

Woolloongabba Centre

1.0 Site Overview

Woolloongabba is an inner city community with easy access to opportunities for living, working and playing. Renewal of Woolloongabba will focus on promoting high density mixed use development that takes advantage of its convenient inner city location and public transport, yet respects the history and identity of the area. When specifying streetscape design, use wherever possible the Streetscape Hierarchy to guide footway upgrades in this area.

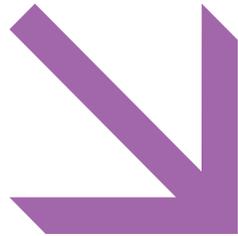


Figure 1 – Woolloongabba Locality Extent

2.0 Extent

All streetscape works occurring within the boundary shown in 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.

3.0 Citywide Streetscape Hierarchy

3.1 Streetscape Types Overview

The streetscape treatments designated for the streets within the Woolloongabba Centre area can be seen in Figure 2. Wherever possible the Citywide Streetscape types have been applied to the Woolloongabba streets. There are minor exceptions to the standard provisions to accommodate footway widths, which are narrower than the default standard. Details of these exceptions are set out in Point 3.4 'Streetscape Type Exceptions'.

Locality Streets are streets in the Woolloongabba Centre that significantly vary from the standard streetscape types – in both their layout and finishes. Localities within Woolloongabba include:

- Logan Road “Antiques Precinct” – located between Ipswich Road and Jurgens Street, and

2B. Woolloongabba Centre

3.2 Standard Footway Elements and Materials

These locality guidelines for Woolloongabba are to be read in conjunction with the following sections of Chapter 3 Streetscape Design of this manual.

- 3A Citywide Streetscape Hierarchy – for streetscape typical layouts and standard palette.
- 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

3.3.1 Logan Road “Antiques Precinct”

The Logan Road “Antiques Precinct” Locality Street was upgraded by Brisbane City Council in 2008 – 2009. Any works required to footways within this Locality Street, are to be in accordance with Table 3 (on the next page) and the ‘Antiques Precinct’ Planting Palette.

‘Antiques Precinct’ Planting Palette

Trees

Brachychiton acerifolius
Roystonea regia

Shrubs and Groundcovers

Feature Plants

Cordyline fruticosa ‘Rubra’
Philodendron ‘Xanadu’
Strelitzia reginae

Groundcovers

Dianella ‘Little Jess’

3.4 Streetscape Type Exceptions

Exceptions applying to the Streetscape Hierarchy street types are detailed below.

3.4.1 Stanley Street
Subtropical Boulevard (SB1)

Due to the variation of existing footway widths along Stanley Street, a set of minimum width requirements for street tree planting 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 1.



LEGEND

- Subtropical Boulevard SB1
- City Street CS2
- Neighbourhood Street NS1
- Locality Street
- Woolloongabba Centre Extent

Figure 2 – Woolloongabba Streetscape Hierarchy

3.4.2 City Streets (CS2) – Jurgens, Trafalgar, Wellington, Gibbon, Qualtrough, Broadway, Henry, Reid and Hubert Streets

Due to the variation of existing footway widths along the streets noted above, 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 1 ‘Subtropical Boulevard & City Street Exceptions’.

3.4.3 Neighbourhood Streets (NS1) – Qualtrough, Broadway, Hampton, Overend, Albion, Maynard, Taylor, Lewis, Longlands, Norman Streets

Due to the variation of existing footway widths along streets noted above, a set of minimum width requirements for street planting and pathways have been established. Where the total footway width is narrower than 3.75m, the turf strip with street trees and pedestrian paths shall comply with the dimensions outlined in Table 2 ‘Neighbourhood Street 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– 500mm
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; or default Subtropical Boulevard SB1 – 3.75m treatment	

 Table 1 – Subtropical Boulevard & City Street Exceptions

Footway Widths	Trees in Turf width	Pavement width
Less than 2.1m (inc 150mm kerb)	No trees in turf	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 Neighbourhood Street Major NS1 – 3.75m treatment	

 Table 2 – Neighbourhood Street Exceptions

4.0 Planting

4.1 Street trees

Table 5 ‘Street Trees’ sets out the approved street tree species for use on the various streets within the Woolloongabba Centre 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.

4.2 Garden beds

Garden beds are permitted in Subtropical Boulevards and 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 4.

Elements	Logan Road “Antiques Precinct” Locality Street
Footway	
Pavement Width	Full width
Paving Materials	Honed Coloured Concrete with Sawcut Pattern. CCS Oxide: Ebony, Aggregate – 90% Blue Heeler and 10% Winter Brown. Hanson, Boral or approved equivalent
Kerb and Channel	Stonevue Urbanvue Paver 200 x 400 x 85mm, Langwarren Blue Honed Finish
Tactile Markers	Pathfinder or approved equivalent 300 mm wide strip. Colour – Orange
Driveways	Honed Coloured Concrete CCS Oxide: Ebony, Aggregate – 90% Blue Heeler and 10% Winter Brown. Hanson, Boral or approved equivalent
Street Trees	
Layout	Single trees in porous paving finished tree pit and trees in garden beds.
Porous Paving Tree Pit	SureSet Stone cream coloured crushed aggregate, 5 – 10mm range or approved equivalent
Street Furniture	
Drinking Fountain	Urban Fountains and Furniture Apollo 900. Finish - Stainless Steel
Bollards	Street Furniture Australia Slim Series 118mm round x 910mm high with Flat Head 86F. Finish – Stainless Steel

 Table 3 – Logan Road “Antiques Precinct”

Street	Tree Species
Albion Street	<i>Syzygium luehmannii</i> <i>Xanthostemon chrysanthus</i>
Broadway Street	<i>Melaleuca bracteata</i> <i>Callistemon viminalis</i>
Buranda Street	<i>Tabebuia argentea</i> <i>Delonix regia</i>
Deshon Street	<i>Harpullia pendula</i> <i>Lophostemon confertus</i>
Gibbon Street	<i>Cassia siamea</i> <i>Syzygium luehmannii</i>
Hampton Street	<i>Callistemon viminalis</i> <i>Tabebuia argentea</i>
Hawthorne Street	<i>Callistemon viminalis</i> <i>Delonix regia</i>
Henry Street	<i>Grevillea baileyana</i> <i>Buckinghamia celsissima</i>
Holden Street	<i>Melaleuca bracteata</i> <i>Callistemon viminalis</i>
Hubert Street	<i>Cupaniopsis anacardioides</i> <i>Tabebuia rosea</i>
Ipswich Road	<i>Flindersia schottiana</i> <i>Brachychiton acerifolius</i> <i>Lophostemon confertus</i>
Jurgen Street	<i>Cassia fistula</i> <i>Jacaranda mimosifolia</i>
Lewis Street	<i>Melaleuca bracteata</i> <i>Lophostemon confertus</i>
Logan Road*	<i>Cupaniopsis anacardioides</i> <i>Flindersia brayleyana</i> <i>Harpullia pendula</i> <i>Livistona dicepens</i> <i>Syzygium jambos</i> <i>Waterhousia floribunda</i>
Longlands Street	<i>Cupaniopsis anacardioides</i> <i>Tabebuia argentea</i>
Lucinda Street	<i>Melaleuca quinquenervia</i> <i>Callistemon viminalis</i>
Maynard Street	<i>Harpullia pendula</i> <i>Tabebuia rosea</i>
Mountjoy Street	<i>Callistemon "Eureka"</i> <i>Melaleuca quinquenervia</i>
Nile Street	<i>Cupaniopsis anacardioides</i> <i>Peltophorum pterocarpum</i>

 Table 4 – Street Trees

Street	Tree Species
Norman Street	<i>Peltophorum pterocarpum</i> <i>Melaleuca bracteata</i>
Overend Street	<i>Melaleuca quinquenervia</i> <i>Lophostemon confertus</i>
Qualtrough Street	<i>Melaleuca quinquenervia</i> <i>Callistemon viminalis</i>
Reid Street	<i>Acmena smithii</i> <i>Tristaniopsis laurina</i>
Stanley Street East	<i>Brachychiton acerifolius</i> <i>Syzygium jambos</i> <i>Waterhousia floribunda</i>
Taylor Street	<i>Melaleuca linariifolia</i> <i>Callistemon viminalis</i>
Toohy Street	<i>Melaleuca linariifolia</i> <i>Callistemon salignus</i>
Trafalgar Street	<i>Brachychiton acerifolius</i> <i>Buckinghamia celsissima</i>
Vanda Street	<i>Harpullia pendula</i> <i>Buckinghamia celsissima</i>
Walker Street	<i>Brachychiton acerifolius</i> <i>Buckinghamia celsissima</i>
Wellington Road	<i>Brachychiton acerifolius</i> <i>Jacaranda mimosifolia</i> <i>Syzygium francisii</i> <i>Waterhousia floribunda</i>

* For 'Logan Road Antiques Precinct' see Point 3.3.1 'Antiques Precinct' Planting Palette

 Table 4 (Continued) – Street Trees

Street	Shrubs and Groundcovers Species
Subtropical Boulevards and City Streets	<i>Dianella</i> spp. <i>Dietes bicolour</i> <i>Liriope</i> 'Evergreen Giant' <i>Myoporum ellipticum</i> <i>Themeda</i> 'Mingo' <i>Trachelospermum</i> spp.

 Table 5 – Shrub and Groundcover species