildings and is predominantly pre-1900 character houses with small pockets of centre activities present throughout the area.

While a large number of buildings in Spring Hill have heritage or character value, new developments such as centre activities and high density inner city living will continue to expand into Spring Hill.

2.0 Extent

All streetscape improvement works occurring within the boundary shown must be in keeping with the guidelines specified in this document. Areas outside the boundary may be developed in keeping with this character, at the discretion of the developer and subject to approval by Council.

The extent of the Spring Hill area for the purposes of these locality guidelines is shown in Figure 1 - 'Spring Hill Locality Extent & Streetscape Types'.

3.0 Streetscape Hierarchy

3.1 Streetscape Types overview

The streetscape treatments designated for the streets within the Spring Hill area can be seen in Figure 1 - 'Spring Hill Locality Extent & Streetscape Types'.

There is no footpath widening in Spring Hill and therefore exceptions to the standard provisions

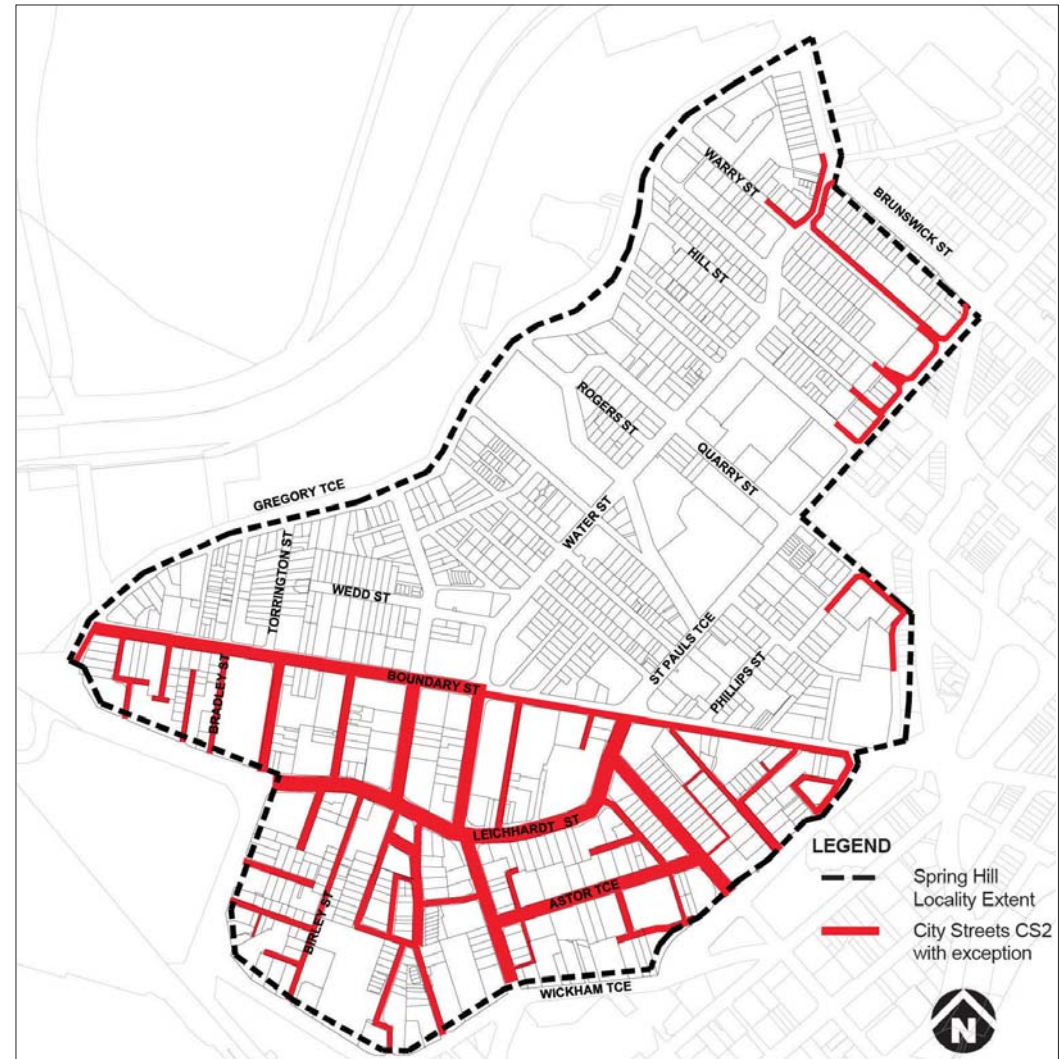


Figure 1 - Spring Hill Locality Extent & Streetscape Types

may occur to accommodate existing footway widths which are narrower than the default standard. See point 3.3 'Streetscape Exceptions' for the detailed requirements.

3.2 Standard Footway Elements and Materials

These locality guidelines for Spring Hill 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 Streetscape Type Exceptions

The streets identified as city street CS2 with exceptions in Figure 1 can be closely aligned with the requirements for a city street CS2 classification. However, as the footway retains its existing width for these streets, exceptions to the city street CS2 are required.

A set of minimum width requirements for street planting and pathways has 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 1 - 'City Street 2 Exceptions'.

3.3.1 Footway surfacing

Asphalt is to be used on all City Streets (CS2) with exceptions throughout Spring Hill.

Type: BCC Type 1 asphalt
Width: 25mm thick

3.3.2 Tactile Markers

To be used only in Astor Tce and Flynn Street

Supplier: Claypave or approved equivalent
Colour: 'Gold'

If two or more street trees are required on the same development frontage, a mixture of the appropriate species as listed in Table 2 - 'Street Trees' is required.

Where street trees are located in Astor Terrace and Flynn Street, they are to be planted in pits with 1200 x 1600mm tree grate.

Garden beds are permitted in city streets CS2 with exceptions as identified in Figure 1 and subject to the footway width requirements set out in Table 1 - 'City Street 2 Exceptions'. Appropriate shrub and groundcover species are to be selected from Table 3 - 'Shrub and Groundcover species'.

Footway widths (from face of kerb)	Garden bed width	Street trees	Pedestrian path width
Less than 2.1m	No garden beds	No	Full width
2.1m - 2.5m	0.8m - 1.2m	No	1.2m
2.5m - 3.15m	1.2m	Yes	1.2m - 1.8m
3.15m - 3.75m	1.2m	Yes	1.8m - 2.4m
3.75m +	Default city street minor CS2 - 3.75m treatment		



Table 1 – City Street 2 Exceptions

Street	Tree species
Astor Terrace	<i>Jacaranda mimosifolia</i>
Boundary Street	<i>Handroanthus impetiginosus</i> <i>Harpullia pendula</i>
Brunswick Street	<i>Agathis robusta</i> <i>Harpullia pendula</i>
Flynn Street	<i>Jacaranda mimosifolia</i>
Fortescue Street	<i>Harpullia pendula</i>
Gregory Terrace	<i>Jacaranda mimosifolia</i>
Kennigo Street	<i>Handroanthus chrysanthus</i>
Leichhardt Street	<i>Flindersia australis</i> <i>Lophostemon confertus</i>
Little Edward Street	<i>Harpullia pendula</i>
Rogers Street	<i>Flindersia australis</i> <i>Ficus benjamina</i>
Royal Avenue	<i>Buckinghamia celcissima</i>
St Paul's Terrace	<i>Flindersia australis</i>
Thornbury Street	<i>Flindersia australis</i>
Turbot Street	<i>Flindersia schottiana</i>
Upper Edward Street	<i>Flindersia schottiana</i>
Victoria Street	<i>Flindersia australis</i>
Warren Street	<i>Tabebuia rosea</i>
Water Street	<i>Peltophorum pterocarpum</i>
Wedd Street	<i>Buckinghamia celsissima</i>
Wharf Street	<i>Flindersia australis</i>



Table 2 – Street Trees

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



Table 3 – Shrub and Groundcover species

4.0 Planting

Table 2 sets out the approved street tree species for use on the various streets within the Spring Hill locality. Street trees planted in asphalt footpaths are to be planted in pits 1200 x 1600mm with a porous paving finish or garden beds in accordance with the footway width requirements set out in Table 1 - 'City Street 2 Exceptions'.