

1 Active retail fronts



2 Looking towards Anzac Parade



3 Existing public toilet



4 Existing car park



5 Private garage



6 Existing street surface



7 Undefined & untidy view of carpark, rear yards and buildings



8 Existing planting and seating area



Existing aerial map 1:500@A1

ASSETS

- Active retail fronts with oriental restaurants and cafes
- Activated pedestrian corner with connection via signalised crossings over Anzac Parade
- Pleasant view with an open sky line and view of abundant tree canopies in the distance
- Pleasant tree covered space
- Suburban views with large street trees and landform
- Pleasant facade of residential apartments with detailed brickwork and front gardens

LIABILITIES

- Western edge is affected by traffic and noise creating an unpleasant atmosphere
- No street activation and blank building facade.
- Cavernous appearance of driveway with hidden corners/edges
- Undefined & untidy view of carpark right of way and rear yards and building
- Untidy edge between carpark & right of way with open view to jumble of back of buildings and unpaved driveway. Poor outlook and edge composed of pailing fences, colourbond sheets and blank facades.
- Degraded fence lines
- Carpark and service area under utilised
- Vehicular access impacts on extent of mall

HAVE YOUR SAY

Existing Condition

Randwick City Council
a sense of community

JMD design