

# Shopping Centre External Landscaping Character

## Unacceptable Outcomes



*Image 11*



*Image 12*

# Shopping Centre External Landscaping Character

## Unacceptable Solutions



*Image 13*

*Images 11-13 show broad expanses of shopping centre car park visible from a driver's eye level on public streets. Views of this nature are unacceptable in the North Lakes Town Centre.*

## Circulation Lane



*Image 14*

*This lane is provided solely to give limited circulation between the eastern and western car parks. It is not to be used as a de facto “main street”. Active frontages along the laneway are limited to the 50 metre wide corridor centred on The Corso extension where described in the Precinct Plan text. This image shows a view from the laneway looking west towards the intense activity of the north - south plaza corridor from the shopping mall to The Corso.*

## Bruce Highway Bulky Goods



Image 15



Image 16

### Acceptable solution

*Images 15 and 16 show moderate batter planted with substantial native vegetation screening major bulky buildings from freeway/service road view.*

## **Bruce Highway Bulky Goods Unacceptable Outcomes**



*Image 17*

*Direct view of building bulk combined with unlandscaped cutting.*



*Image 18*

*Building facades do not “address” the highway/service road. Activities on this frontage are not to be “back of house”.*

## Western Roadway



*Image 19*

*This roadway may contain free standing commercial sites set back from the frontage.*