

Figure 5.128: Lakeside key grouping illustrative aerial view - VIEW 1

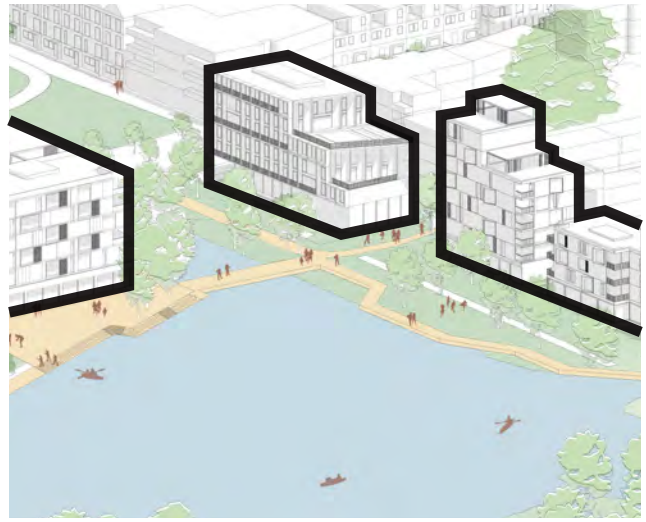


Figure 5.129: Lakeside key grouping illustrative aerial view - VIEW 2

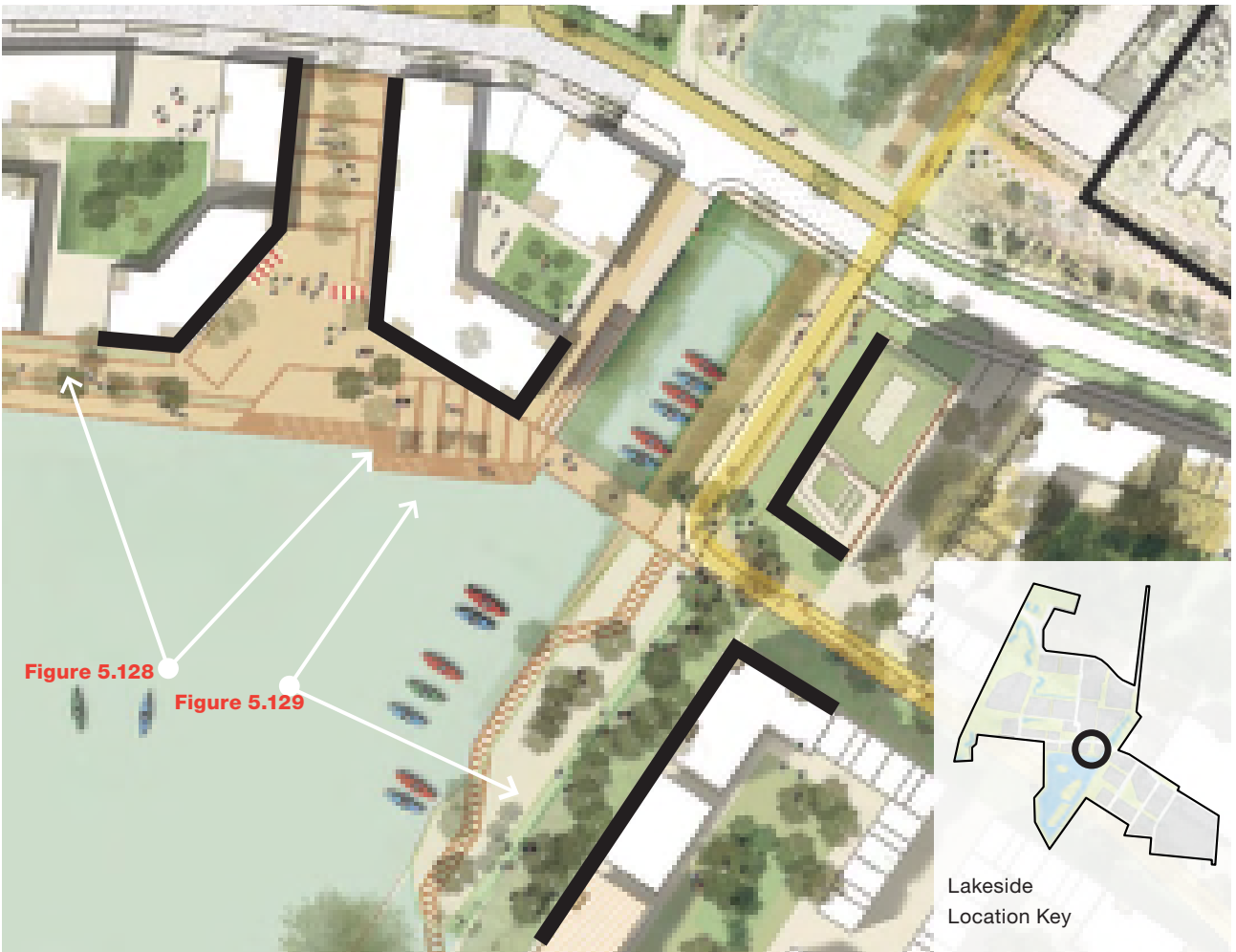


Figure 5.130: Lakeside key grouping illustrative plan

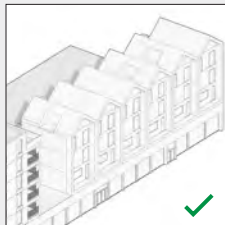
Figure 5.131: Lakeside principles

Permitted Frontage Character (refer to Section 5.6)

Urban Frontage ④



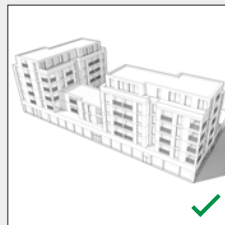
Permitted Dwelling Typologies (refer to Section 5.9)



Integrated town houses/ maisonettes



Mixed use apartment block



Podium apartment block

Permitted boundary typologies (refer to Section 5.10)



Continuous ground plane (for commercial spaces)

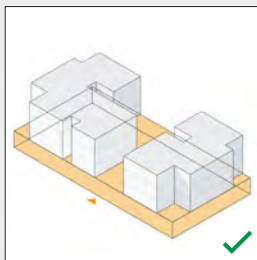


Railing and ornamental hedge

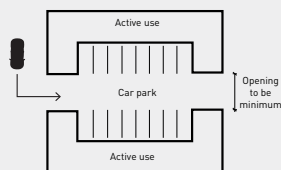


Planted zone

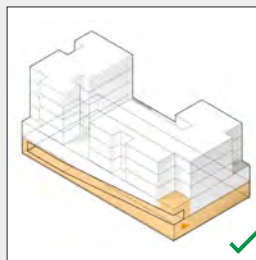
Permitted parking typologies (refer to Section 5.6.6)



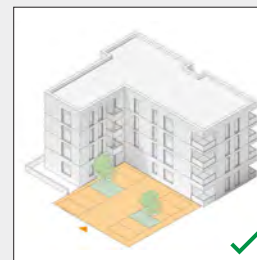
Podium parking



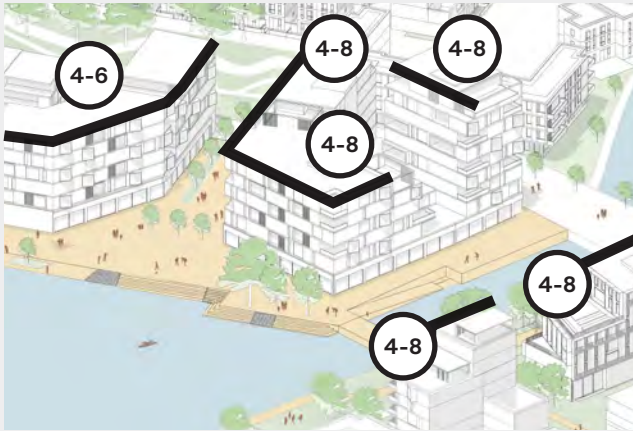
Ground floors should be designed to wrap the podium car parking with active uses.



Underground parking

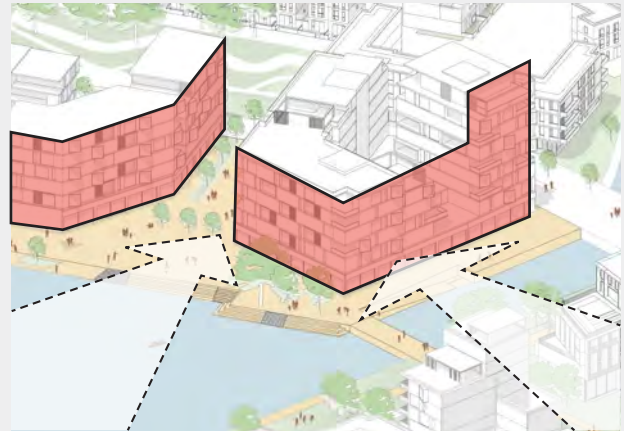


Parking court for flats



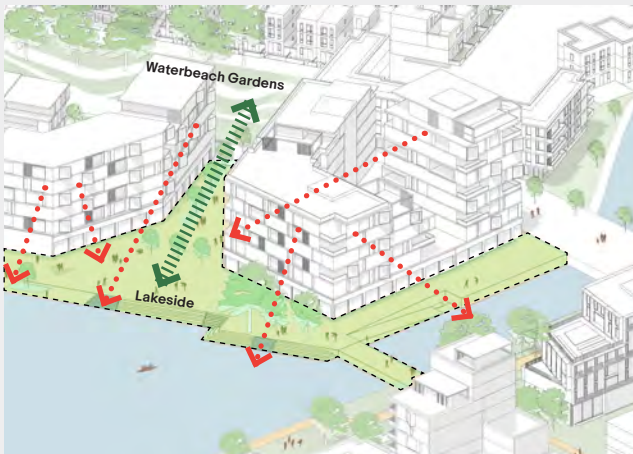
Heights and Massing

- The height of the buildings **must** be between 3 and 8 storeys overall, with a taller flat block at the north-east corner of 4-8 storeys (see Section 5.5)
- Buildings **must** hold all edges of the plots
- There **should** be at least 1 storey above the podium in between the main buildings
- Roofscape **should** be consistent along the frontages and along the lakeside frontage



Frontages and Key Vistas

- Frontage type **must** be urban (see Section 5.6)
- Buildings heights, layout and facades **must** respond to the key vistas from the lake
- All podiums **must** provide active frontage
- Frontages **should** have openings on all sides facing the lake, main public realm or secondary street. On these edges, 80% of the length of the ground floor should comprise of front doors/habitable rooms windows/retail entrances/shop fronts/commercial and residential lobbies



Response to landscape and public realm

- Buildings layout and openings **should** enhance views to the lake both from the public realm as well as the amenity spaces and residential units
- Buildings **should** allow pedestrian permeability and visual connectivity to the lake and the public realm along the Lakeside
- The built form **should** create sheltered areas for split out from ground floor uses
- Landscaped courtyards **must** be provided above podiums



Access and Parking

- Access to residential units and other ground floor uses **must** be done through lobbies orientated towards the main public spaces
- Pedestrian access **should** be from all sides of the podium, providing active frontages
- Entrances to car parks in podiums or basements, **must** be carefully integrated with the building designs to minimise their potentially negative impact on the public realm

— Roof line
 — Key frontage

↔ Parcel permeability
 ↔ Visual links

▲ Front door access
 🚗🚲 Car and cycle parking
 🗑️ Refuse storage and collection route



6 Principal Centre

- 6.1 Introduction
- 6.2 Spatial framework
- 6.3 Uses
- 6.4 Spatial components
 - 6.4.1 Town Square
 - 6.4.2 Town Park
 - 6.4.3 Southern Gateway