Introduction

This plan aims to illustrate key redevelopment and enhancement options for the Edinburgh Road Local Shopping Centre. It should be read in conjunction with Figure 1: Issues and Figure 2: Opportunities.

1 Part of the existing tavern lot could be subdivided to create medium density homes which would overlook the adjacent reserve and help provide a wider choice of housing for Foothills residents. Housing should be designed to conserve significant existing trees on the lot, and some on-street visitor parking could be supplied on Cumberland Rd.

2 This part of the supermarket lot is under utilised car parking. It could be developed as 'terrace style' housing, possibly with two storey elements to take advantage of views to the Darling Scarp and surrounding reserves.

3 There are a number of options for improvements to this lot - see Figure 2 Point 3 for details. The option illustrated left is for a new tavern / restaurant building with an alfresco area overlooking the reserve, a drive-through bottle shop, a dedicated loading zone and landscaped buffer areas between the tavern and adjacent lots. The existing significant eucalypt should be retained in the lot parking set-out and redevelopment.

4 Walking/ cycling access routes through the Centre ( ) could be made clearer and more pedestrian friendly with landscaped buffers and shade planting, clear crossover points ( ) so that motorists are made more aware of pedestrians, better connections to undercover footpaths and wider median refuges at crossing points on Edinburgh Rd and Cumberland Rd.

5 Car parks could be planted with more shade trees for shopper comfort and to give the Centre a better setting. Trees will need to be planted in improved soil, reticulated and protected from vehicle damage. Suitable species would include those pictured below. Smaller growing trees need to be planted closer together to give good shade cover.

Chinese Elm *Liquidambar* *Euc. leucoxylon* *Euc. torquata* *Native Peppermint* *Euc. nicholii*

6 Redevelopment of the Service Station has resulted in an additional vehicle entry/exit point at the Supermarket's front doors. This area now has 4 access points and there is the potential for congestion and confusion. Line marking a dominant through-route, removing parking bays which require drivers to reverse into the four-way intersection, adding speed humps or slow points to reduce vehicle speeds, and landscaping nibs will help traffic move more freely through this zone. In addition, a dedicated drop-off bay for shoppers and taxis would be useful, and the two western bays could be reserved for parents with young children to make their visit to the Centre easier.

7 The area adjacent to the drop-off bay could be enhanced with comfortable waiting benches, colourful planted pots, a bike rack, bins, a trolley collection rail and excellent night lighting. These would provide an added sense of welcome to the Centre's customers.

8 The Edinburgh frontage of the shopping centre could be improved with new attractive retaining walls, suitable street tree planting, steps at the eastern entry (where scouring shows shoppers are tramping up the embankment) and colourful photographic panels such as have been installed on the western facade of the Centre.

9 A well designed addition to the Centre on the corner of Edinburgh and Lincoln Rds would give the building a better street-front presence (see Figure 2, Point 4 for details). Possible tenants for this new section could include a relocated medical centre (this is currently in the residential area opposite) or a bottleshop if the tavern site is re-developed. In the interim however, signage should be enhanced and the appearance of this corner improved.

Please note, the changes illustrated on this plan are concepts shown for discussion - details will be developed once this concept has been finalised.

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Edinburgh Road Centre

Concept Plan (DRAFT)

Figure 3

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