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Prepared by City of Gold Coast Urban Design Team,
Office of the City Architect.
1.0 Introduction

The aim of the Streetscape Design Guidelines for Broadbeach is to provide clear direction for all stakeholders about the spatial organisation and materiality of the public realm within the Principal Centre and the wider suburb.

The Streetscape Design Guidelines intend to support the City Plan with public realm outcomes expected of Broadbeach, as a unique cluster of major tourism and leisure infrastructure, by improving the pedestrian experience and legibility.

The overall intent of the guidelines is to make development approval simpler for contributed streetscape delivery, whilst also informing both public and private streetscape outcomes and facilitating a consistent and improved streetscape for Broadbeach.

The City of Gold Coast promotes a high quality public realm for Broadbeach as Principal Centre with a vibrant mix of tourism, residential, commercial and leisure development.

Principles

The principles of the Streetscape Design Guidelines are:

<table>
<thead>
<tr>
<th>Simple</th>
<th>Clear direction regarding desired footpath pavement treatment for each street in core areas of Broadbeach.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistent</td>
<td>Spatial arrangement and materials palette that visually unifies the area.</td>
</tr>
<tr>
<td>Economical</td>
<td>A specific and consistent materials palette that has longevity and is easily constructed and maintained.</td>
</tr>
</tbody>
</table>

Related reference documents

Note the following documents;

City Plan Land Development Guidelines

Broadbeach Core Business Precinct Master Plan

For further information on the Broadbeach Core Business Precinct Master Plan contact City Placemaking at cpm@goldcoast.qld.gov.au
2.0 Broadbeach streetscape types

Broadbeach has been divided into the following types.

**Type A – Core:**
The Principal Centre is defined by development intensity, access to public/active transport, a pedestrian oriented urban environment with a high quality materiality that reflects its importance as the retail and commercial centre.

**Type B – Fringe:**
A sub tropical urban environment that creates a balance between paved areas and vegetated areas, while still providing the visual quality and functions required of highly urbanised mixed use/residential areas.

**Type C – Periphery:**
An urban village character that reflects the residential nature of the area through an emphasis on ‘green’ that complements the medium to high density built environment.

**Type D – Special precincts/parks**
Areas that have (or are anticipated to have) a special character, through their use as public spaces, or opportunities for large scale redevelopment. These areas are subject to specific, individual design outcomes and are not addressed in these guidelines.

Diagram 1 Typical Section through footpath

[Diagram showing typical section through footpath with labels for various zones and features such as trees, awning projection line, property boundary, access zone, verge, utility zone, parking, cycle and motor vehicle lanes, outdoor dining/vendor areas, and 600 mm from front of kerb.]
Map 1 – Streetscape types

- **Type A - Core**
- **Type B - Fringe**
- **Type C - Periphery**
- **Type D - G:Link**
- **Type D - Special character**
- **Type D - Parks**
### Streetscape types hierarchy table

<table>
<thead>
<tr>
<th>Type A – Core</th>
<th>Spatial requirements according to verge widths</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Overall verge width (property boundary to kerb)</td>
</tr>
<tr>
<td></td>
<td>Access zone width</td>
</tr>
<tr>
<td></td>
<td>Utility zone width</td>
</tr>
<tr>
<td></td>
<td>Awning required?</td>
</tr>
<tr>
<td></td>
<td>Awning width (if applicable)</td>
</tr>
<tr>
<td></td>
<td>Trees required in utility zone? (see Section 4.0 Tree planting and utility services)</td>
</tr>
<tr>
<td></td>
<td>Plant beds required in utility zone?</td>
</tr>
<tr>
<td></td>
<td>Turf strip required in utility zone?</td>
</tr>
<tr>
<td></td>
<td>Furniture required in utility zone?</td>
</tr>
<tr>
<td></td>
<td>Roadside dining in utility zone?</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type B – Fringe</th>
<th>Spatial requirements according to verge widths</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Overall verge width (property boundary to kerb)</td>
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<td></td>
<td>Access zone width</td>
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<td></td>
<td>Awning required?</td>
</tr>
<tr>
<td></td>
<td>Awning width (if applicable)</td>
</tr>
<tr>
<td></td>
<td>Trees required in utility zone? (see Section 4.0 Tree planting and utility services)</td>
</tr>
<tr>
<td></td>
<td>Plant beds required in utility zone?</td>
</tr>
<tr>
<td></td>
<td>Turf strip required in utility zone?</td>
</tr>
<tr>
<td></td>
<td>Furniture required in utility zone?</td>
</tr>
<tr>
<td></td>
<td>Roadside dining in utility zone?</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type C – Periphery</th>
<th>Spatial requirements according to verge widths</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Overall verge width (property boundary to kerb)</td>
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<tr>
<td></td>
<td>Access zone width</td>
</tr>
<tr>
<td></td>
<td>Utility zone width</td>
</tr>
<tr>
<td></td>
<td>Awning required?</td>
</tr>
<tr>
<td></td>
<td>Awning width (if applicable)</td>
</tr>
<tr>
<td></td>
<td>Trees required in utility zone? (see Section 4.0 Tree planting and utility services)</td>
</tr>
<tr>
<td></td>
<td>Plant beds required in footpath? (includes rear of footpath)</td>
</tr>
<tr>
<td></td>
<td>Turf strip required in footpath? (includes rear of footpath)</td>
</tr>
<tr>
<td></td>
<td>Furniture required in utility zone?</td>
</tr>
<tr>
<td></td>
<td>Roadside dining in utility zone?</td>
</tr>
</tbody>
</table>
4.0

Tree planting and utility services

Tree planting

- Tree planting in the utility zone is the preferred minimum outcome for all street types.
- Where tree planting cannot be achieved in the verge due to site conditions (e.g. underground services, overhead services), then the alternative options set out in the table below should be deployed, at a minimum.
- Trees retain clear sight lines within the road corridor with foliage under-pruning to 2.5 metres.

<table>
<thead>
<tr>
<th>1st preference</th>
<th>2nd preference</th>
<th>3rd preference</th>
<th>4th preference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees in utility zone</td>
<td>Trees in road build-outs</td>
<td>Trees in private space</td>
<td>Arbor/green wall</td>
</tr>
</tbody>
</table>

Utility services generally

To reduce conflict with pedestrian access, all above ground utility infrastructure such as service cabinets and masts are to be located within the utility zone areas with dimensions according to the Streetscape hierarchy table (Page 4 of this document).

The location of all underground services and above ground services must be located and verified on site prior to commencement of any design and site work. If existing services locations prevent the intention of the street types from being implemented seek advice from The City's Planning Enquiries Centre.
5.0
Type A – Core

Diagram 2 Typical plan for Core

Paving style

Typical section for Type A - Core
**Type A – Core design intent**

**Improved palette for highly urbanised City Plan Centre Zone core and connection routes between the beach, key destinations and Gold Coast light rail stations.**

(For specifics on any items refer Standard Details and Specification in Sections 11.0 and 12.0).

Note the application of the Broadbeach Core Business Precinct Master Plan by City Placemaking


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**Spatial arrangement**

- Hard paved from property line to kerb line to optimise pedestrian circulation.
- Access zone as shown to maximise pedestrian movement, building access and navigation by blind/visually impaired.
- Minimum access zone width as shown or 3m+ (wide streets).
- Utility zone as shown on kerbside of pavement to accommodate various functions e.g. outdoor dining, trees, furniture, utility cabinets, raised planters.
- Build-outs into road space (typically in kerbside parking zone) to accommodate e.g. trees, street furniture, additional outdoor dining.

**Awning**

- For new/retrofit development in identified streets continuous permanent awning cover is to extend from the building either:
  1. over entire width of access zone or
  2. minimum awning width indicated (for wide streets).
- See outdoor dining below for awning cover to outdoor dining areas.

**Paving**

- Hard paved areas to have banded paving appearance comprising three different coloured concrete panels with a light wash exposed aggregate finish, laid in situ laid from property line to kerb line.
- Tactile Ground Surface Indicators (TGSI) – refer additional notes in appendices.

**Trees and other planting**

- Preference for trees in metal grates as specified.
- For trees in plant beds provide under storey planting.
- Tree planting and tree hole/trench installation as specified.
- Structural soil solutions, as specified, to be used for tree holes/trenches to optimise root zones and tree growth.
- Pergolas, trellises, green walls etc. are an optional inclusion, and an alternative to trees where constrained by underground services.
- For tree species designated for each street refer to Section 9.0 Recommended street trees for Broadbeach.

**Street furniture**

- Type A furniture to be of high quality urban materiality and finish – refer standard drawings and specifications in appendix 2.
- Furniture elements include seats, picnic tables/decks, 240L bin enclosures, pedestrian pole-top lights, tree up lights, bollards, cycle racks, water bubblers and raised planters.
- All furniture to be placed in utility zone and set 600 mm back from front of kerb.

**Outdoor dining**

(Refer Local Law No. 11\(^5\), Standard Details and Specifications)

- All outdoor dining areas to be located in utility zone.
- Footpath dining may only be undertaken in locations where a footpath dining permit has been obtained, in accordance with relevant local laws.
6.0
Type B – Fringe

Diagram 3 Typical plan - Fringe

Typical section for Type B - Fringe
Type B – Fringe design intent

Urban fringe area applies to most of the suburb in the High Rise Residential Zone.
(For specifics on any items refer Standard Details and Specification in Sections 11.0 and 12.0)

Spatial arrangement
- Hard paved from property line to kerb line to optimise pedestrian circulation.
- Access zone as shown to maximise pedestrian movement, building access and navigation by blind/visually impaired.
- Minimum access zone width to be as shown.
- Utility zone as shown on kerbside of pavement to accommodate various functions e.g. outdoor dining, trees, street furniture, utility cabinets.
- Plant beds included both in private property and utility zone.
- Build-outs into road space (typically in kerbside parking zone) to accommodate trees, street furniture, additional outdoor dining.

Awning
- For new/retrofit development in identified streets continuous permanent awning cover is to extend from the building either:
  1. over entire width of access zone or
  2. minimum awning width indicated (for wide streets).
- See outdoor dining below for awning cover to outdoor dining areas.

Paving
- Hard paved areas to be plain coloured concrete with a light wash exposed aggregate finish, laid from property line to kerb line.
- Tactile Ground Surface Indicators (TGSI) – refer additional notes in appendices.

Trees and other planting
- Preference for trees in plant beds with under storey planting.
- For trees in paving tree surrounds to be porous paving as specified.
- Tree planting and tree hole installation as specified.
- Structural soil solutions, as specified, to be used for tree holes/ trenches to optimise root zones and tree growth.
- Pergolas, trellises, green walls are an optional inclusion, and an alternative to trees where constrained by underground services.
- For tree species designated for each street refer to Section 9.0 Recommended street trees for Broadbeach.

Street furniture
- Type B furniture to be of good quality urban materiality and finish as specified – seek advice from the City.
- Furniture elements include seats, picnic tables/decks, and 240L bin enclosures, pedestrian pole-top lights, tree up lights, bollards, cycle racks and water bubblers.
- All furniture to be placed in utility zone and set 600 mm back from front of kerb.

Outdoor dining
(Refer Local Law No. 11, Standard Details and Specifications)
- All outdoor dining areas to be located in utility zone.
- Footpath dining may only be undertaken in locations where a footpath dining permit has been obtained, in accordance with the relevant local laws.
7.0

Type C – Periphery

Diagram 4 Typical plan - Periphery

Typical plan

Typical section for Type C - Periphery
**Type C – Periphery design intent**

Periphery area complementing the residential nature of this part of the suburb, using the Land Development Guidelines level of design and materiality.

(For specifics on any items refer Standard Details and Specification in Sections 11.0 and 12.0)

**Spatial arrangement**
- Footpath layout has turf strip/planted area to front and rear of hard paved area.
- Access zone as shown to provide spatial balance between pedestrian circulation and green space.
- Minimum access zone width to be as shown.
- Utility zone as shown on kerbside of pavement predominantly for street trees, power/light poles (minimal use of street furniture).
- Plant beds an alternative to turf strip at rear of footpath and in utility zone.
- Build-outs into road space (typically in kerbside parking zone) for street trees and under-storey planting.

**Paving**
- Hard paved areas to be plain coloured, broom finished concrete (either poured in situ or large pre cast panels).
- Tree surrounds – see below trees and other planting.
- Tactile Ground Surface Indicators (TGSI) – refer additional notes in appendices.

**Awning**
- Generally not required in this predominantly residential area.
- For exceptions (e.g. cafe, corner shop) seek advice from the City.

**Trees and other planting**
- Preference for trees in turf or plant beds with understorey planting.
- Tree planting and tree hole installation as specified.
- Structural soil solutions, as specified, to be used for tree holes/trenches to optimise root zones and tree growth.
- Pergolas, trellises, green walls etc. are an optional inclusion, and an alternative to trees where constrained by underground services.
- For tree species designated for each street refer to Section 9.0 Recommended street trees for Broadbeach.

**Street furniture**
- Type C furniture to be of good quality urban materiality and finish as specified - Seek advice from the City.
- Furniture elements include seats, picnic tables/decks, and 240 L bin enclosures, pedestrian pole-top light, bollards, cycle racks.
- All furniture to be placed in utility zone and set 600 mm back from front of kerb.

**Outdoor dining**
(Refer Local Law No. 11, Standard Details and Specifications)
- Typically no outdoor dining areas located in this streetscape type.
- All outdoor dining areas to be located in utility zone.
- Footpath dining may only be undertaken in locations where a footpath dining permit has been obtained, in accordance with the relevant local laws.
8.0 Layout options

8.1 Street corners

Street corners design intent

- Intersections include street corner build outs to increase the availability of public space, narrow the road width at the point at which pedestrians cross and reduce speed of vehicles turning the corner.
- Pram ramps and pedestrian crossings (where included) are aligned with access zones to provide clear lines of circulation.
- Utility zones on street corner build-outs provide additional space for various uses that can help to activate the street, including tree planting, seating and outdoor dining (if adjacent to cafe/restaurant).

(For specifics on any items refer Standard Details and Specification)
8.2 Narrow streets and use of private space

Narrow streets design intent

- A number of narrow streets exist within Broadbeach where the overall width of the footpath is less than 4.5 m.
- There may be an opportunity to use the road space for tree planting where there is insufficient space in the footpath.
- The City and property owners may also be able to negotiate better outcomes for the streetscape by using private space for public benefit including: wider access zone, utility zone uses such as tree planting, seating and outdoor dining.

(For specifics on any items refer Standard Details and Specification)

Diagram 6 - Typical plan for narrow streets
9.0
Recommended street trees for Broadbeach

BOTANICAL NAME: Acronychia oblongifolia
COMMON NAME: Beach alectryon
ULTIMATE HEIGHT: 4–5 m
ULTIMATE SPREAD: 2–3 m
FLOWERS: tiny yellow-greenish petals in summer
FRUIT: woody capsules

BOTANICAL NAME: Alectryon coriaceus
COMMON NAME: Beach alectryon
ULTIMATE HEIGHT: 3–4 m
ULTIMATE SPREAD: 2 m
FLOWERS: tiny yellow-greenish petals in summer
FRUIT: woody capsules

BOTANICAL NAME: Banksia aemula
COMMON NAME: Wallum banksia
ULTIMATE HEIGHT: 8–12 m
ULTIMATE SPREAD: 5–8 m
FLOWERS: tiny yellow/green flowers in autumn
FRUIT: n/a

BOTANICAL NAME: Cupaniopsis anacardoides
COMMON NAME: Tuckeroo
ULTIMATE HEIGHT: 8–12 m
ULTIMATE SPREAD: 4–5 m
FLOWERS: yellow flowers in autumn
FRUIT: orange fruits

BOTANICAL NAME: Elaeocarpus reticulatus
COMMON NAME: Blueberry ash
ULTIMATE HEIGHT: 15 m
ULTIMATE SPREAD: 6–10 m
FLOWERS: small white/pink flowers in spring
FRUIT: blue fruits

BOTANICAL NAME: Flindersia schottiana
COMMON NAME: Bumpy ash
ULTIMATE HEIGHT: 15 m
ULTIMATE SPREAD: 6–10 m
FLOWERS: small fragrant flowers in summer
FRUIT: fruits to 10 cm across

BOTANICAL NAME: Hibiscus tiliae
COMMON NAME: Cottonwood
ULTIMATE HEIGHT: 8 m
ULTIMATE SPREAD: 5–8 m
FLOWERS: yellow in summer
FRUIT: woody capsules

BOTANICAL NAME: Hibiscus tiliae rubra
COMMON NAME: Tuckeroo
ULTIMATE HEIGHT: 8 m
ULTIMATE SPREAD: 5 m
FLOWERS: yellow in summer
FRUIT: woody capsules

BOTANICAL NAME: Livistona australis
COMMON NAME: Cabbage tree palm
ULTIMATE HEIGHT: 15 m
ULTIMATE SPREAD: 6–8 m
FLOWERS: cream flowers in spring and summer
FRUIT: blue fruits

BOTANICAL NAME: Mallotus discolor
COMMON NAME: Bumpy ash
ULTIMATE HEIGHT: 12 m
ULTIMATE SPREAD: 6–10 m
FLOWERS: grey flowers in spring
FRUIT: yellow-orange fruits

BOTANICAL NAME: Syzygium hemilamprum
COMMON NAME: Broad leaf lilly pilly
ULTIMATE HEIGHT: 15 m
ULTIMATE SPREAD: 6–10 m
FLOWERS: white flowers in spring
FRUIT: white, globular

BOTANICAL NAME: Syzygium luehmannii
COMMON NAME: Riberry
ULTIMATE HEIGHT: 15 m
ULTIMATE SPREAD: 6–10 m
FLOWERS: white flowers in spring and summer
FRUIT: red, pear-shaped

BOTANICAL NAME: Syzygium moorei
COMMON NAME: Rose apple
ULTIMATE HEIGHT: 15 m
ULTIMATE SPREAD: 6–10 m
FLOWERS: pink flowers in spring
FRUIT: white/green globular

BOTANICAL NAME: Syzygium tierneyanum
COMMON NAME: River cherry
ULTIMATE HEIGHT: 15 m
ULTIMATE SPREAD: 6–10 m
FLOWERS: white flowers in spring
FRUIT: red berries

Botanical Name: Alectryon coriaceus
Common Name: Beach alectryon
Ultimate Height: 3–4 m
Ultimate Spread: 2 m
Flowers: tiny yellow-greenish petals in summer
Fruit: woody capsules

Botanical Name: Banksia aemula
Common Name: Wallum banksia
Ultimate Height: 8–12 m
Ultimate Spread: 5–8 m
Flowers: tiny yellow/green flowers in autumn
Fruit: n/a

Botanical Name: Cupaniopsis anacardoides
Common Name: Tuckeroo
Ultimate Height: 8–12 m
Ultimate Spread: 4–5 m
Flowers: yellow flowers in autumn
Fruit: orange fruits

Botanical Name: Elaeocarpus reticulatus
Common Name: Blueberry ash
Ultimate Height: 15 m
Ultimate Spread: 6–10 m
Flowers: small white/pink flowers in spring
Fruit: blue fruits

Botanical Name: Flindersia schottiana
Common Name: Bumpy ash
Ultimate Height: 15 m
Ultimate Spread: 6–10 m
Flowers: small fragrant flowers in summer
Fruit: fruits to 10 cm across

Botanical Name: Hibiscus tiliae
Common Name: Cottonwood
Ultimate Height: 8 m
Ultimate Spread: 5–8 m
Flowers: yellow in summer
Fruit: woody capsules

Botanical Name: Hibiscus tiliae rubra
Common Name: Tuckeroo
Ultimate Height: 8 m
Ultimate Spread: 5 m
Flowers: yellow in summer
Fruit: woody capsules

Botanical Name: Livistona australis
Common Name: Cabbage tree palm
Ultimate Height: 15 m
Ultimate Spread: 6–8 m
Flowers: cream flowers in spring and summer
Fruit: blue fruits

Botanical Name: Mallotus discolor
Common Name: Bumpy ash
Ultimate Height: 12 m
Ultimate Spread: 6–10 m
Flowers: grey flowers in spring
Fruit: yellow-orange fruits

Botanical Name: Syzygium hemilamprum
Common Name: Broad leaf lilly pilly
Ultimate Height: 15 m
Ultimate Spread: 6–10 m
Flowers: white flowers in spring
Fruit: white, globular

Botanical Name: Syzygium luehmannii
Common Name: Riberry
Ultimate Height: 15 m
Ultimate Spread: 6–10 m
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Fruit: red, pear-shaped

Botanical Name: Syzygium moorei
Common Name: Rose apple
Ultimate Height: 15 m
Ultimate Spread: 6–10 m
Flowers: pink flowers in spring
Fruit: white/green globular

Botanical Name: Syzygium tierneyanum
Common Name: River cherry
Ultimate Height: 15 m
Ultimate Spread: 6–10 m
Flowers: white flowers in spring
Fruit: red berries
9.1 Detailed street tree plans for littoral rainforest streets

The detailed street tree plans show areas of littoral rainforest tree planting between First Ave and Chelsea Ave. The trees comprise appropriately selected indigenous rainforest species, many of which would have been found growing locally in Broadbeach and Surfers Paradise before the area was cleared for development. The use of these species is intended to reflect the proximity of remnant littoral rainforest areas within Cascade gardens. Trees are to be planted as single trees or clumps, as shown, either side of the concrete footpath (i.e. in the grass verge to the front or the rear of the footpath).
# 9.2 Broadbeach tree species


Refer standard details and specification - See City Plan Policy SC6.10 Landscape Work.

<table>
<thead>
<tr>
<th>Street</th>
<th>Tree species</th>
<th>Common name</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Avenue</td>
<td>various littoral rainforest species</td>
<td>(see detailed street tree plan)</td>
</tr>
<tr>
<td>Second Avenue</td>
<td>various littoral rainforest species</td>
<td>(see detailed street tree plan)</td>
</tr>
<tr>
<td>Armrick Avenue</td>
<td>various littoral rainforest species</td>
<td>(see detailed street tree plan)</td>
</tr>
<tr>
<td>St. Kilda Avenue</td>
<td>various littoral rainforest species</td>
<td>(see detailed street tree plan)</td>
</tr>
<tr>
<td>Rosewood Avenue</td>
<td>various littoral rainforest species</td>
<td>(see detailed street tree plan)</td>
</tr>
<tr>
<td>Chelsea Avenue</td>
<td>various littoral rainforest species</td>
<td>(see detailed street tree plan)</td>
</tr>
<tr>
<td>Britannia Avenue</td>
<td>Alectryon coriaceus</td>
<td>Coastal Alectryon</td>
</tr>
<tr>
<td>Britannia Avenue</td>
<td>Pinderis schottiana</td>
<td>Bumpy Ash</td>
</tr>
<tr>
<td>Australia Avenue</td>
<td>Hibiscus tilicaceus rubra</td>
<td>Red Cottonwood</td>
</tr>
<tr>
<td>Australia Avenue</td>
<td>Syzyzgium hemilampra</td>
<td>Broad-leaved Lilly Pilly</td>
</tr>
<tr>
<td>Queensland Avenue</td>
<td>Banksia aemula</td>
<td>Wallum Banksia</td>
</tr>
<tr>
<td>Queensland Avenue</td>
<td>Hibiscus tilicaceus rubra</td>
<td>Red Cottonwood</td>
</tr>
<tr>
<td>Queensland Avenue</td>
<td>Syzyzgium hemilampra</td>
<td>Broad-leaved Lilly Pilly</td>
</tr>
<tr>
<td>Albert Avenue</td>
<td>Cupaniopsis anacardiodes</td>
<td>Tuckeroo</td>
</tr>
<tr>
<td>Victoria Avenue</td>
<td>Cupaniopsis anacardiodes</td>
<td>Tuckeroo</td>
</tr>
<tr>
<td>Charles Avenue</td>
<td>Cupaniopsis anacardiodes</td>
<td>Tuckeroo</td>
</tr>
<tr>
<td>Elizabeth Avenue</td>
<td>Syzyzgium hemilampra</td>
<td>Broad-leaved Lilly Pilly</td>
</tr>
<tr>
<td>Philip Avenue</td>
<td>Cupaniopsis anacardiodes</td>
<td>Tuckeroo</td>
</tr>
<tr>
<td>Philip Avenue</td>
<td>Syzyzgium hemilampra</td>
<td>Broad-leaved Lilly Pilly</td>
</tr>
<tr>
<td>Anne Avenue</td>
<td>Cupaniopsis anacardiodes</td>
<td>Tuckeroo</td>
</tr>
<tr>
<td>Anne Avenue</td>
<td>Syzyzgium hemilampra</td>
<td>Broad-leaved Lilly Pilly</td>
</tr>
<tr>
<td>George Avenue</td>
<td>Cupaniopsis anacardiodes</td>
<td>Tuckeroo</td>
</tr>
<tr>
<td>George Avenue</td>
<td>Syzyzgium hemilampra</td>
<td>Broad-leaved Lilly Pilly</td>
</tr>
<tr>
<td>Margaret Avenue</td>
<td>Pinderis schottiana</td>
<td>Bumpy Ash</td>
</tr>
<tr>
<td>Margaret Avenue</td>
<td>Syzyzgium hemilampra</td>
<td>Broad-leaved Lilly Pilly</td>
</tr>
<tr>
<td>Alexandra Avenue</td>
<td>Cupaniopsis anacardiodes</td>
<td>Tuckeroo</td>
</tr>
<tr>
<td>Alexandra Avenue</td>
<td>Syzyzgium hemilampra</td>
<td>Broad-leaved Lilly Pilly</td>
</tr>
<tr>
<td>Old Burleigh Road</td>
<td>Syzyzgium hemilampra (beneath power lines)</td>
<td>Broad-leaved Lilly Pilly</td>
</tr>
<tr>
<td>Old Burleigh Road</td>
<td>Alectryon coriaceus</td>
<td>Coastal Alectryon</td>
</tr>
<tr>
<td>Old Burleigh Road</td>
<td>Cupaniopsis anacardiodes</td>
<td>Tuckeroo</td>
</tr>
<tr>
<td>Old Burleigh Road</td>
<td>Hibiscus tilicaceus (on edge of foreshore park)</td>
<td>Cottonwood</td>
</tr>
<tr>
<td>Old Burleigh Road</td>
<td>Hibiscus tilicaceus rubra</td>
<td>Red Cottonwood</td>
</tr>
<tr>
<td>Broadbeach Boulevard</td>
<td>Syzyzgium hemilampra (beneath power lines)</td>
<td>Broad-leaved Lilly Pilly</td>
</tr>
<tr>
<td>Broadbeach Boulevard</td>
<td>Cupaniopsis anacardiodes</td>
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</tr>
<tr>
<td>Broadbeach Boulevard</td>
<td>Hibiscus tilicaceus rubra</td>
<td>Red Cottonwood</td>
</tr>
<tr>
<td>Gold Coast Highway – east side</td>
<td>Syzyzgium moorei</td>
<td>Rose Apple</td>
</tr>
<tr>
<td>Gold Coast Highway – east side</td>
<td>Syzyzgium tiemenianum</td>
<td>River Cherry</td>
</tr>
<tr>
<td>Surf Parade</td>
<td>Cupaniopsis anacardiodes</td>
<td>Tuckeroo</td>
</tr>
<tr>
<td>Federation Avenue</td>
<td>Alectryon coriaceus</td>
<td>Coastal Alectryon</td>
</tr>
<tr>
<td>Federation Avenue</td>
<td>Pinderis schottiana</td>
<td>Bumpy Ash</td>
</tr>
</tbody>
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10.0

Public art locations for Broadbeach

Council supports the inclusion of site specific public art in the public domain of streets, parks, waterways and civic spaces that celebrates our city as a distinct, culturally rich destination. Artwork commissioned by the City represents a variety of artistic styles and practices; curated to be specific to its location. Public art includes artwork in the public areas of private development such as the public areas of interior fit-outs, on building facades, pavements, building surrounds and in water environments.

Principles for public art

Public artwork in the private or public domain should be;

1. informed by cultural mapping and referencing to understand and positively contribute to the heritage, culture and environment of the proposed location.

2. purposely designed for the location to enhance the site and built environment, and be professionally fabricated and installed by licensed contractors.

3. an opportunity for collaborative partnerships to be developed between visual artists, architects and landscape architects with the design and integrated location of artwork.

4. For Development Applications, a Public Art Plan should be developed using a recognised curator. The plan will contain concept imagery information, technical drawings and a maintenance management plan.

5. Council approval for artwork proposed for the public domain is explicitly required. The future maintenance of artwork needs to be considered at the design stage to ensure that artwork continues to enhance Broadbeach in the longer term.

Accessibility design guidance
(Refer to City of Gold Coast Equitable Access Policy 4)

Tactile Ground Surface Indicators (TGSIs)
There are two types of TGSIs as described below:
- Warning TGSIs are to warn people of a hazard and the need to stop and analyse before proceeding.
- Directional TGSIs are to indicate direction of travel through a space or to an element or service.
All TGSIs must comply with the AS 1428 suite of standards.

Integrated TGSIs - preferred option for Type A - Core
Integrated TGSIs are tiles/pavers which are of the same luminance contrast as their base surface. The truncated cones are integrated with the tile. Integrated TGSIs must be installed correctly in accordance with the relevant Australian Standards. The tile may become a trip hazard if it is not installed correctly. The tile should be recessed so that it is flush with the substrate so that the truncated cones are no higher than 4-5 mm.

Discrete TGSIs - not preferred option for Type B and C
Discrete TGSIs are individually installed units/dots which have the same luminance contrast as the sloping sides and upper surface of the truncated cone. Polyurethane is a suitable material for discrete units as this is a hard wearing material, is UV stable and is recessed into the ground via single shaft (individual stems) or bladed shaft system. The truncated cone of the TGSI must not protrude any more than 4-5 mm from the surrounding surface. Individual discrete units are more suitable at hazards where there is a radius or linear edge as they are easier to array i.e. at curved pathways and roadways at the same grade.

Luminance contrast
Over 90% of people with a vision impairment have some residual sight and sufficient light perception 3. Luminance contrast is the amount of light reflected from one surface to another. Therefore TGSIs must have the following luminance contrast to enable people with vision impairment to identify the location of TGSIs:
- Integrated units (tiles) minimum of 30% luminance contrast with their surrounding surface.
- Discrete units (individual dots) minimum of 45% luminance contrast with their surrounding surface.

- Composite units (individual dots with contrasting infill to the truncated cones) Minimum of 60% luminance contrast with their surrounding surface.

On-site measurement of the luminance contrast of TGSIs with their surroundings can be carried out by luminance meters, such as a tristimulus colorimeter or a spectrophotometer.

Type A – Core installation
Should Integrated TGSIs be used for a Type A area, they should consist of ceramic, granite or stone which is recessed into the substrate of the concrete ensuring that the base tile is flush with the surround.

Discrete TGSIs are not preferred. Should Discrete TGSIs be used for Type A area, a polyurethane unit with a single shaft/stem of at least 23 mm is recommended. [Note that cracking may occur in concrete pavers if a bladed shaft is used.]

Within Type ‘A’ areas site measurements are recommended with a Luminance Meter prior to the installation of TGSIs as there may be multiple types of coloured pavers used in the Principal Centre. Accordingly in some instances a combination of two different luminance contrasts of TGSI may be required to achieve the required luminance contrast.

Type B – Fringe and Type C – Periphery installation
Should a Discrete TGSI be used for Type B and C areas a polyurethane bladed shaft is preferred. Alternatively a polyurethane unit with a single shaft/stem of at least 23 mm is recommended. Within Type B and Type C areas, TGSIs that are black or similar dark colours may be suitable for installation in areas where plain brush concrete is used.

It is recommended that the luminance contrast of the proposed TGSI and surrounding concrete is tested in wet conditions as well as dry prior to final installation to ensure sufficient luminance contrast.

Slip resistance
Prior to selection of a TGSI the supplier should provide a letter of certification from a registered data laboratory that the TGSI meets the R Rated Slip Resistance required in accordance with AS 4663. The R Rating should be similar to the adjacent surface to avoid different gripping characteristics between materials. To prevent stumbling the R value between ground surfaces and TGSIs should be no greater than R28.

Other standard drawings and specifications

<table>
<thead>
<tr>
<th>Streetscape type</th>
<th>Standard drawings/specification</th>
<th>Web link</th>
</tr>
</thead>
<tbody>
<tr>
<td>All</td>
<td>LDG Concrete Footpaths, Kerb Ramps and Vehicular Crossings dwg nos. 13-05-201 to 13-05-205 and 13-05-301 to 13-05-303</td>
<td></td>
</tr>
<tr>
<td>All</td>
<td>LDG WSUD dwg nos. 05-02-000a to 05-02-611</td>
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</tr>
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</table>
Wayfinding directional TGSIs

Wayfinding directional TGSIs should be used in open plazas where there are no natural tactile shorelines such as a property boundary or retaining wall. Directional TGSIs therefore act as an artificial shoreline which can lead to information such as a tactile map, information and a pedestrian crossing where the distance is greater than 3 m to tactile cue such as kerb ramp or an at grade crossing point. In the event that there is no clear shoreline at the property line directional TGSIs which run parallel with a property line must ensure a clear path of travel, a minimum of 1500 mm wide for a wheelchair user.

Directional TGSIs should be 600 mm wide where pedestrians predominantly approach at 90 degrees. (Note that people with a vision impairment may shoreline the property boundary within the Access Zone, therefore a 600 mm x 600 mm may be sufficient setback 300 mm/-/+10 from the property line.) Refer to Figure 1.

Figure 1

Visual shorelines

Shorelines include the use of texture or features such the property line of buildings and tactile cues such as planting, grass or TGSIs. Visual shorelines are assisted by cues such as luminance contrast of adjacent surfaces, e.g. light coloured footpaths adjacent to grass. Where no natural shorelines exist, artificial shorelines can be provided by means of TGSIs. Accordingly TGSIs ensure people with a vision impairment can avoid obstacles and obtain information about their location.

Other elements of wayfinding include sensory elements such as aromatic planting, culinary cues and architectural/landscape elements such as landmarks and public art. Prominent landmarks and public art are useful wayfinding clues for all people, and are particularly beneficial to people with cognitive impairment.

Kerb ramps

- The top and bottom of the kerb ramps must be aligned in the direction of travel and at 90° with the property line.
- The width of the kerb ramp is recommended to be at least 1200 mm wide to accommodate electric scooters in accordance with AS 1428. (Dual entry kerb ramps of 2 m wide should be considered wherever possible to meet all user groups).
- Kerb ramps on both sides of the carriageway must be aligned with each other.
- Kerb ramps must be constructed to Australian Standards at a gradient between 1 in 8 and 1 in 8.5.
- Kerb ramps must be slip resistant in accordance with Australian standards.
- The transition between the kerb ramp and kerb and channel must be no greater than 166° to avoid jolting and abrupt landing of rear wheels of mobility devices when descending from the ramp to the roadway. Also this would avoid scrapping of footplates to manual wheelchairs whilst ascending from the roadway to the kerb ramp.
Dual entry kerb ramps

People with a mobility impairment and wheelchairs users prefer not to travel across TGSIs as they can restrict mobility. However people with vision impairment require TGSIs for warning and orientation purposes. Dual entry crossings are a solution which contain kerb ramps that are free of TGSIs whilst containing warning TGSIs adjacent. Accordingly directional TGSIs would also be provided adjacent (if the kerb ramp is further than 3m from the property boundary).

It is preferable that kerb ramps are designed as dual entry points i.e. for both people with a vision impairment and mobility impairment. Accordingly the kerb ramp should be 2 m wide to accommodate 1m clear of TGSIs and 1m TGSIs. Refer to Figure 2 and Figure 3 over page from AS 1428:

In accordance with Ausroads guidance notes Catering For People With Disabilities Issue Paper, Kerb Ramps should be positioned on the straight section or on the tangent point of the kerb line as opposed to the radius of the kerb line. If a kerb ramp is located on a radius this can be a hazard particularly, when there is left hand turning traffic.

Kerb Ramps also need to be aligned in the path of travel so that a person with a vision impairment is not disorientated and travels in a different direction to the intended path of travel. Accordingly the angles of the tapered or splayed sides and landings must be sharp to ensure a person with vision impairment is correctly aligned in the direction of travel.

The tapered and splayed sides to the Kerb Ramps should be positioned outside the marked crossing at all intersections as shown within the Australian Standard. Refer to Figure 4 below:

Figure 3

Footpath Works

Accessible footpaths

- A footpath should, as far as possible, allow for a continuous accessible path of travel so that people with a range of disabilities are able to use it without encountering barriers.

- The design features of a continuous accessible path of travel (such as gradient, crossfall, minimum clear widths and heights, kerb ramps, tactile ground surface indicators and slip resistance) should comply with Australian Standards.

Levels and grades

- Resolution of levels for access to buildings or flood mitigation should be undertaken in the private realm.

- The public footpath is to be free of steps, ramps and trip hazards.

- Footpath design is to achieve a uniform longitudinal gradient along the full length of the footpath and to tie in with the existing line and level of adjacent footpaths and kerb.

- Minimum crossfall in accordance with Australian Standards.

Where existing conditions within the public footpath prevent the establishment of this maximum cross fall, the City will consider the footpath design on a site-by-site basis.

Tactile Ground Surface Indicators (TGSIs)

- If the motorists view is limited, warning TGSIs must be applied for the full width of the driveway crossovers.

- Where TGSI installations are in conflict with pit locations, they will be assessed on a site-by-site basis.

Kerb ramps

Kerb ramps are to comply with Accessibility Design Guidance in these technical notes.
Paving types

- Streetscape Type A – To be in-situ or pre cast concrete with the approved colour/aggregate mix.

- All footpath works are to provide new pavement finishes in accordance with these guidelines; and provide new or reinstated kerb and channel, driveways, pedestrian kerb crossings, tactile paving, roofwater drainage line connections and service pit lids, in accordance with the Land Development Guidelines (LDG).

- All footpath surface works are to be undertaken in accordance with the City’s Standard Drawings and Specifications, refer to standard drawings and specifications in the technical notes.

- To determine the paving materials for use in a particular location, refer to Diagram 1 Streetscape types hierarchy table.

- Footpaths to be constructed in a single paving material, as specified for the streetscape type.

Water Sensitive Urban Design (WSUD)

WSUD strategies and solutions such as bio-retention ‘tree pits’ and ‘tree trenches’, must be investigated for integration into footways. For further information refer to Other standard drawings and specifications in these technical notes.

Driveways/vehicle cross-overs

- Footpath surfacing materials shall generally extend across the driveway/vehicle crossover.

- Where the footpath surfacing is asphalt, the driveway/vehicle crossover shall be plain broom-finished concrete.

Service pit lids

- For service pit lids in the public footpath refer to the LDG.

Minimum widths

The minimum width of a shared path is to be 2 metres. Where the ‘overall footway extent’ is less than 2 metres, the shared footpath is to be provided for on private land. In order to provide acceptable path width, landscape works will be required to the site frontage within the property boundary.

Public footway widening in private ownership

In locations where a building setback provides a section of widened footpath inside the original property line, the private area is to be paved in the same material as the public footpath.

Public/private interface

Paving on private property adjacent to the public footpath may be selected to suit the private development, as long as this does not extend into the public footpath. Layout and junction of threshold materials are to be coordinated physically and visually.

Corners – intersection of footways

Where two street types intersect the higher level of street type will take precedence and its design layout will wrap around the corner into the lower level street. The extent and detail of the treatment wrapping around the corner is to be agreed through the development assessment process on a site-by-site basis.

Street Furniture

Furniture elements

The range of furniture elements to be used includes seats, picnic tables/decks, rubbish bins, water bubblers, pedestrian pole-top lights, bollards and cycle racks.

Locations

These guidelines outline general street furniture requirements according to streetscape types.

Each footway will require varying types and amounts of street furniture to suit the specific situation. Where required, furniture is to be located to minimise clutter and provided in locations that are conducive to its use, with layouts to be agreed on a site-by-site basis.

- In some streets there will be no requirement for street furniture.
- Provision of street furniture is subject to the City’s approval.

Setout and clearances

To avoid conflict with traffic, all furniture must be located a minimum of 600mm from the nominal face of kerb. Additionally, adjacent items must be appropriately spaced, to allow for ease of movement between them.

- Seating is to be generally located parallel to the kerb, facing away from traffic and adjacent to street trees for shade.

Furniture materials

Hardwood timber slats to be sourced from plantation or sustainably harvested sources.

All stainless steel furniture is to be manufactured in 316 grade stainless steel, and finished with a No.4 finish, with surface roughness (Ra) to be less than 0.5 micrometers.

Timber furniture to be finished with sealant/stain. Refer to the street furniture standard drawings and specifications in these technical notes.

Pedestrian lighting

Preference is given to under-awning lighting. Such treatments will be agreed to on a site-by-site basis and the selection of light fittings must be approved by the City.

Up-lighting in footway

Up-lighting may be used to illuminate trees or public art located in the footway. Such treatments will be agreed to on a site-by-site basis and the selection of light fittings must be approved by the City.

Awnings

An awning is any structure that is attached to a building and spans above and across the footway. These guidelines nominate street types where continuous awnings are required.
12.0
Appendix 2 – Type A materials and furniture palette

Full width paving
- Type: striped paving comprising the following 3 in situ concrete mixes:
  - mix 1 – Standard grey concrete/Agg mix: Blue Heeler
  - mix 2 – CCS Ghost Gum/Agg mix: Blue Heeler
  - mix 3 – CCS Voodoo/Agg mix: 50% white crush and 50% Blue Heeler.
- Concrete joints sealant: Tremco Dymonic NT, colour – Aluminium Stone.
- Concrete details to match the Victoria Park Toilet Block refurbishment project (refer to City dwg. no. 4688.005).
- Panel spacing design to be similar to stripe pattern paving used in Victoria Avenue City Place Making project and Oracle (City Place Making unit can advise on the panel design/joints to achieve the design intent). Contact: cpm@goldcoast.qld.gov.au

Bench (without back)
- Type: Street Furniture Australia type CMM401 or approved equivalent.
- Frame and splay legs: polished aluminium.
- Battens: Spotted Gum timber, dressed and shot edged and finished with approved protective oil. Timber to be select grade and free from gum vein, knots and splits.
- Arms: elliptical polished aluminium (pair).
- Dimensions: 615W x 435H x 1750L (mm).
- Timber Batten Size: 63W x 30D x 1750L (mm).

Reference
streetfurniture.com
bottonandgardiner.com.au

Seat (with back)
- Type: Street Furniture Australia type CMM701 - DDA Seat, Mall DDA Seat or approved equivalent.
- Frame and splay legs: polished aluminium.
- Battens: 63W x 30D x 1750L (mm) Spotted Gum timber, dressed and shot edged and finished with approved protective oil. Timber to be select grade and free from gum vein, knots and splits.
- Dimensions: 615W x 795H x 1750L (mm).
- 2 Bolt-on angle arm powder coated

Reference
streetfurniture.com
bottonandgardiner.com.au

12.0
Bin Enclosure

- Type: Street Furniture Australia WBE F240 single or F240 dual frame bin enclosure(s) or approved equivalent.
- Frame: 316 stainless steel, brushed.
- Roof: angle.
- Panels: Spotted Gum timber, dressed and shot edged and finished with approved protective oil. Timber to be select grade and free from gum vein, knots and splits.
- Signage (door and rear panel): ‘rubbish’ or ‘recycle’.
- Fixings: 316 stainless steel; s/s dome nuts for surface bolting.
- Dimensions:
  - Single: 735W x 810D x 1335H (mm)
  - Dual: 1440W x 810D x 1335H (mm)
  - Timber batten size: nom. 80W x 20D x 1100L (mm).

Bollards for pedestrian and vehicle area separation

- Type: Leda-Vannaclip slimline SSP80B (surface mount) or SSP80R (removable mount) or approved equivalent.
- Pipe body: 88.9 mm x 3.05 grade 316 stainless steel pipe.
- Allen key locking.
- Dimensions: 88.9 mm dia x 850 mm. Special standards apply for impact protection bollards.

Reference
ledasecurity.com.au

Drinking fountains (bubblers)

- Type: Apollo 900 or approved equivalent.
- Material: 316 Grade stainless steel matt bead blasted finish.
- Dimensions: DDA/AS1428 compliant height. Apollo 900 has 860 mm overall height.

Reference
urbanff.com.au
**Bike stand/hoop**

- Type: Street Furniture Australia semi hoop BST03 or approved equivalent.
- Complies with AS2890.3.
- Material: 316 grade stainless steel, 42 m dia. pipe, matt bead blasted finish.
- Dimensions 845W x 850H (mm).
- For Type B and Type C the rail type bicycle parking from City Plan Policy SC6.9 Land Development Guidelines can be used. Refer to Drawing No. 58701.001.

**Reference**

streetfurniture.com

**Tree grates**

- Laser cut perforated galvanised steel plate.
- Refer to notes for perforations.
- Support frame: metal, include laser cut T sections to accommodate tree guards.
- Tree grates tailored to cater for existing off centre tree trunks.
- Grates fixed to frame by cam-locks in all corners. Frame fixed into footway surface.
- Tree guards optional.
- City of Gold Coast logo incorporated.
- Dimensions: 1600 x 1600 mm.

**Reference**

urbanff.com.au

**Pedestrian lighting**

- Luminaire types:
  - Generally – We-ef PFL 240 or approved equivalent.
  - Surf Parade and Victoria Ave Mall – Iguzzini ‘Wow’ luminaire or approved equivalent.
- Pole types:
  - Generally – GM Pole or approved equivalent.
  - Surf Parade and Victoria Ave Mall – Iguzzini curved tapered pole or approved equivalent.
- Lighting performance (including luminance and product specification) to be determined by professionally accredited lighting engineer.
- Dimensions:
  - Pole: 4-7 m height.

**Reference**

weef.de
iguzzini.com
Tactile Ground Surface Indicators (TGSI)

- **Type:** hazard and directions
- **Material:** ceramic paver
- **Colour:** ivory (subject to required luminance contrast being achieved)
- **Dimensions:** 400 x 400 x 40 mm (10 mm base) 5 mm tactile projections.

**Reference**
tactileindicators.net

MultiPole™

- **Type:** MultiPole™ or approved equivalent.
- **Pole material:** Satin nickel alloy (SNA) finish pole with multi-mounting capability for GPO power, banners, CCTV, street lighting (high mounted) and pedestrian (lower mounted), bike hoop.
- **Banner material:** durable; fibre reinforced opaque blockout or blackcore vinyl in accordance with the City's Banner Booking Policy.
- **Banner dimensions:**
  - Typical size – 2100 x 900mm wide
  - Special size – 3000 x 900mm wide (where engineered footings)
  - Special size in Broadbeach Mall – 2000 x 900 mm wide

**Reference**
City of Gold Coast Banner Booking Policy
lightpole.com
FOR MORE INFORMATION

P 1300 GOLDCOAST (1300 465 326)
W cityofgoldcoast.com.au