

MANUKA ARCADE®

DESIGN PRINCIPLES & SIGNAGE POLICY

BACKGROUND

In April 2016 the Executive Committee considered proposals for the design of upgrades to the Arcade and appointed Department of Design to prepare design concepts and subsequent plans for upgrade works within the building. A presentation on the design concepts and proposed direction was provided to owners and occupiers prior to the annual general meeting in September that year and feedback was incorporated into the subsequent proposals.

Owners and occupiers were provided with updates on the development of these proposals by the designer and Executive Committee. A final set of plans for proposed upgrades were adopted by the Executive Committee in March 2017 and full details provided to owners at the annual general meeting in July 2017.

While minor modifications were made during the process of undertaking works to meet the practical requirements and limitations of contractors the broad design concepts have underpinned all works since that time.

BROAD THEMES

The underlying design theme sought to capture and build upon the heritage of the Arcade as one of the original buildings in Manuka. Echoes of the [Strand Arcade](#) in Sydney, the [Block Arcade](#) in Melbourne and the [Adelaide Arcade](#) were sought to be captured in the clean 'art deco' lines, colours and styling.

As part of the styling ground floor signage was to be pared back with each unit allocated a standardised sign over their door or other suitable location. Frames have been manufactured for each of the ground floor tenancies.

Lightboxes and other signage within the arcade atrium would be removed to 'declutter' the central atrium area. Exterior signage above the arcade awnings was removed and replaced with painted signs in a raised lettering style for units with front and rear entrance aspects.

DESIGN DETAILS

A standard font, **COPPERPLATE GOTHIC**, was adopted for all signage within Arcade (directories and other building signage) consistent with the broad theme.

A paint palette was adopted for the building incorporating the following colours in designated areas:

- Dulux Whisper White (PA01)
- Dulux Vivid White (PA02)
- Taubmans Tornado (PA03)
- Taubmans Burlap Beige (PA04)
- Taubmans Iron Age (PA05)¹

¹ This may not have been used, advised in relation to the bulkhead area 'the colour Taubmans Iron Age PA05 is much lighter. A sample of the render with me was matched at Bunnings to code: B OY58.00, C OY10.00, I OY22.00. Base white Taubmans external semi gloss.

- Dulux Black (PA06)
- Taubmans Grey Comfort (PA07)

Tiles, basins, mouldings and other fixtures and fittings were chosen to compliment the design theme.

Rockcote Tuscany Trowel on Coarse finish would continue to be applied to the bulkhead areas.

SIGNAGE POLICY

Consistent with the final set of plans for proposed upgrades adopted by the Executive Committee in March 2017 the following Signage Policy was adopted at that time:

- All ground floor units would be entitled to a single blade sign (non-illuminated) provided by the Owners Corporation and reflecting the design in drawing ID301,
- Ground floor units with a street frontage, units 1, 12, 7, and 8, will be allowed an illuminated sign under the arcade awning consistent with the designs in drawing ID130,
- First floor units with a street frontage, units 13, 20, 16, and 17, will be allowed external painted signage above the arcade awning consistent with the designs in drawing ID300,
- Unit 17 will be allowed signage on the bulkhead above the passageway outside the entrance to the unit, and
- Existing signage in place as at July 2017 would be allowed to remain in place until the expiration of the current lease term.

VERSION HISTORY

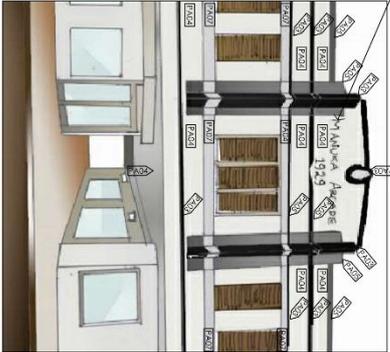
Version	Date	Amended
1.0	23/4/21	Original Consolidation of Principles in current form from prior decisions and signage policy
2.0	4/6/21	Updated for previously omitted decisions
2.1	16/7/21	Stylistic changes, inclusion of version history and images of design drawings

NOTE: The Manuka Shopping Precinct is nominated for provisional registration by the ACT Heritage Register, and has not yet been assessed for registration by the ACT Heritage Council. As such there are no heritage guidelines or requirements in place which set out the criteria for assessment. A preliminary review of information provided to ACT/HA on the 28.2.17 by The Dept. of Design, the proposed works are not considered likely to diminish the potential heritage significance of the arcade, and no Heritage ACT 2004 approvals are required prior to the commencement of works.



01 EXTERNAL FINISHES - FRONT ENTRANCE (FRANKLIN STREET)
NOT TO SCALE

NEW ARCADE SIGNAGE TO BE PAINTED ONTO BUILDING
FONT: COFFERPLATE GOTHIC BOLD
COLOUR TO MATCH P.A.6, SUGGESTED HEIGHT - 300MM - TO BE CONFIRMED ON SITE PRIOR TO APPLICATION



02 EXTERNAL FINISHES - REAR ENTRANCE
NOT TO SCALE



03 EXTERNAL SIGNAGE - REAR ENTRANCE
NOT TO SCALE

FOR APPROVAL

CLIENT SIGN OFF _____ DATE _____
DESIGNER SIGNATURE _____ DATE _____

THE DEPT. OF DESIGN
The Dept. of Design
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General Notes:
1. This drawing is a preliminary design and is subject to change without notice.
2. All dimensions are in millimetres unless otherwise stated.
3. All materials and finishes are to be confirmed on site prior to application.
4. All work is to be completed in accordance with the Australian Standards and relevant codes of practice.
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Item	Description	By	Date
1	CONCEPT	MD	10/01/16
2	CONCEPT	MD	10/01/16
3	CONCEPT	MD	10/01/16
4	CONCEPT	MD	10/01/16
5	CONCEPT	MD	10/01/16
6	CONCEPT	MD	10/01/16
7	CONCEPT	MD	10/01/16
8	CONCEPT	MD	10/01/16
9	CONCEPT	MD	10/01/16
10	CONCEPT	MD	10/01/16

Project	Phase
MANUKA ARCADE	22-30 FRANKLIN STREET MANUKA ACT 2603
TITLE	UNITS PLAN NUMBER 1641 (BK 17, SEC 1, GRF/HH)
DATE	1/2/17
DESIGNER	EXTERNAL FINISHES
PROJECT NO	11
PROJECT & TIME	26/06/17 TO 27/06/17

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