

Part 06 Precinct 1 City Core

The northern area of the precinct will be the vibrant retail core of the city containing major retail (including department stores), high density residential, entertainment, recreation, cultural and community facilities. The precinct contains the major citywide public transport hubs. Footpath amenity needs to be of a high order with continuous shade and closely spaced street furniture.

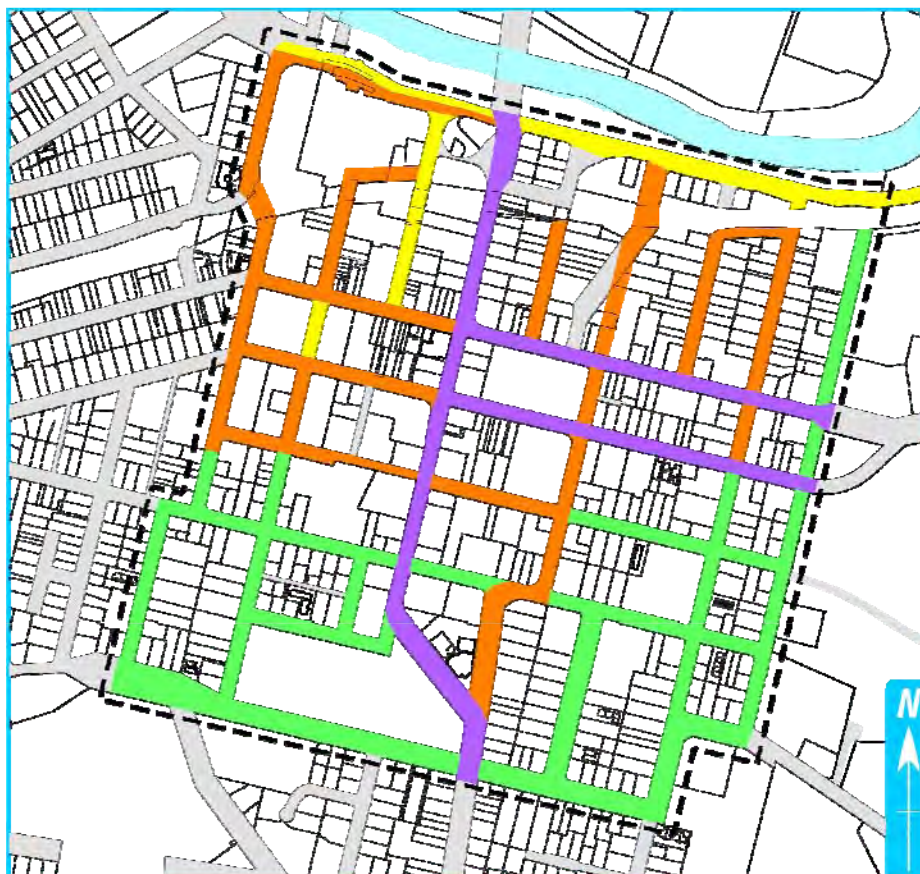
The southern section includes the Medical Services Zone and hospitals. It is a transition area between the historic character residential areas to

the south and Denmark Hill. The lesser intensity of development and residential character is reflected by the informal streetscape requirements, however shade remains a high priority.

Sub Precincts

Bell St, D'arcy Doyle Place and King Edward Parade/Riverheart Parklands have streetscape specifications outside of this manual. Please contact Ipswich City Council Centres Strategy Officer on (07) 3810 6251 for further information.

Figure 6.01: Precinct 1 City Core



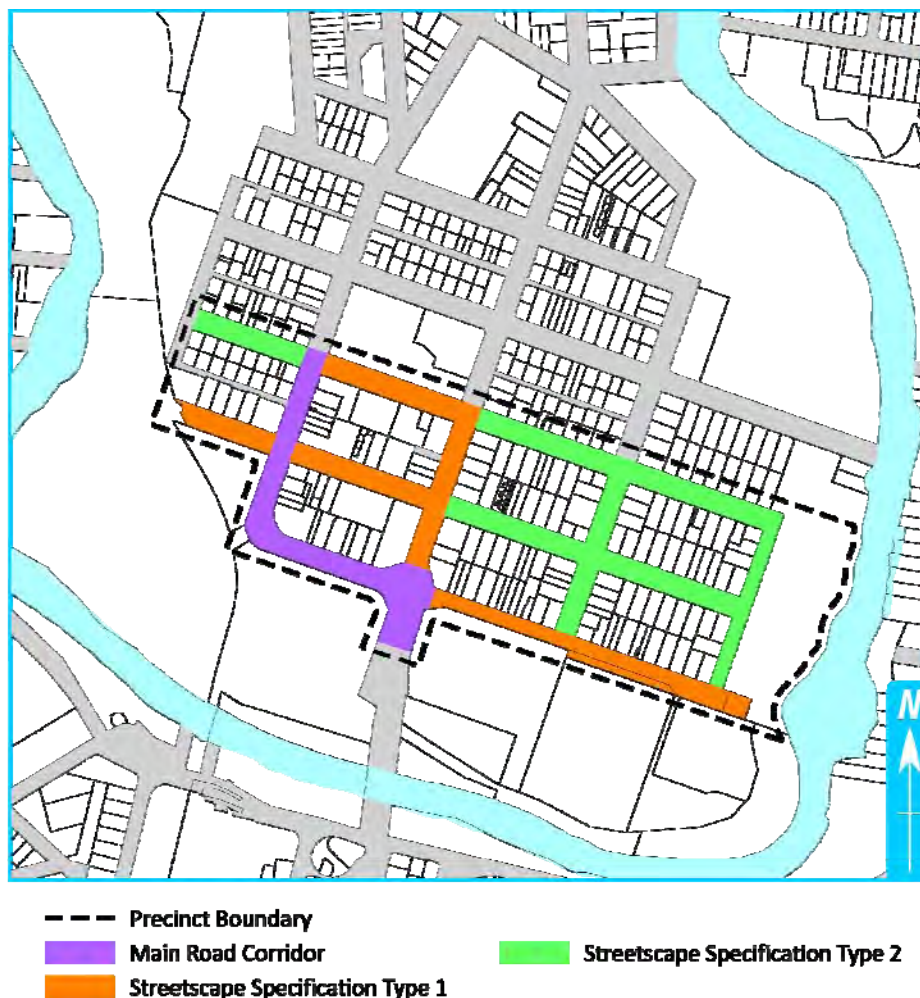
- Precinct Boundary
- Main Road Corridor
- Streetscape Specification Type 1
- Streetscape Specification Type 2
- Sub Precincts

Part 07 Precinct 2 The Terrace

The precinct includes the Secondary Business Zone – CBD North. The precinct will provide for a vibrant and dynamic mix of uses which will strengthen the overall role of the Ipswich city centre as a principal regional activity centre, complementing the adjacent CBD, and providing a link between the Workshops Rail Museum and the CBD.

The intensification of retail uses in the western sector and residential in the east is reflected by the more formal streetscape requirements including footpath awnings around Downs Street and less formal requirements to the east. Shade remains a vital component of both streetscapes.

Figure 7.01: Precinct 2 The Terrace



Part 08 Precinct 3 Top of Town

The precinct is included in the Top of Town Zone. The precinct will provide a heritage character commercial area with a vibrant mix of uses including retail outlets, offices, personal services, hotels, entertainment, restaurants alfresco dining, tourist facilities, meeting places and creative industries. These uses will be reinforced by upper level residential uses.

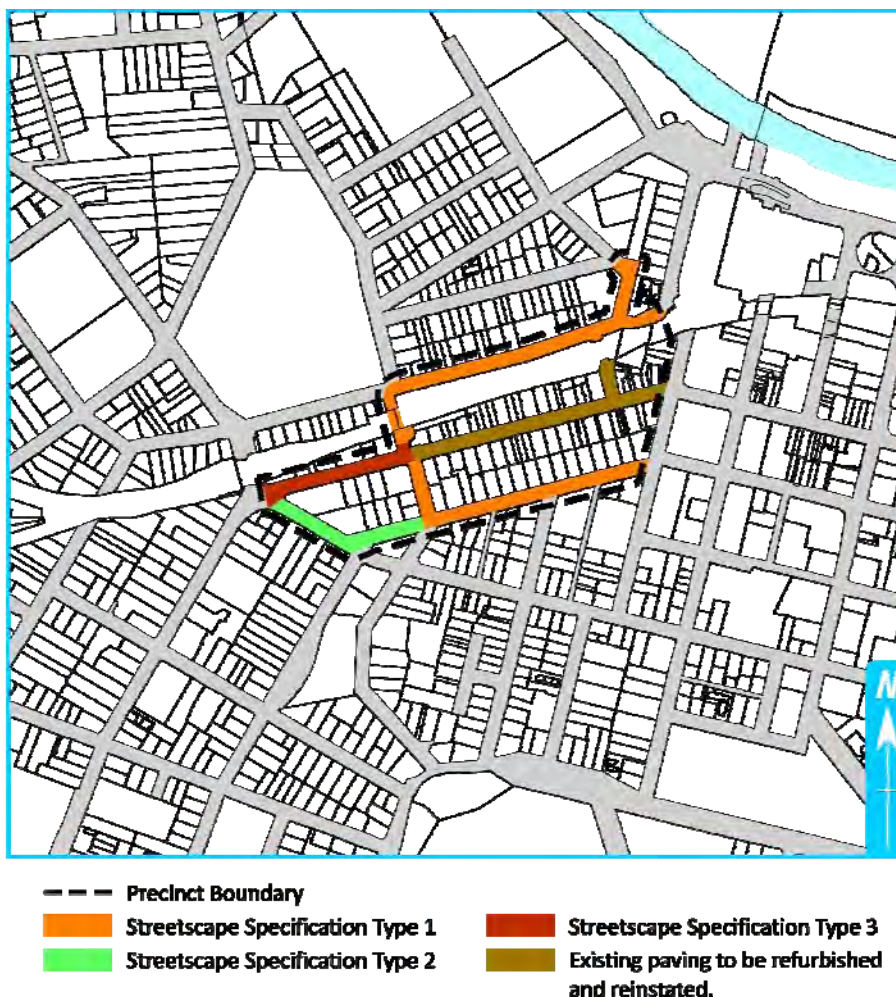
This precinct will have high pedestrian usage and outdoor dining is encouraged. Footpath awnings are required in Brisbane Street. Refer Fig 4.01. Historic style, post supported

footpath awnings are preferred in Brisbane Street refer Fig. 4.02.

Darling and Limestone Streets will have a contemporary streetscape and relate visually to the City Core precinct. Careful consideration needs to be given to protect the setting of the significant character buildings in Limestone Street.

Opportunities exist to provide footpath build outs in the western section of Brisbane Street between Waghorn and Burnett Streets.

Figure 8.01: Precinct 3 Top of Town



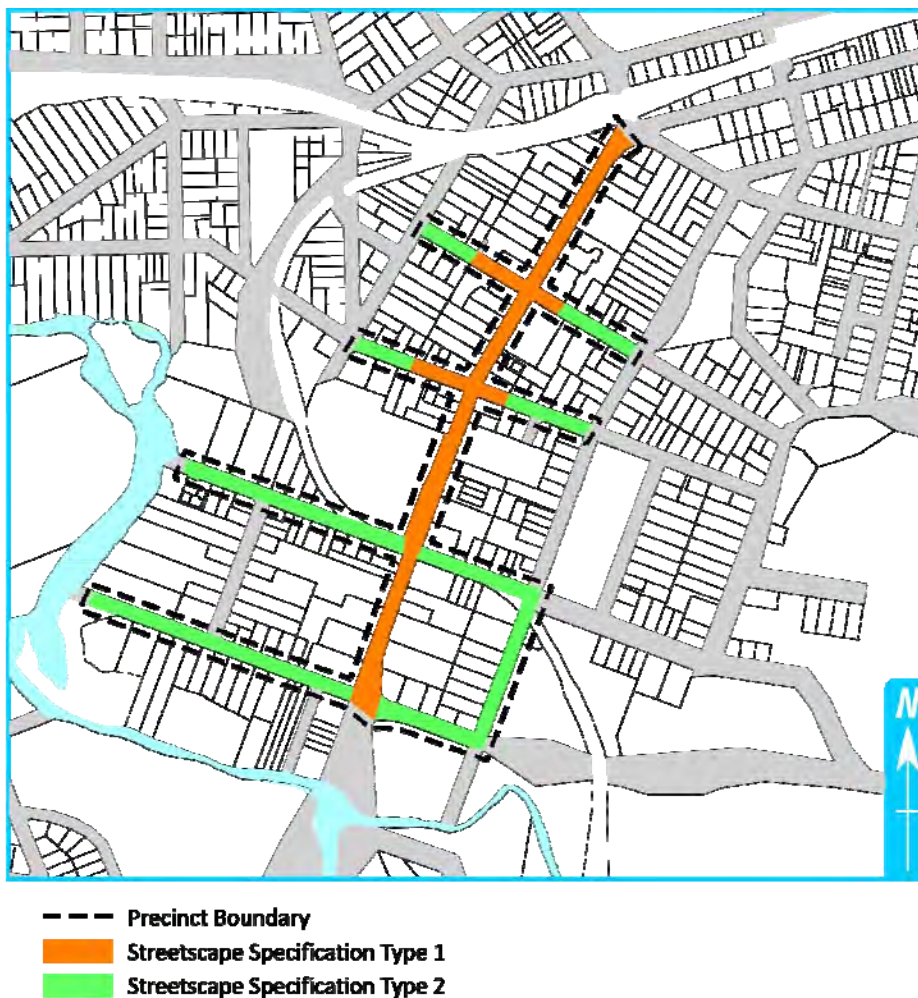
Part 09 Precinct 4 West Ipswich

The precinct is contained in the CBD Residential High Density Zone. The precinct forms the western entry to the CBD. The precinct will undergo a substantial change to a predominantly high density residential character up to six storeys with commercial uses including restaurants, boutique shopping, and professional services at

street level. The precinct will have a high pedestrian use and footpath awnings are required along Brisbane Street and wrap around some corners.

The streetscape becomes informal as the streets transition to the adjoining character residential areas.

Figure 9.01: Precinct 4 West Ipswich



Part 10 Streetscape Arrangement Type 1

Pavement

Generally	refer Fig 10.01
Product:	Concrete
Colour:	Hanson – EBONY or equivalent approved.
Finish:	Broomed and saw cut. Sealed with 'CSS Streetscape Sealer (penetrating)' or approved equivalent.
Saw Cut Pattern:	alternating 'A' 'B' 'A' 'B' etc refer Figs 10.02 & 10.03
Thickness:	Varies – as required based on load and subsoil conditions

Corners	refer Fig 10.01
Product:	Concrete – exposed aggregate
Aggregate Colour:	Xposemasta - Chequerboard
Supplier:	Hanson (or approved equivalent other)
Finish:	exposed aggregate
Thickness:	Varies – as required based on load and subsoil conditions

Cross Overs	refer Fig 10.04
Product:	Concrete
Colour:	ramp - kerb colour and Hanson – EBONY or equivalent approved.
Finish:	Broomed and saw cut. Sealed with 'CSS Streetscape Sealer (penetrating)' or approved equivalent. refer Fig 11.04
Thickness:	Varies – as required based on load and subsoil conditions
Design:	As per <i>Ipswich City Council Standard Detail</i> available on the Ipswich City Council website.

Kerb ramps	refer Fig 10.01
Product:	Concrete
Colour:	non colour
Finish:	Broomed
Thickness:	Varies – as required based on load and sub soil conditions
Design:	As per <i>Ipswich City Council Standard Detail</i> available on the Ipswich City Council website.

Footpath 'Door Mats' (Major developments only where approved)

Product:	concrete paver on concrete base
Supplier:	STONEVUE (or approved equivalent other)
Colour:	Dunstone Blue with 15% random 'peppering' of Charcoal Grey
Finish:	Shotblast
Size:	800 x 400 mm
Thickness:	Varies – as required based on load and sub soil requirements
Pattern:	Off-set stretcher bond, running perpendicular to kerb.

Furniture & Pedestrian Lighting

Select as required: (refer *Appendices* for detail)

- Concrete Bench Seat
- Two Seater Bench
- Litter Bin
- Bicycle Rack
- Tree Grate
- Tree Guard
- Drinking Fountain
- Bicycle Rack
- Bollard
- Balustrade
- Pedestrian lighting

Figure 10.01: Pavement Layout Type 1

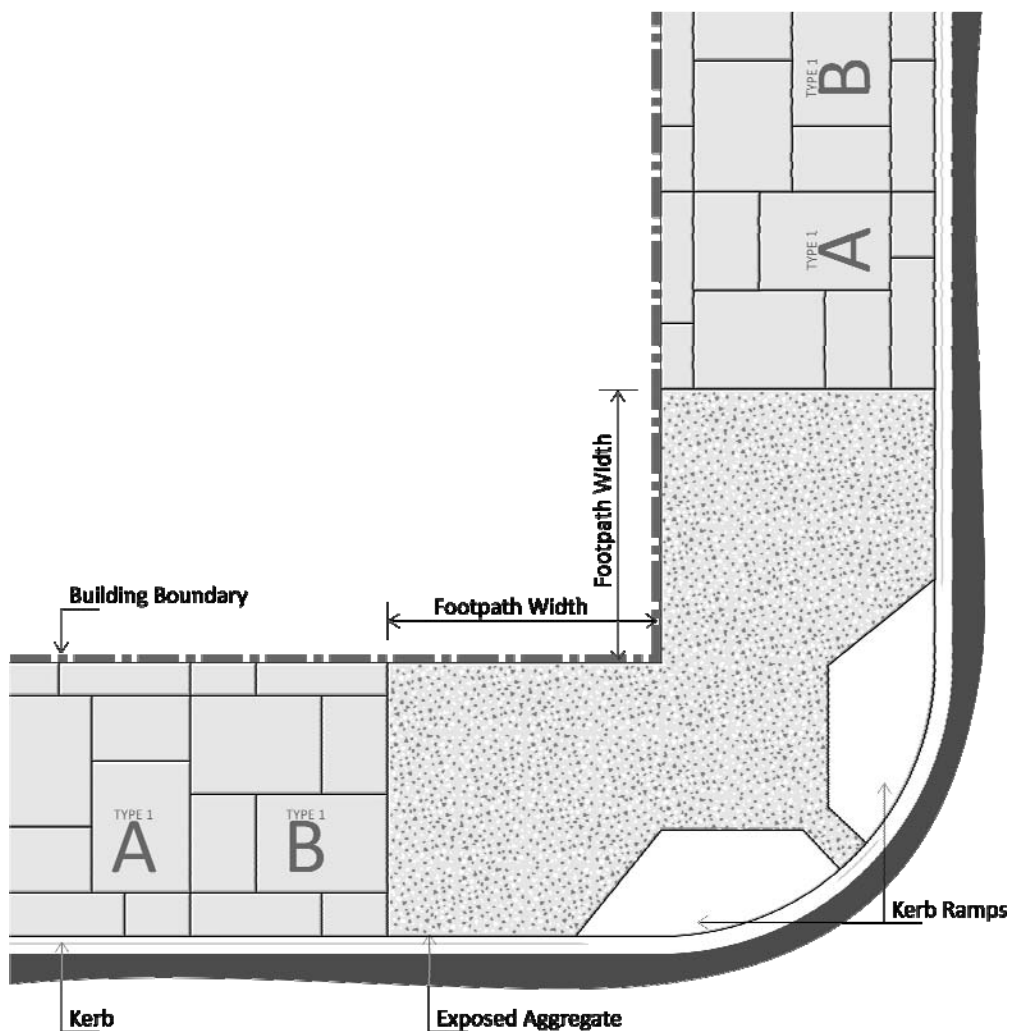


Figure 10.02: Pavement Type 1 - Saw Cut Pattern 'A'

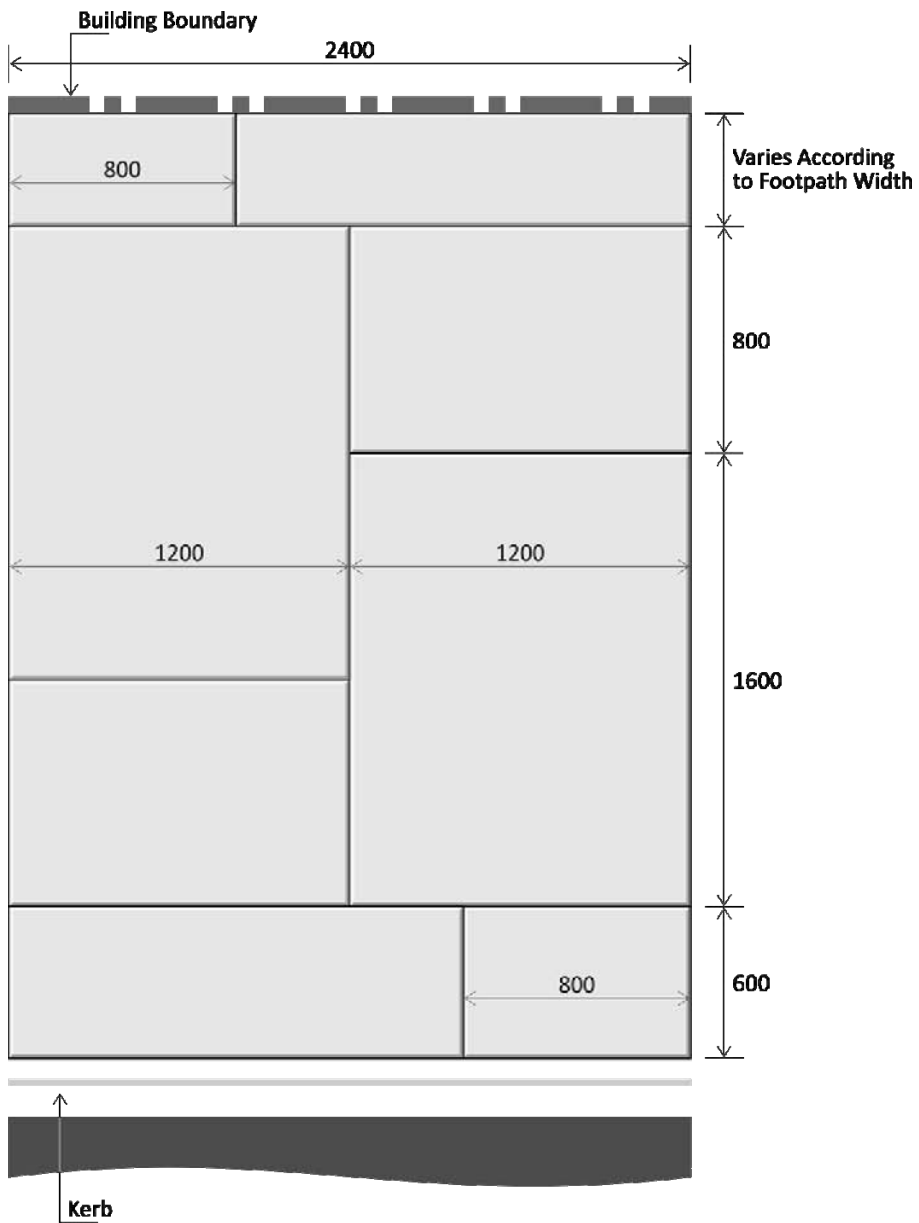


Figure 10.03: Pavement Type 1 - Saw Cut Pattern 'B'

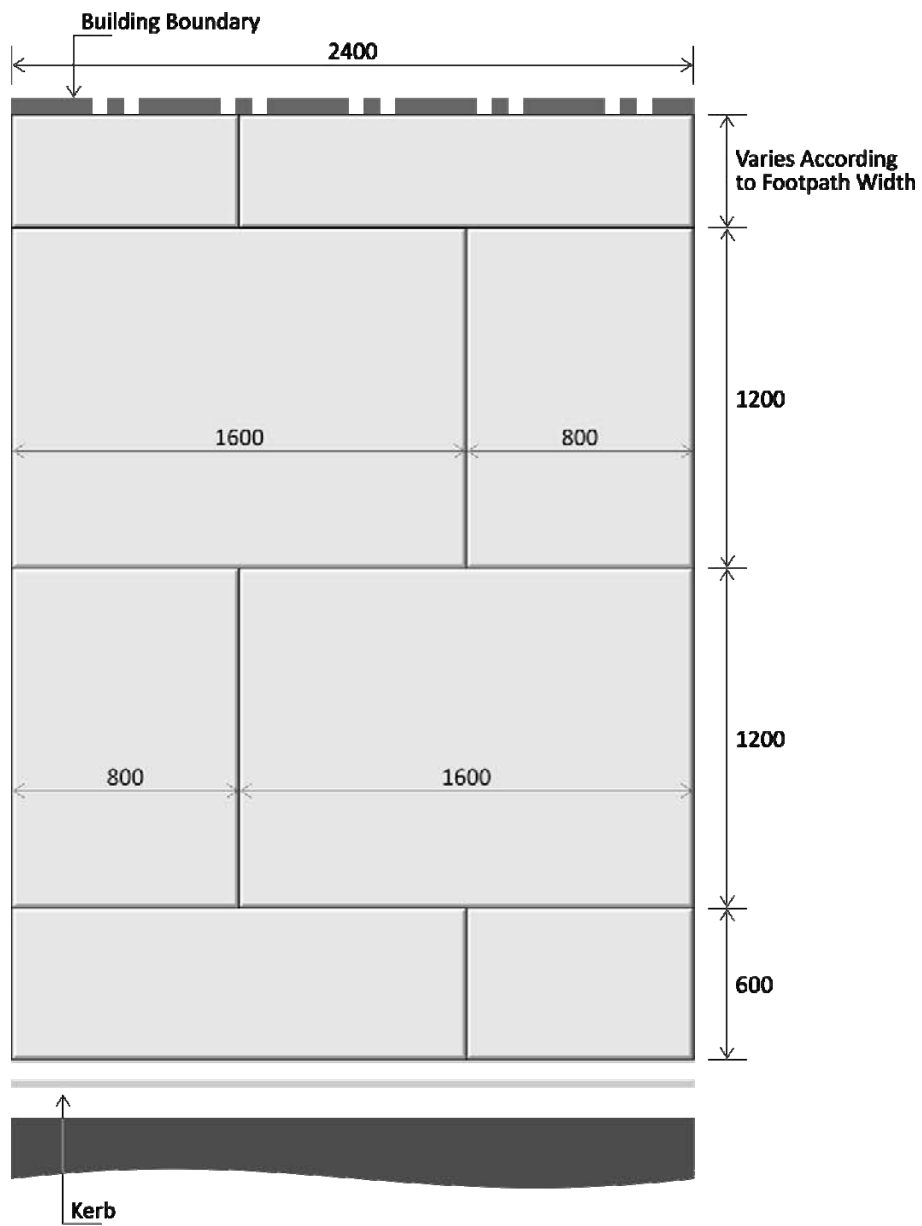
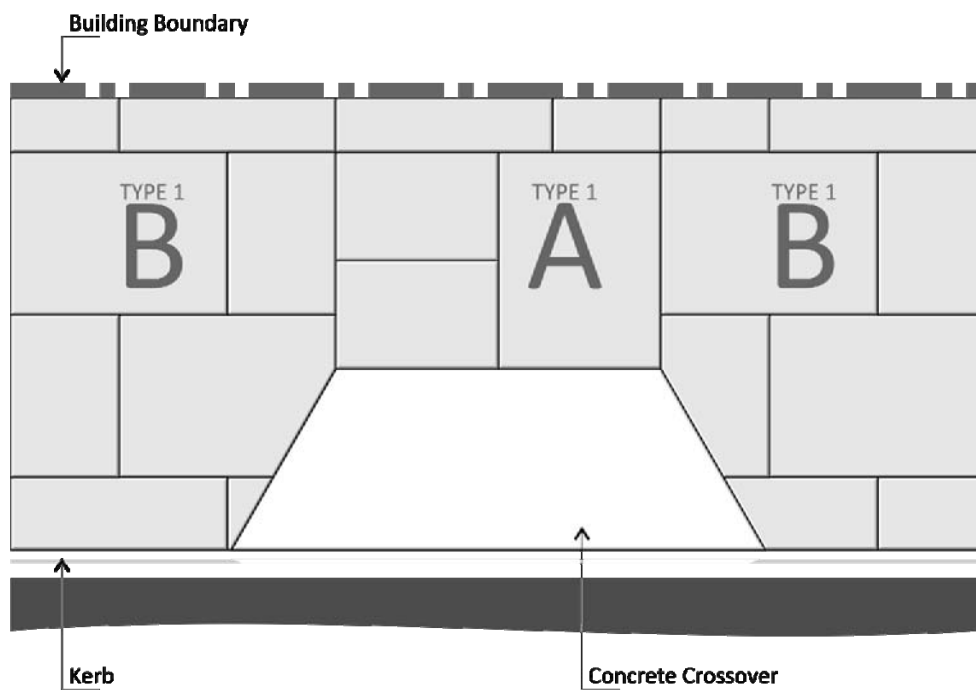


Figure 10.04: Pavement Type 1 - Driveway Crossover



Part 11 Streetscape arrangement Type 2

Pavement

Generally	refer Fig 11.01
Product:	Concrete
Colour:	Hanson – EBONY or equivalent approved.
Finish:	Broomed. Sealed with CSS Streetscape Sealer (penetrating or approved equivalent).
Thickness:	Varies – as required by load and sub soil conditions
Width:	2000 mm

Cross Overs

Product:	Concrete
Colour:	same as kerb.
Finish:	Broomed. Sealed with CSS Streetscape Sealer (penetrating or approved equivalent).
Thickness:	Varies – as required by load and sub soil conditions
Design:	As per <i>Ipswich City Council Standard Detail</i> available on the Ipswich City Council website.

Kerb ramps

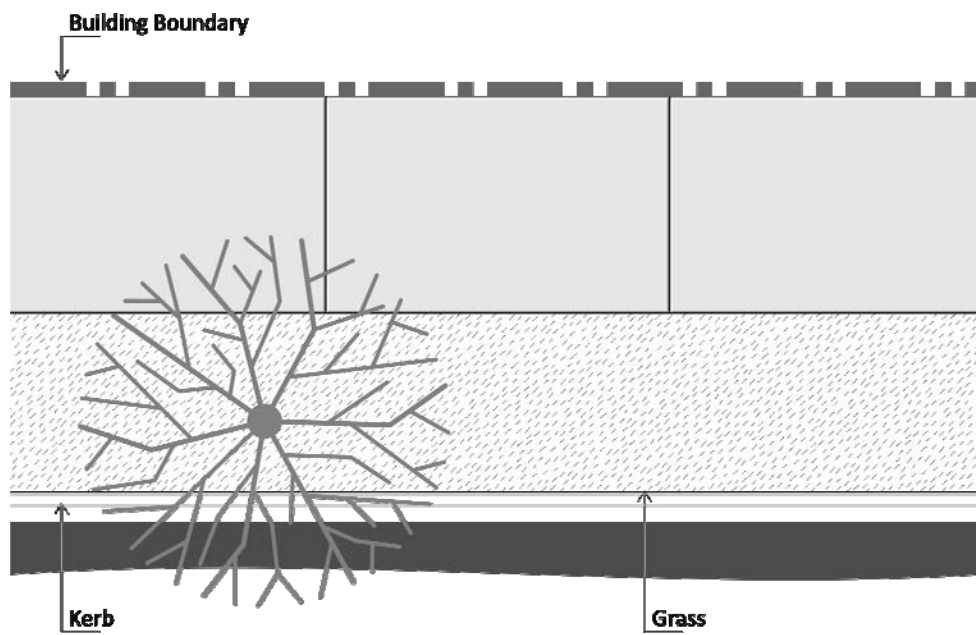
Product:	Concrete
Colour:	kerb colour
Finish:	Broomed. Sealed with CSS Streetscape Sealer (penetrating) or approved equivalent.
Thickness:	Varies – as required by load and sub soil conditions
Design:	As per <i>Ipswich City Council Standard Detail</i> available on the Ipswich City Council website.

Furniture & Pedestrian lighting

Select from: (refer Appendices for detail)

- Pedestrian lighting
- Two Seater Bench
- Drinking fountain
- Litter Bin
- Bicycle Rack

Figure 11.01: Pavement Layout Type 1



Part 12 Streetscape Arrangement Type 3

Pavement

Generally	refer Fig 12.01
Product:	Concrete
Colour:	CSS KELP or approved equivalent.
Finish:	Broomed and saw cut. Sealed with 'CSS Streetscape Sealer (penetrating)' or approved equivalent.
Saw cut pattern:	alternating 'A' 'B' 'A' etc . refer Figs 12.02 & 12.03
Thickness:	Varies – as required by load and sub soil conditions

Corners	refer Fig. 12.01
Product:	Concrete – exposed aggregate
Aggregate colour:	Xposemasta – Chequerboard
Supplier:	Hanson (or approved equivalent.)
Thickness:	Varies – as required based on load and subsoil conditions.

Cross Overs	refer Fig 12.04
Product:	Concrete
Colour:	ramp - kerb colour. CSS – KELP (or approved equivalent.)
Finish:	Broomed and saw cut. Sealed with 'CSS Streetscape Sealer (penetrating)'.
Thickness:	Varies – as required by load and sub soil conditions
Design:	As per <i>Ipswich City Council Standard Detail</i> available on the Ipswich City Council website.

Kerb ramps	refer Fig 12.01
Product:	Concrete
Colour:	kerb colour
Finish:	Broomed. Sealed with 'CSS Streetscape Sealer (penetrating)' or approved equivalent.
Thickness:	Varies – as required by load and sub soil conditions
Design:	As per <i>Ipswich City Council Standard Detail</i> available on the Ipswich City Council website.

Furniture & Pedestrian lighting

Brisbane Street

All furniture items are to match existing.

- ICC has a limited supply of seats. These items are to be refurbished as directed by Council e.g. seats to be powdered coated with stained hardwood slats.
- Contact ICC Centres Strategy Officer, Department of Planning and Development, for details and colours.
- Tree Grates and Tree Guards refer Appendices F & G.

Other Streets

Select from: (refer Appendices for detail)

- Two Seater Bench
- Pedestrian lighting
- Drinking fountain
- Litter Bin
- Tree Grate
- Tree Guard
- Bicycle Rack
- Balustrade
- Bollards.

Figure 12.01: Pavement Layout Type 1

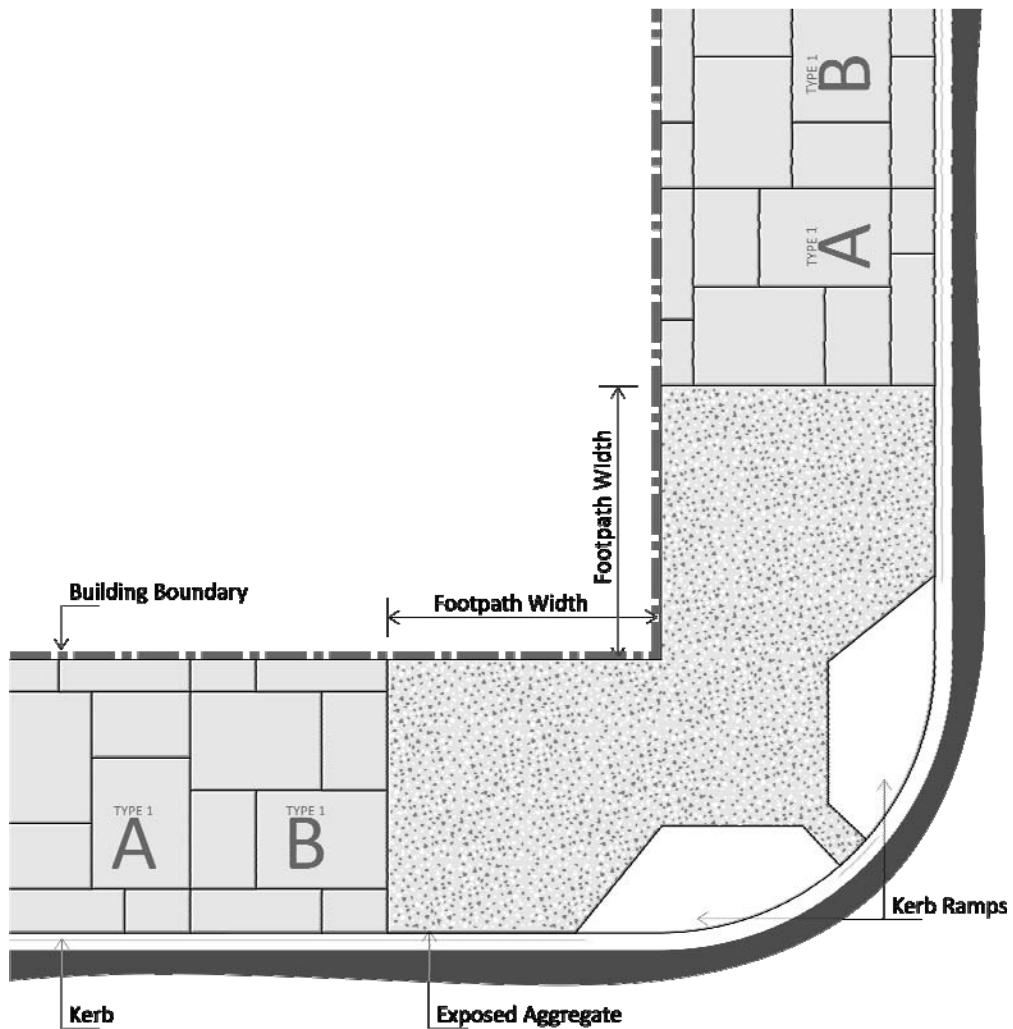


Figure 12.02: Pavement Type 3 - Saw Cut Pattern 'A'

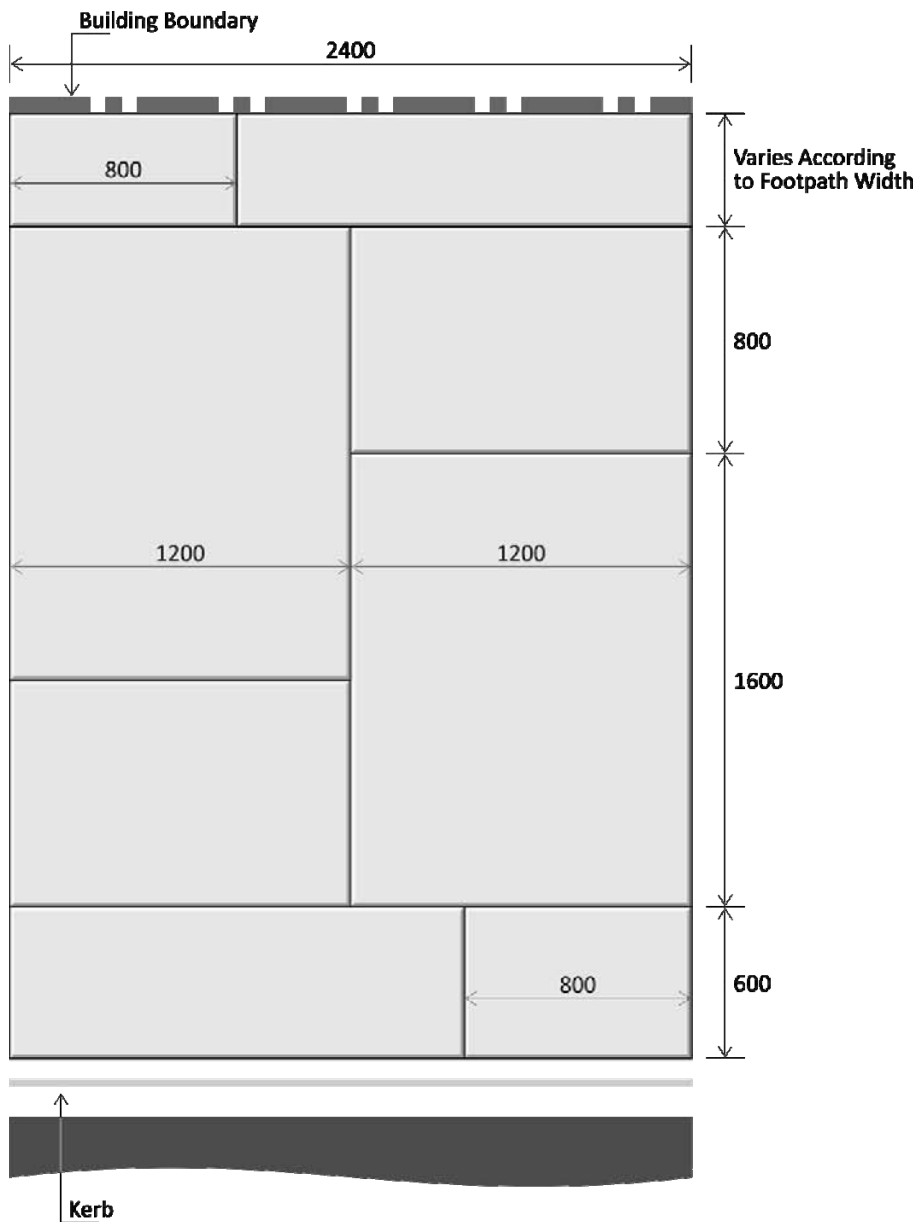


Figure 12.03: Pavement Type 1 - Sawn Cut Pattern 'B'

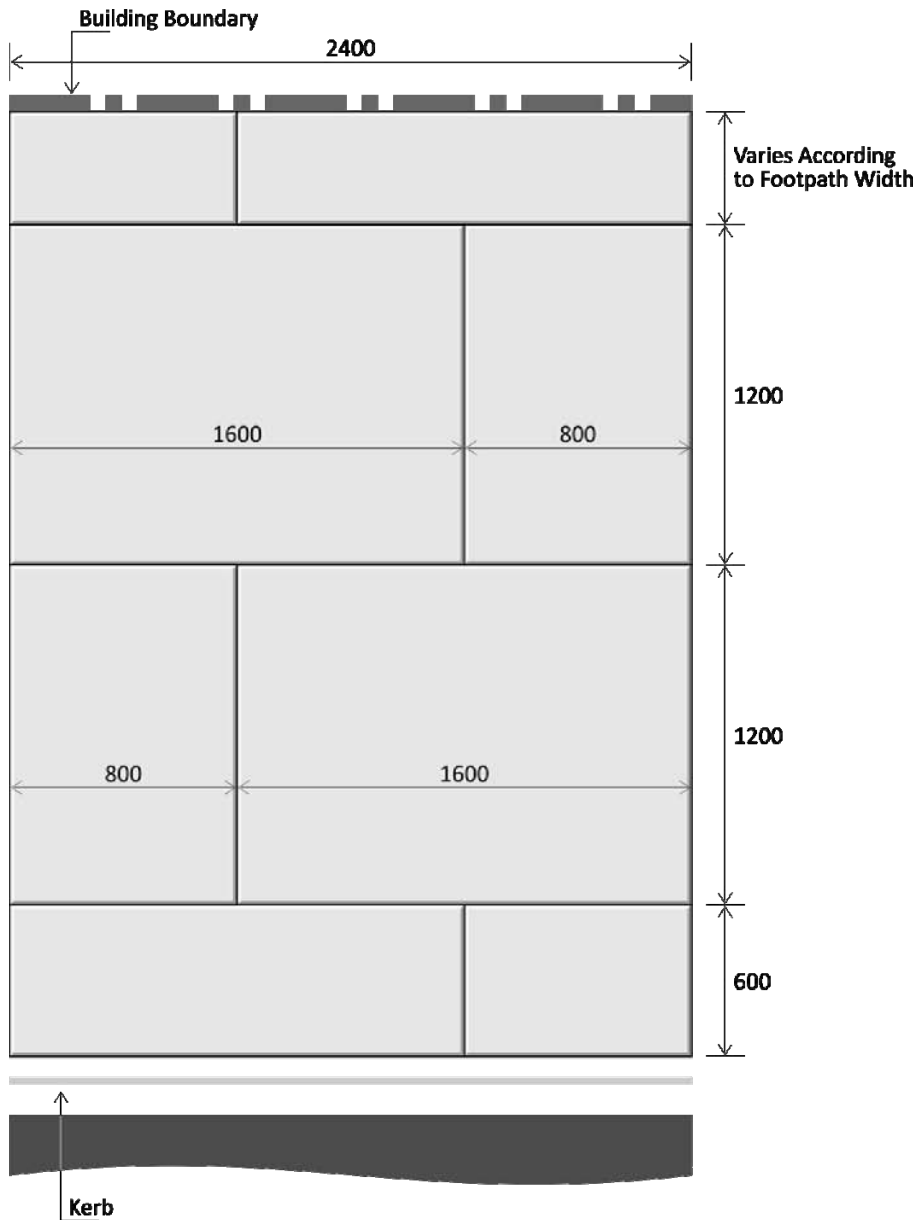


Figure 12.04: Pavement Type 1 - Driveway Crossover

