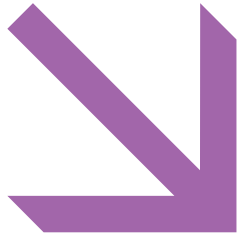


Bracken Ridge



1.0 Site Overview

Bracken Ridge takes its name from the bracken fern that grew extensively in the area, prior to its development. Originally devoted to farming and grazing, urban development did not begin in the area until 1962.

Bracken Ridge is bounded by one of the oldest roads in the district, Telegraph Road, which originally linked Gympie Road to Sandgate, and one of the newest roads, the Gateway Arterial.

The local shopping precinct is located along Gawain Road and services the local community with a number of small shops including a newsagency, bakery, dry cleaners and fruit shop.

2.0 Extent

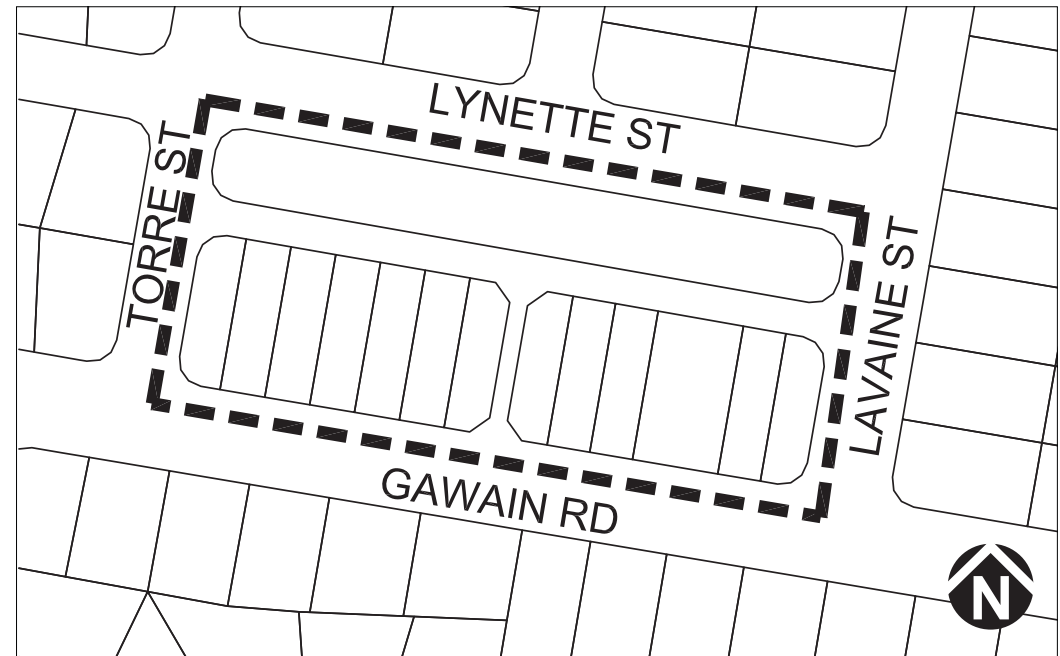
All streetscape improvement works occurring within the boundary shown must be in keeping with the character established under the Suburban Centre Improvement Projects (SCIPs) Program, as specified in this document. Areas outside the boundary may be developed in keeping with this character, at the discretion of the developer and subject to approval by Council.

3.0 Standard Footway Elements and Materials

Specific requirements for this location for surfacing, furniture colour, trees and garden beds are set out below.

All 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. The scope, layout and detail of the footway upgrade are to be agreed on a site-by-site basis through the development approval process.

Council requirements for footway upgrades – including standards, standard drawings and reference specifications are detailed in



■■■■ Extent requiring footway treatment

this manual. (Refer to Chapter 3 Streetscape Design, Section 3B Footway Elements and Materials.)

3.1 Footway surfacing

Finishes are to match the following:

Exposed Aggregate Concrete

Colour: 'Bush Bronze'
Supplier: Hanson or approved equivalent

Concrete Pavement Treatment to Arcade

Finish: Spray Seal Treatment to Existing Concrete
Colour: 'Streetprint' Terracotta
Supplier: Brick and Pave or approved equivalent

3.2 Tactile Markers

Colour: CCS 'Voodoo'
Type: Concrete paver
Supplier: Chelmstone, Urbanstone or approved equivalent

3.3 Furniture Colour

Finish: Powdercoat
Colour: Dulux 'Headland' (84761)

3.4 Planting Palette

Individual or isolated tree pits (1600 x 1200mm or less) are to have tree grates installed unless otherwise approved.

Preferred species in this centre are as follows:

Trees

Flindersia australis
Tabebuia palmerii
Xanthostemon chrysanthus

Shrubs and Groundcovers

Agapanthus spp.
Austromyrtus dulcis
Clivia miniata
Dianella caerulea
Liriope 'Evergreen Giant'
Ophiopogon japonicus
Philodendron xanadu