

SECTION C - DEVELOPMENT OPPORTUNITIES



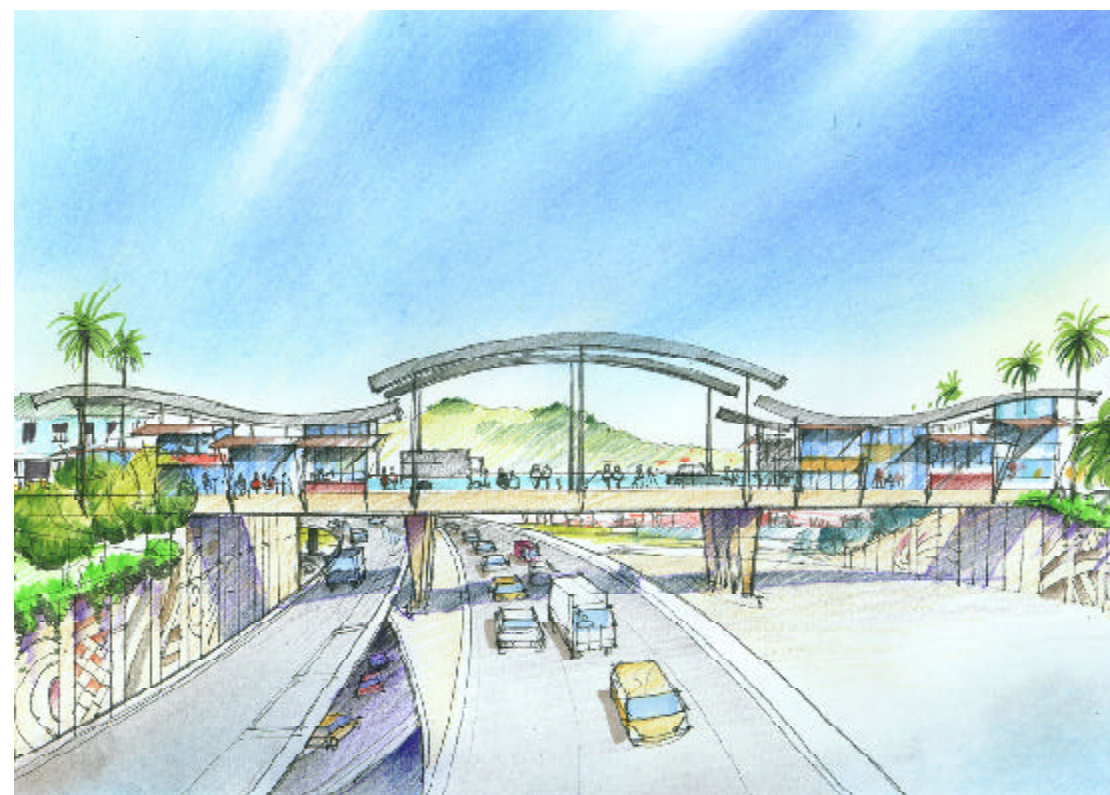
BUILDINGS

AIM:

Where possible encourage the development of buildings that are located at the perimeter of the development parcel, are outward facing (continuous wherever possible), provide a clear distinction between public and private realms and cater for a wide range of uses over time

KEY CONSIDERATIONS:

- buildings can contribute towards a consistent design theme and sense of place within the nine separate precincts and within the CMI overall
- buildings should contribute positively towards the existing surrounding urban fabric (both natural and built)
- buildings should assist towards the provision of natural surveillance / security over the public realm
- where necessary, buildings should provide pedestrian protection from the natural elements
- commercial buildings can offset investment required
- consider the development of buildings within appropriate 'air-rights' locations (both above and below the motorway corridor)
- consider the development of buildings within appropriate 'left-over' parcels of corridor designation
- development can assist regional land use intensification objectives



GUIDELINES:

- design buildings that assist towards the strengthening of a local identity / 'sense of place'
- wherever possible, design buildings that are located at the perimeter of the development envelope
- design buildings that create a clear distinction between public and private realms
- ensure buildings provide a high degree of natural surveillance over the surrounding public realm
- ensure buildings provide clearly visible pedestrian entry points
- design buildings that are able to cater for a wide range of appropriate uses over time

OPEN SPACE

AIM:

Where possible, encourage the development of multi - functional open spaces (both hard and soft), that are both secure and clearly defined from the private realm

KEY CONSIDERATIONS:

- open spaces both hard and soft, can contribute positively towards a consistent design theme and sense of place within the nine separate precincts and the CMI overall
- these spaces should form part of a continuous open space network
- left-over parcels of open land should be used in such a manner as to benefit surrounding uses
- development of left-over open space for multi-functional uses including stormwater control and public amenity should be encouraged
- open spaces can be used to provide improved vehicular, pedestrian and cycle linkages
- consider, where appropriate, the use of 'left-over' parcels of motorway land for public open space uses



GUIDELINES:

- where possible, encourage the formation of through vehicular, pedestrian and pedal cycle linkages
- ensure that natural surveillance over these spaces is possible
- ensure that the detailed design of these spaces (including landscaping elements) does not restrict the opportunity for multi-functional use
- design these spaces to enhance the visual amenity for both users of the motorway system and neighbours
- design these spaces as an integral part of the overall CMI design theme
- ensure these spaces contribute positively towards the strengthening of a local identity / 'sense of place'
- wherever possible, ensure that these open spaces are not isolated from the overall public open space network