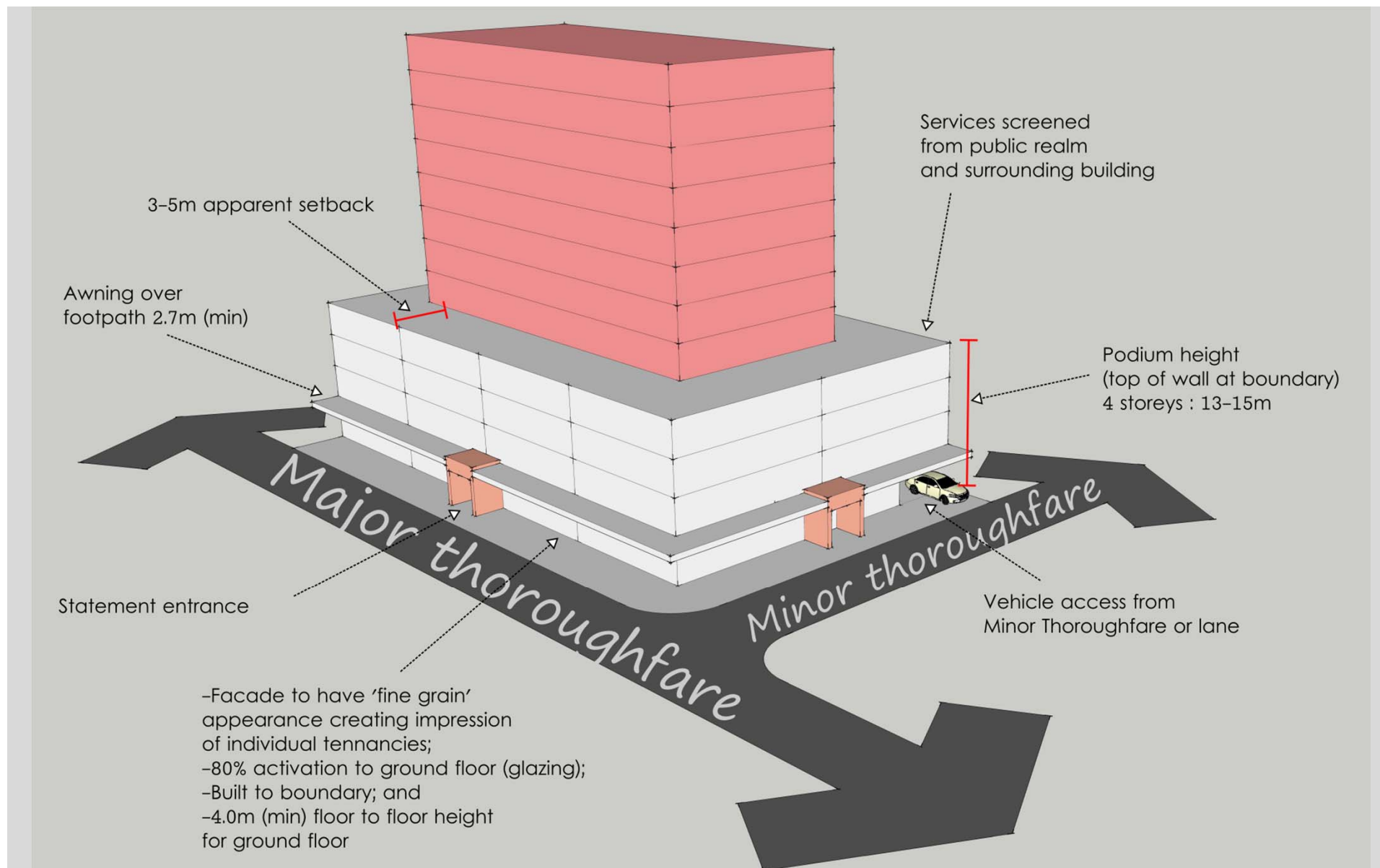
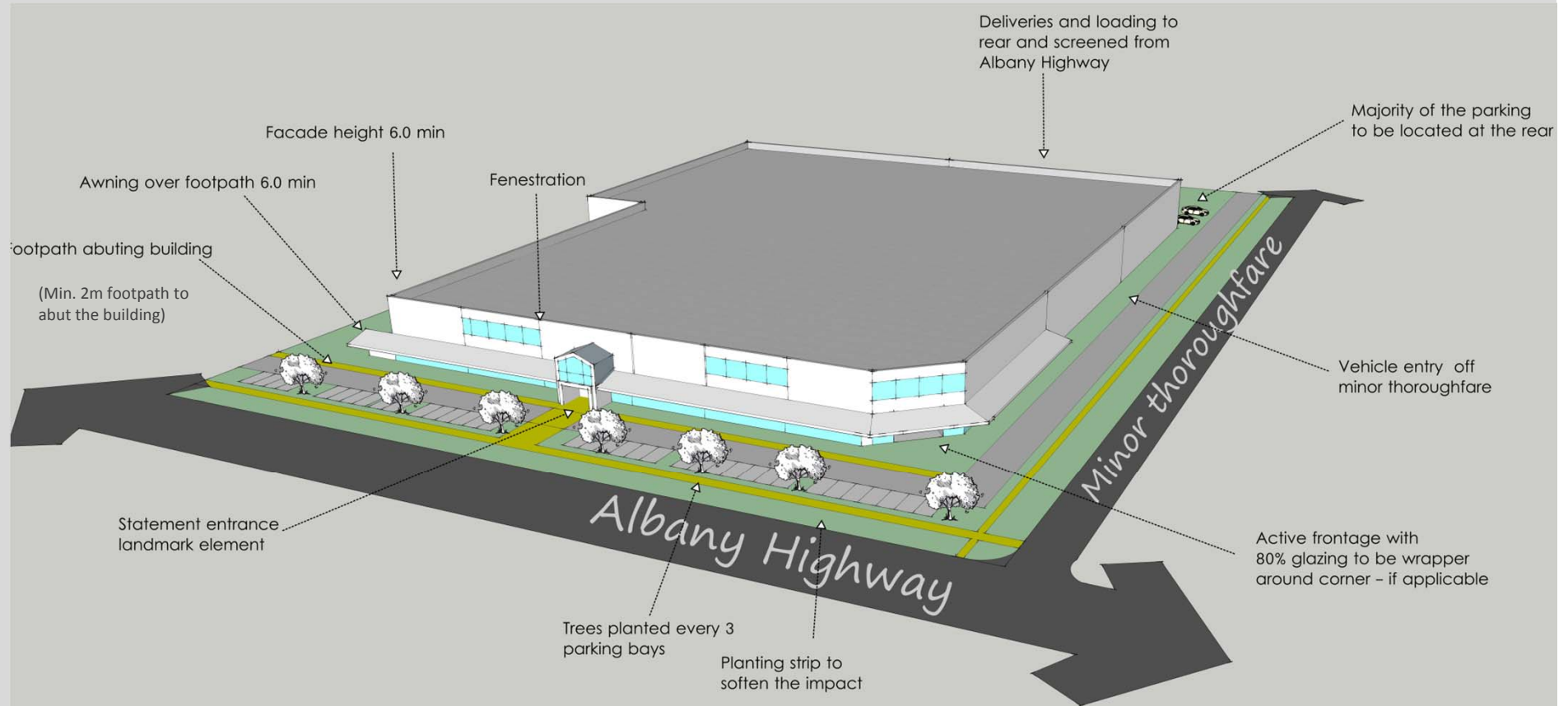


Supportive guidance for development

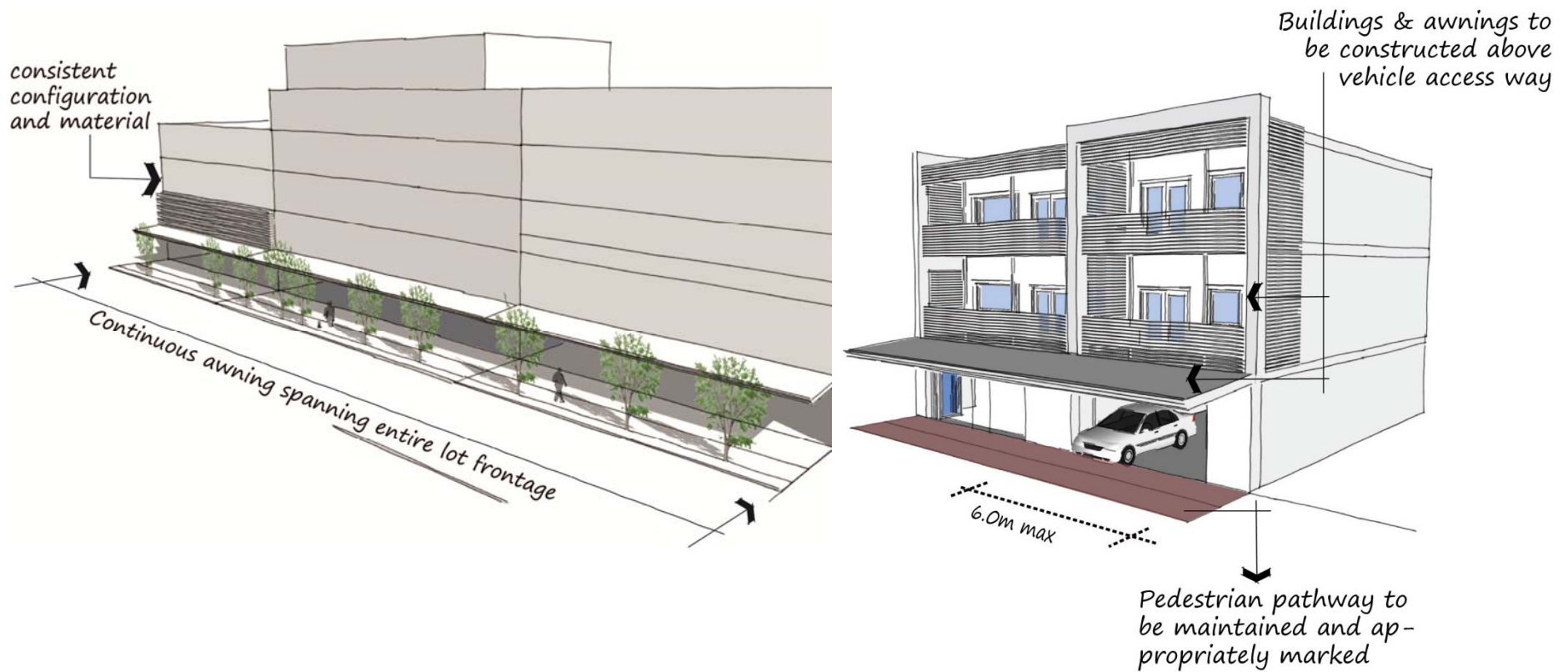




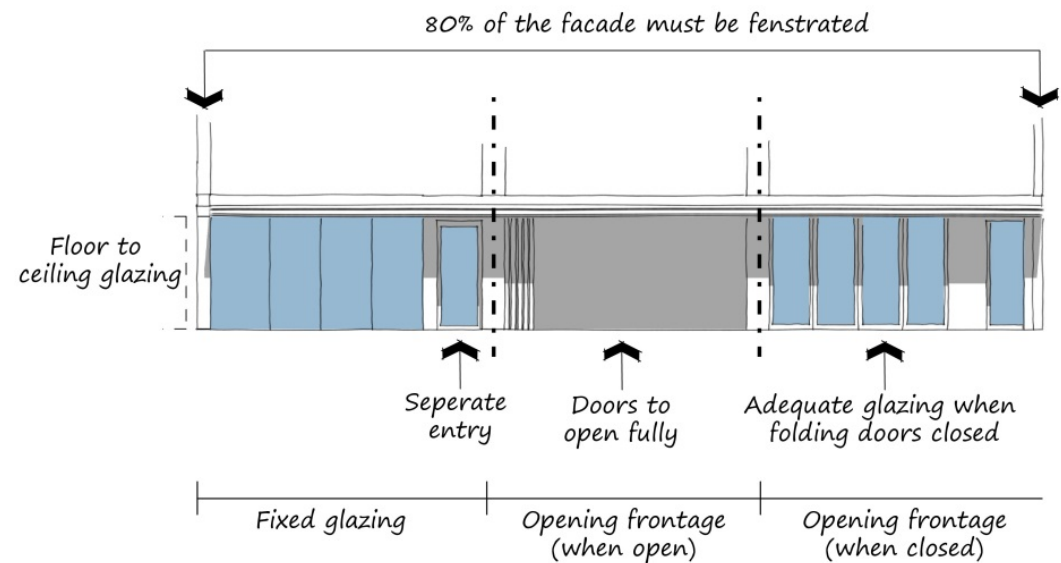
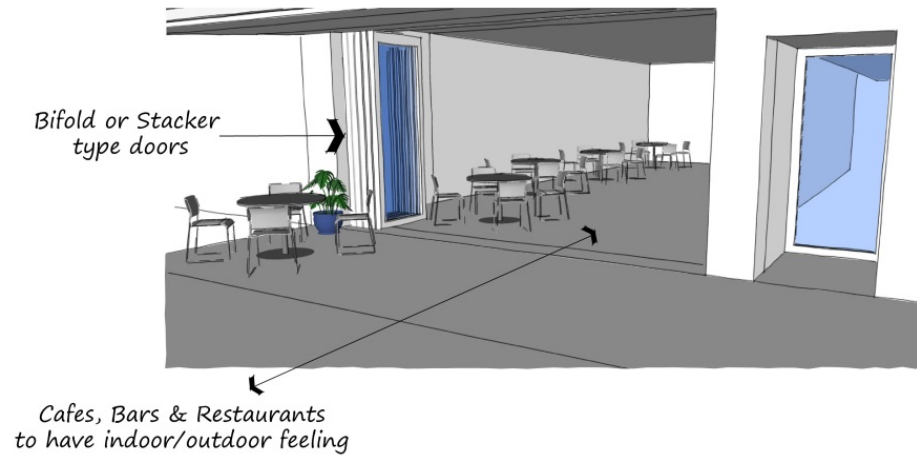
Building along Cecil Ave and podium treatment



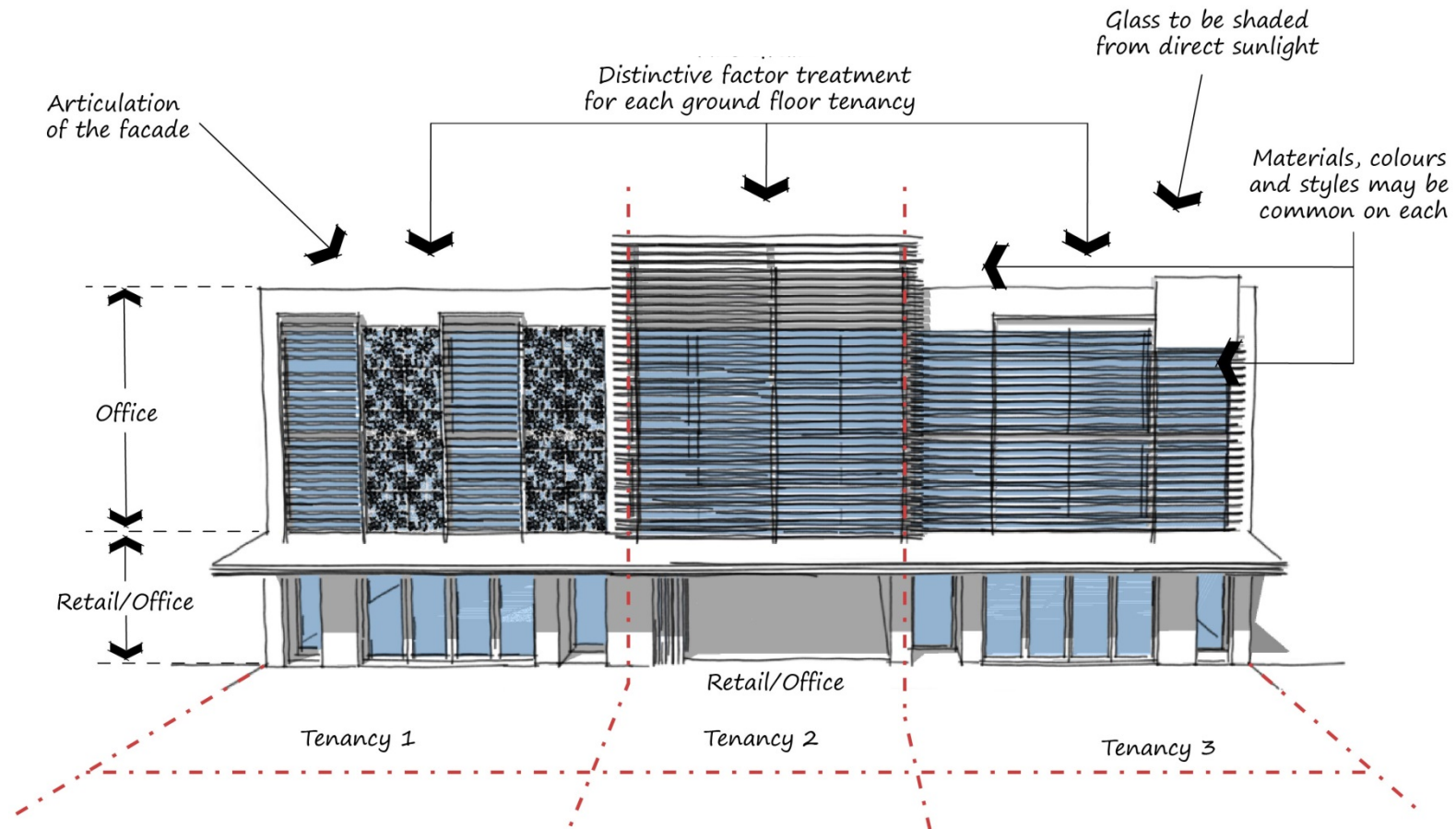
Bulky goods along Albany Hwy



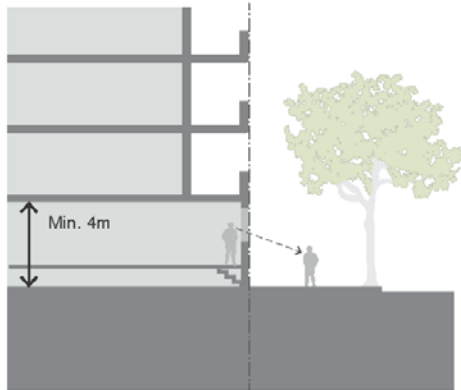
Continuous awnings along Cecil Ave



Activated uses where required



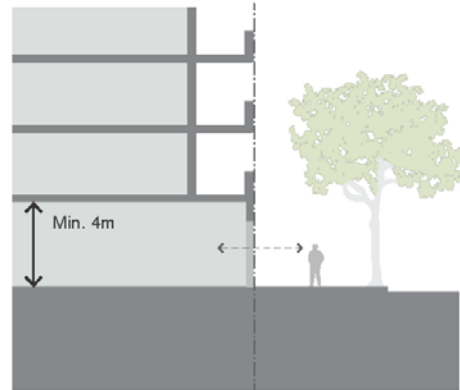
Building articulation. Fine Grain guidance



State 1: Residential - false floor

Future change of use on ground floor must allow retrofitting for at grade entrance. False floor allows grade separation and increased privacy for residential uses while permitting future to active retail when market conditions support change of use.

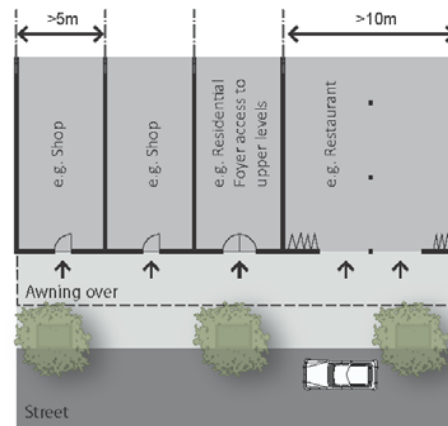
Flexible Ground Floor



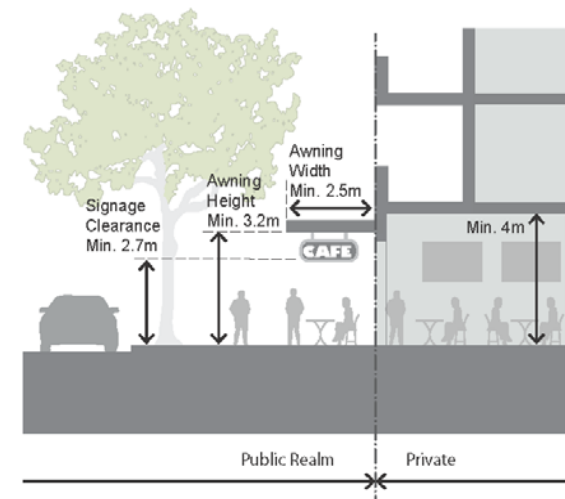
State 2: Active use -

ground floor retail at grade

Active Frontage



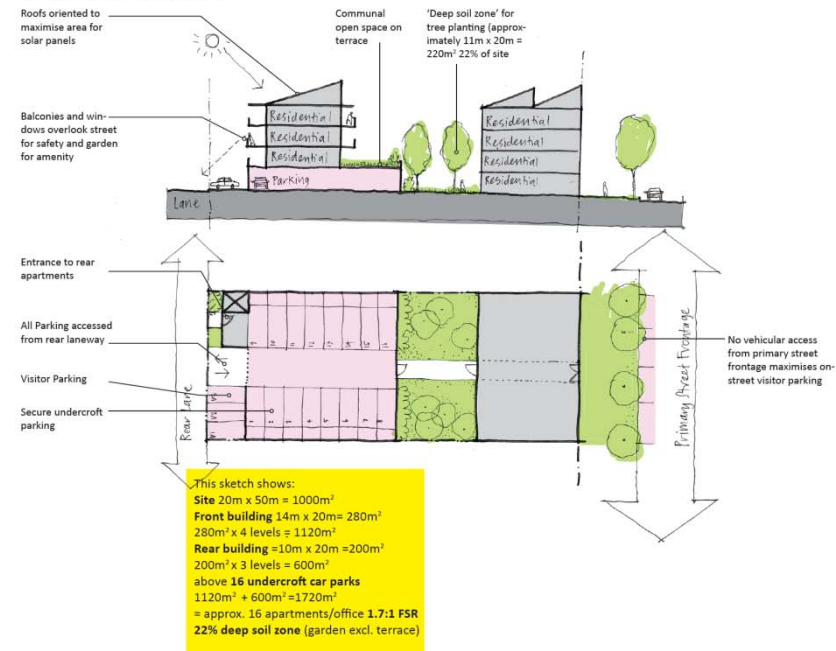
Active and semi active ground floor frontages shall be between 5-10m width. Regular entrances help create street vitality. Residential and office foyers for accessing upper levels should not dominate street frontages.



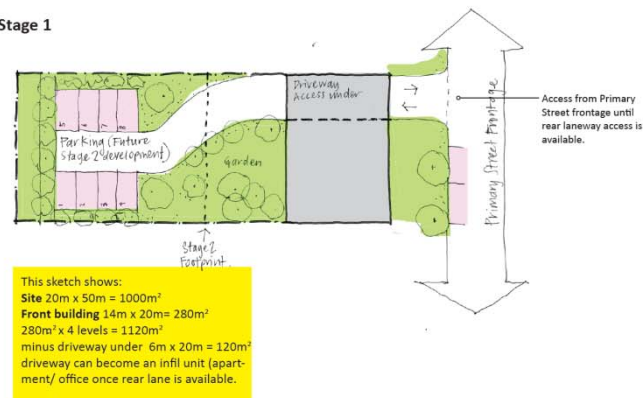
Active and semi active ground floor building to street interface.

Flexible ground floor and Active frontage requirements

Final Development (Stage 2)



Interim Development :Stage 1



Pattie Street Precinct sketch



Balconies made of permeable materials



✓ Expected Outcome



- Retail on the ground floor (on active land-uses only)
- Variety in building materials
- Addressing the corner
- Shading techniques
- Permeability of balconies



✓ Expected Outcome

Addressing corner lots



Window Shading techniques



Building built to
boundary
(Cecil Avenue)

✓ Expected Outcome

Integration of public art in building design



Landscaping and design featuring public art



Feature lighting



Use of colour and art to feature the building

✓ Expected Outcome

CPTED design principles example- surveillance opportunities



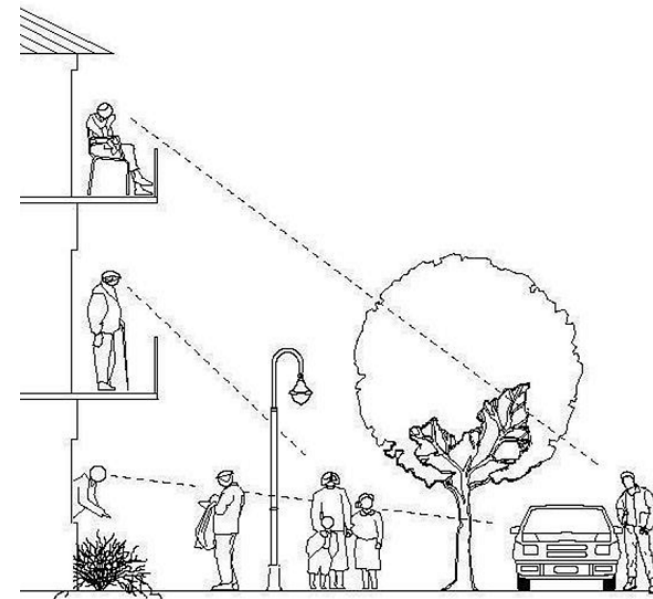
Large windows promote casual supervision of sidewalk.

Porches and sidewalk encourage interaction between neighbors.

Paving and architectural treatments define public and private zones.

Good pedestrian-scaled lighting on street.

Low landscaping and fences define property lines without creating hiding places.



✓ Expected Outcome



Expected surveillance and activation towards POS

✓ **Expected Outcome**



Example of enlightened façade of a commercial building



Awning articulation

✓ **Expected Outcome**

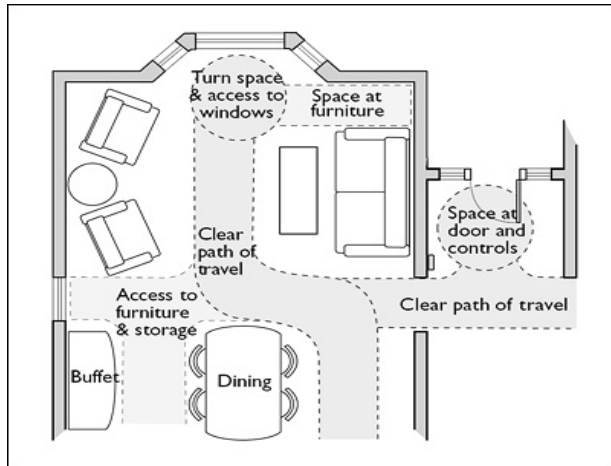


Variety in building material and corner entrances



Variety in building material

✓ Expected Outcome



Example of Universal Design

Diagram by: Designable Environments Inc.



Distinctive entrance and tenancies mixing



Operable glazing



Different building materials on the ground floor

✓ Expected Outcome



Shopfront corner and podium treatment



Shopfront treatment, glazing and lighting incorporated into the design (retail precinct)



Artistic treatment/ screens to multi storey car park with potential for multiple use



Corner treatment and activated ground floor

✓ Landmark treatment to buildings



High quality finishes and landscaping

Innovative Design

✓ High Quality and Innovative Architecture



- Small and opaque **windows** and repetitive arrangements
- Undersized, enclosed and repetitive **balconies** with no visual permeability and usability



Outcome to be avoided



Example of tinted windows



Example of inoperable window security barrier

Outcome to be avoided



Monotone colour palette



Blank walls with no
activation for
frontages facing
streets

Outcome to be avoided