

APRIL 2014

①



**SCHEDULE OF AREAS**

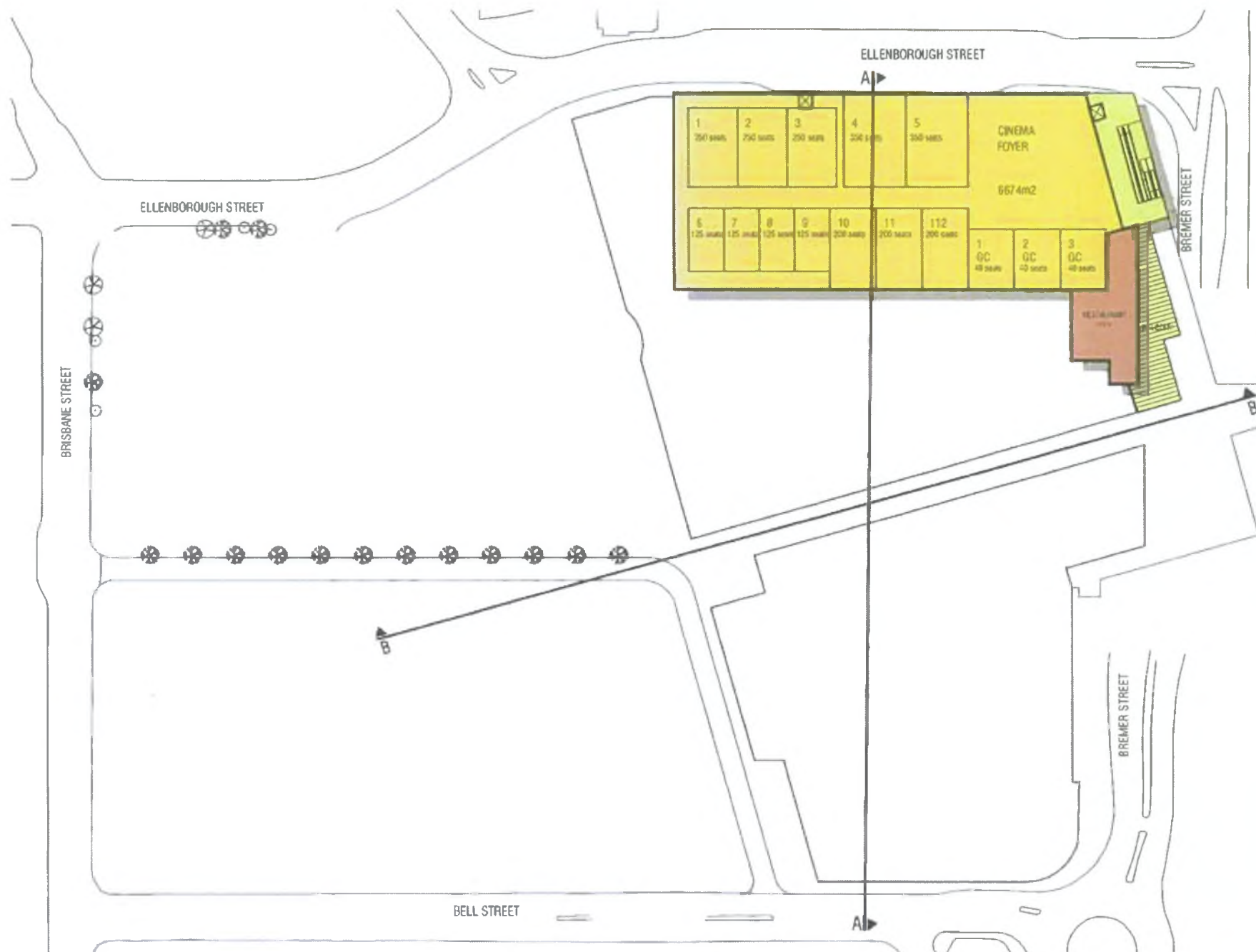
DDS	8090 m <sup>2</sup>
SM	4232 m <sup>2</sup>
COMM	530 m <sup>2</sup>
CINEMA	7770 m <sup>2</sup>
SS	7955 m <sup>2</sup>
<b>TOTAL</b>	<b>28577 m<sup>2</sup></b>

RELAT MASTER PLAN - LOWLY SHOWN - LONG PLAN

001

CONCEPT MASTER PLANNING

BUCHAN





FEBRUARY 2016

# Ipswich CBD lagoon

CONCEPT PLAN option A





# Ipswich CBD lagoon

CONCEPT PLAN option B





(3)

[illegible]



# EXECUTIVE SUMMARY

## CHANGES FROM DECEMBER 2016 SCHEME

To AUGUST 2017 Scheme.

### INTRODUCTION

The initial concept was prepared in December 2016. The proposal was then developed over the first half of 2017 with a number of elements evolving as better understanding of the opportunities became apparent. The main changes to the original scheme are noted below with the current proposal retaining all of the original key public recommendations.

#### LANEWAY PRECINCT

- Was proposed as future development site for laneway precinct
- Still an option but reinforcing interim use providing Entertainment options

#### NICHOLAS & UNION ST UPGRADES

- No change

#### BELL STREET LINK

- Temporary park function now provided by civic space and Darcy Doyle place
- Capitalises on potential retail opportunities

#### NEW FOOD EXPERIENCE

- No change

#### EVENTS STAGE

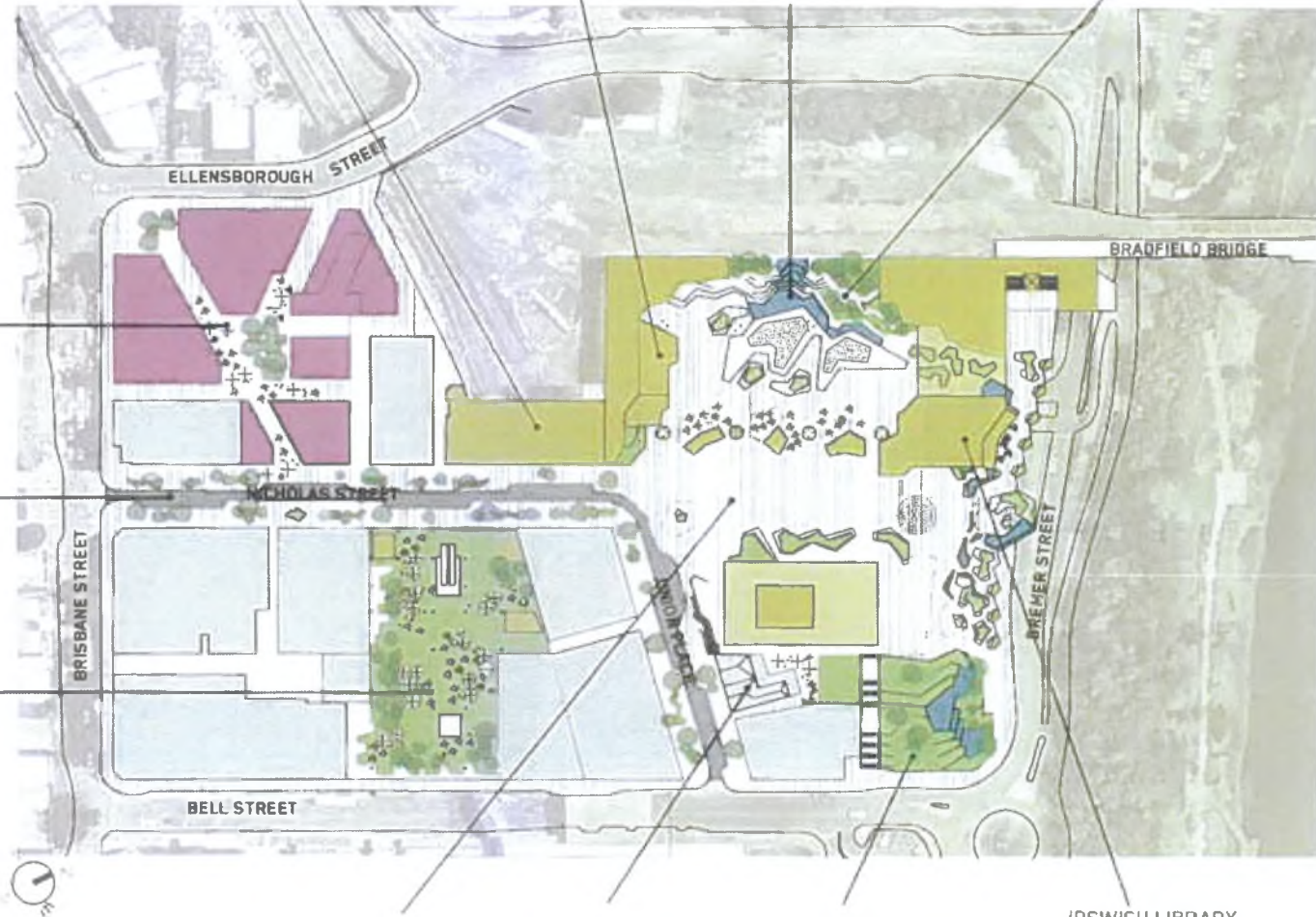
- Moved from fixed stage located in south west corner to flexible staging approach centralized in event space

#### WATER GARDEN

- Approach has changed to expand interaction options with water incorporating:
  - Informal water as a cooling median
  - More structured water play elements for children located close to café for supervision
  - Formal water fountain with night lighting and performance capability
  - Water misting options
  - Vertical water walls

#### GARDEN

- Extent increased to provide:
  - Grassed relaxing space interacting with Library and civic space
  - Shade trees incorporated into organic form seating
  - Gardens orientated to provide intimate space



#### PROMENADE

- Landscaping designed to maintain / reinforce Nicholas Street spine whilst breaking down scale and width of space

#### MURPHY'S PUB

- No change

#### BELL STREET GREEN

- Maintained terraced access from Bell Street to Plaza but reduced site cover
- Removes risk of permanency and provides flexible options for site

#### IPSWICH LIBRARY

- Changed from a two-levels to single level due to existing structure issues
- Location has moved to south east corner due to unproved integration with civic space and existing structure issues

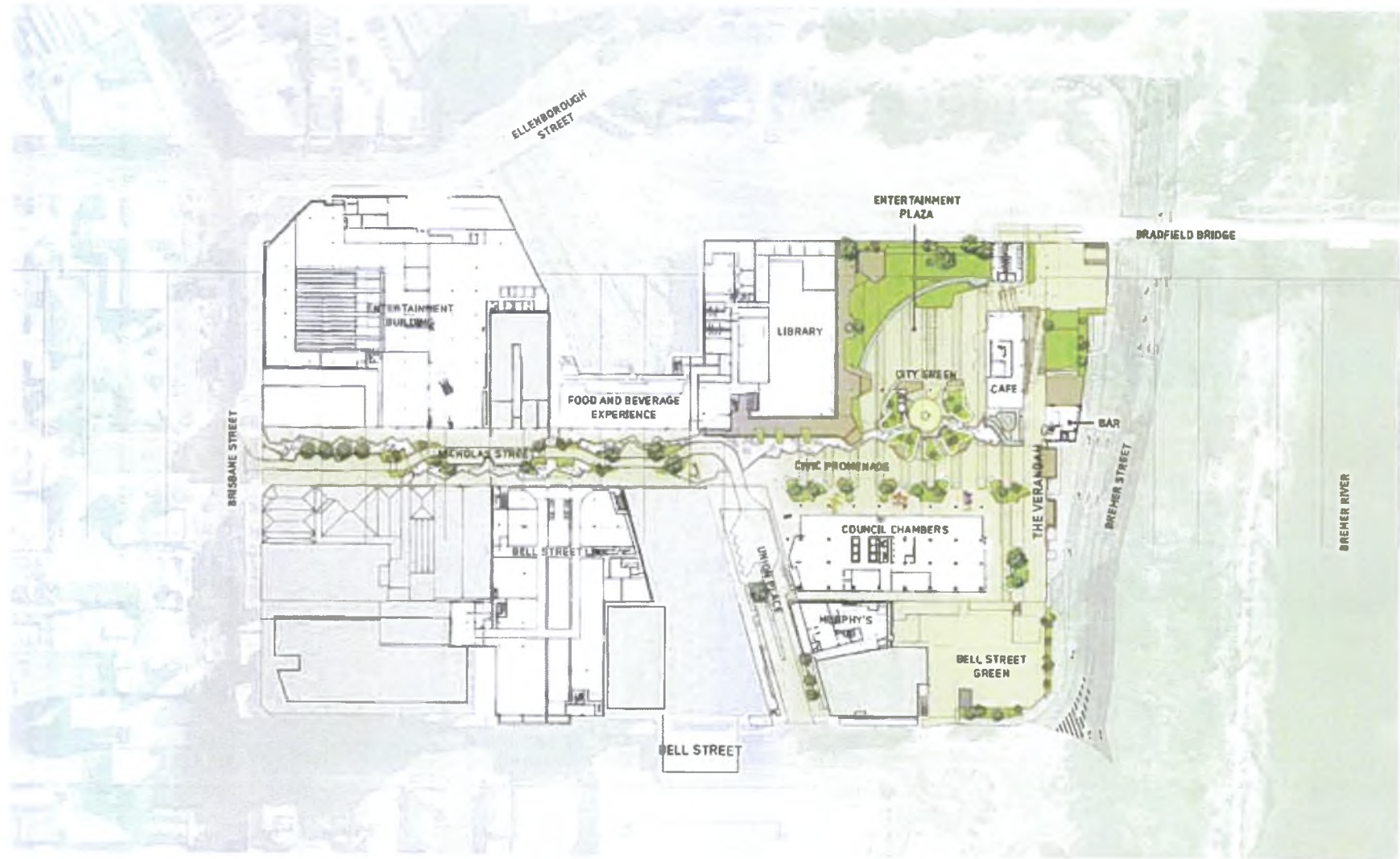
# DESIGN PROPOSAL

## MASTER PLAN

AUGUST 2017

12

WSP-341-14-1-12-AUG-2017-20





APRIL 2018

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