

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.

DIRECTORY BOARD SPECIFICATIONS

Directory boards are located at the bottom of each stairwell. The specifications of each are:

- S2K Identity System Directory Board ([AM Series Components](#))
- Insert Size 105mm x 577.5mm
- Brushed Matte Black finish
- Silver vinyl cut letter per drawing ID213

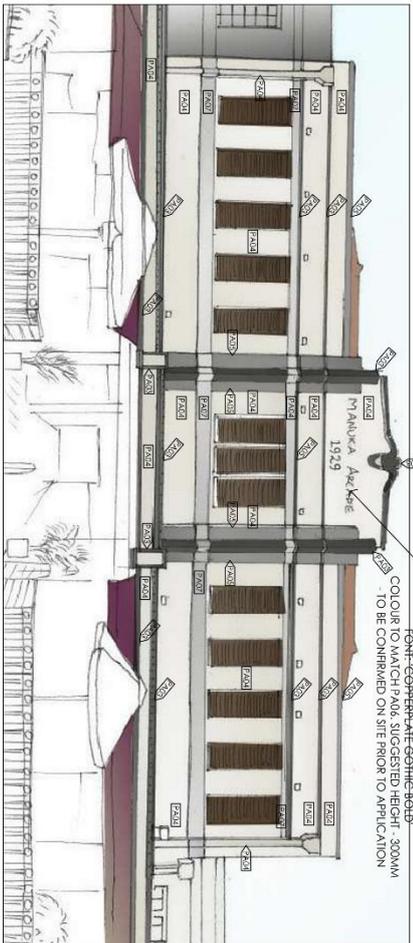
Inserts are available from a range of suppliers including:

- Signs Letter n Lines (supplier - now closed)
- Sign Projects <http://signprojects.com.au/>

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
2.2		4/11/22	Updated to incorporate details of directory board and ID213

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 the assessment of 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 _____

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Item	Description	By	Date
1	DESIGNING	NK	20/03/24
2	DESIGNING	NK	20/03/24
3	DESIGNING	NK	20/03/24
4	DESIGNING	NK	20/03/24
5	DESIGNING	NK	20/03/24
6	DESIGNING	NK	20/03/24
7	DESIGNING	NK	20/03/24
8	DESIGNING	NK	20/03/24
9	DESIGNING	NK	20/03/24
10	DESIGNING	NK	20/03/24
11	DESIGNING	NK	20/03/24
12	DESIGNING	NK	20/03/24
13	DESIGNING	NK	20/03/24
14	DESIGNING	NK	20/03/24
15	DESIGNING	NK	20/03/24
16	DESIGNING	NK	20/03/24
17	DESIGNING	NK	20/03/24
18	DESIGNING	NK	20/03/24
19	DESIGNING	NK	20/03/24
20	DESIGNING	NK	20/03/24

Project	Phase
MANUKA ARCADE	22-30 FRANKLIN STREET MANUKA ACT 2603
UNIT 1	UNIT 1 PLAN NUMBER 1641 [BK 17, SEC 1, GRF1H]
UNIT 2	UNIT 2 PLAN NUMBER 1642 [BK 17, SEC 1, GRF1H]
UNIT 3	UNIT 3 PLAN NUMBER 1643 [BK 17, SEC 1, GRF1H]
UNIT 4	UNIT 4 PLAN NUMBER 1644 [BK 17, SEC 1, GRF1H]
UNIT 5	UNIT 5 PLAN NUMBER 1645 [BK 17, SEC 1, GRF1H]
UNIT 6	UNIT 6 PLAN NUMBER 1646 [BK 17, SEC 1, GRF1H]
UNIT 7	UNIT 7 PLAN NUMBER 1647 [BK 17, SEC 1, GRF1H]
UNIT 8	UNIT 8 PLAN NUMBER 1648 [BK 17, SEC 1, GRF1H]
UNIT 9	UNIT 9 PLAN NUMBER 1649 [BK 17, SEC 1, GRF1H]
UNIT 10	UNIT 10 PLAN NUMBER 1650 [BK 17, SEC 1, GRF1H]
UNIT 11	UNIT 11 PLAN NUMBER 1651 [BK 17, SEC 1, GRF1H]
UNIT 12	UNIT 12 PLAN NUMBER 1652 [BK 17, SEC 1, GRF1H]
UNIT 13	UNIT 13 PLAN NUMBER 1653 [BK 17, SEC 1, GRF1H]
UNIT 14	UNIT 14 PLAN NUMBER 1654 [BK 17, SEC 1, GRF1H]
UNIT 15	UNIT 15 PLAN NUMBER 1655 [BK 17, SEC 1, GRF1H]
UNIT 16	UNIT 16 PLAN NUMBER 1656 [BK 17, SEC 1, GRF1H]
UNIT 17	UNIT 17 PLAN NUMBER 1657 [BK 17, SEC 1, GRF1H]
UNIT 18	UNIT 18 PLAN NUMBER 1658 [BK 17, SEC 1, GRF1H]
UNIT 19	UNIT 19 PLAN NUMBER 1659 [BK 17, SEC 1, GRF1H]
UNIT 20	UNIT 20 PLAN NUMBER 1660 [BK 17, SEC 1, GRF1H]

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