



Solway, Taylor Street Shopping Centre, Ashburton

CONCEPT DESIGN PHASE

AUGUST 2021

Sheet 1 Existing conditions and opportunities.

Sheet 2 Concept plan.

Sheet 3 Proposed sections.

Sheet 4 Suggested materials palette.

Sheet 5 Suggested planting palette.



Upgrade pedestrian crossing with new surface and tactile ground surface indicators



Additional streetscape furniture will provide for gathering especially during school drop off times



Upgrade paving surface of uneven and inconsistent asphalt surface to improve visual amenity of shopping centre



Consolidate amenities: waste bins, recycling bins and bike racks.



Recommend to add tactile ground surface indicators and enhance appearance.



There is a lack of tree canopy and shade.



Vehicles utilising the existing car park often encroach into the footpath. Recommend installing wheel stop and widening footpath for safe access to the school



Add tactile ground surface indicators to the School Crossing.

Solway, Taylor Street Shopping Centre Existing Conditions & Opportunities





Legend

-  Existing trees to remain and protected
-  Proposed trees
-  Proposed feature bluestone and brick paving
-  Proposed concrete footpath
-  Proposed asphalt
-  Building awning overhead

Design Notes

- | | |
|---|--|
| <p>(A) Improved school crossing with tactile pavers for safety</p> <p>(B) Improved pedestrian crossing with tactile pavers for safety</p> <p>(C) Proposed custom seating for safe and comfortable gathering</p> <p>(D) Proposed bike racks</p> <p>(E) Existing outdoor cafe area</p> | <p>(G) Existing post box to be retained and protected</p> <p>(H) Proposed seat to provide comfortable pause points</p> <p>(I) Existing 90° carpark upgraded to meet current standards</p> <p>(J) Upgraded accessible carpark</p> <p>(K) Proposed garden bed and tree will contribute to the existing boulevard providing shade and visual amenity</p> |
|---|--|

Existing car parking bays: 29 and 1 accessible
 Proposed car parking bays: 26 and 1 accessible; net loss = 3 bays
 Dimensions 2.60 x 4.90m

The proposed garden beds will protect parked cars from the existing electricity poles, as shown on the plan above. These areas are not able to be turned into carpark spaces due to existing infrastructure that cannot be relocated.

In order to better manage the parking supply, Council is looking to introduce a mix of short and longer term time restrictions for the remaining 90 degree parking bays on the south side of Taylor Street. The introduction of parking restrictions will be subject to consultation with affected properties. A questionnaire including more details will be sent out following completion of the shopping centre upgrade works.

Solway, Taylor Street Shopping Centre Concept Plan

Sheet 2/6

Design Principles:

The Solway Shopping Centre is a charming local shopping strip in the quiet suburb of Ashburton. There are several small retail shops on the West side and Solway Primary School on the East. It is positioned on top of a hill and has beautiful views down the tree lined streets of Ashburton.

This strip is for the local community and should provide safe access, nurture social connectivity, and have a positive urban character. The design principles for Solway Shopping Centre are based on the following:

- Movement - provision of safe and better access for all abilities with ramps, footpaths, crossings and car parking that comply with the Disability Discrimination Act (DDA);
- Built form - design with consideration to the existing character and architecture of the site; rationalise and provision of new street furniture and fixtures;
- Materials - use of a combination of existing durable materials that have been tested, as well as introduction of new types that provide a unique fresh look to the precinct;
- Planting - reinforce existing tree and understory planting with additional trees and garden beds to increase canopy cover, provide shade and amenity;
- Place identity - increase sense of pride and identity through proposed improvements to the shopping precinct

NOTE:

Implementation of proposed works will be subject to further detailed design and funding availability. All proposed works on private property and VicRoads land are subject to further approval.

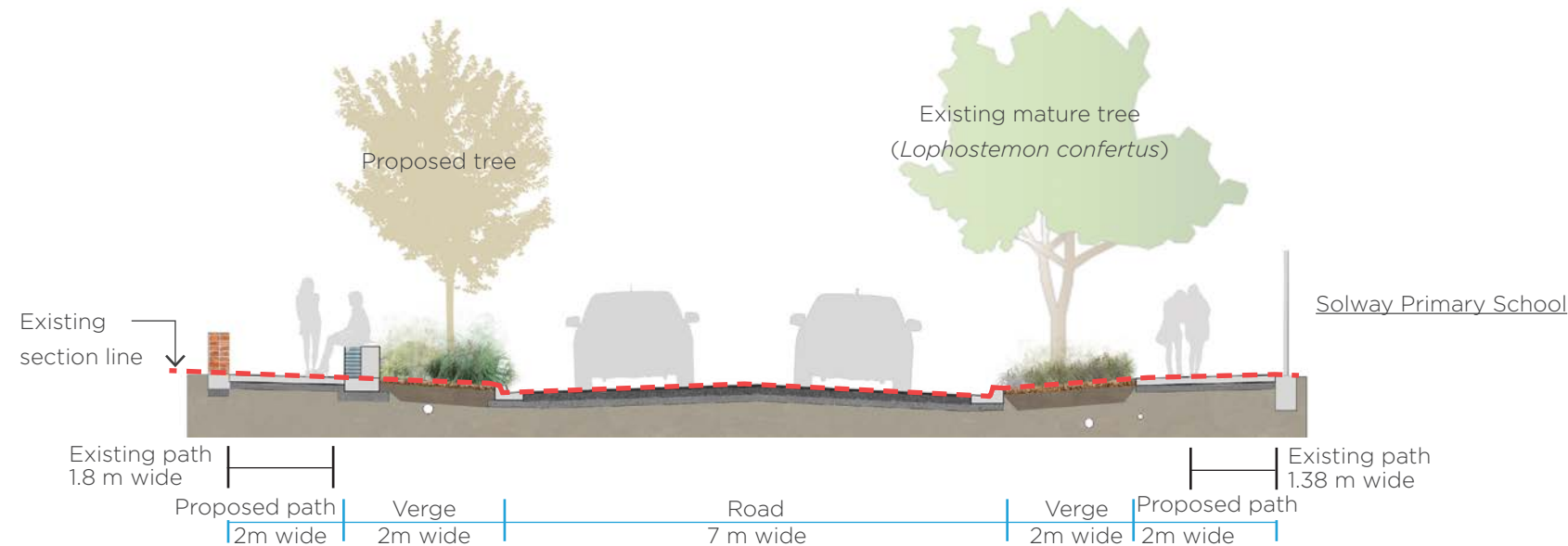
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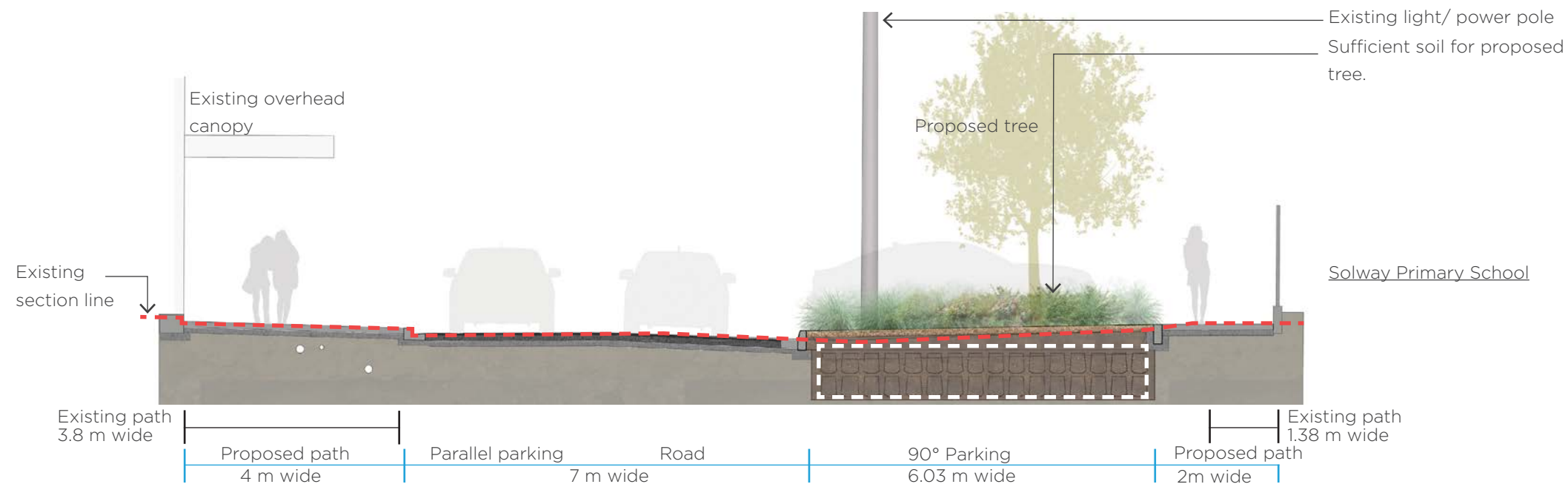


Solway, Taylor Street Shopping Centre Concept
 Design Phase
 August 2021
 Project No.
 OS753

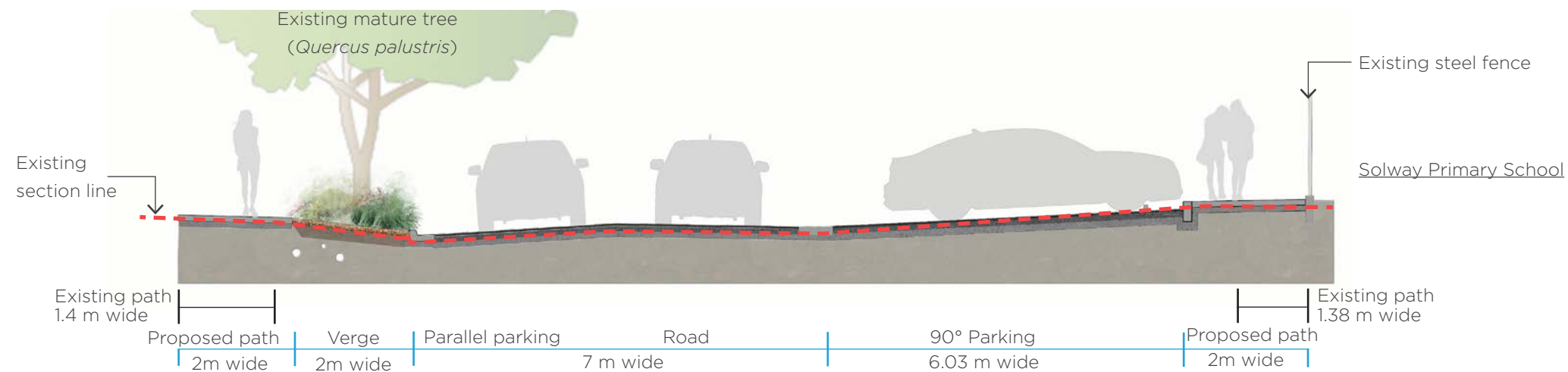




Proposed street section 1



Proposed street section 2



Proposed section 3

Solway, Taylor Street Shopping Centre Proposed Sections



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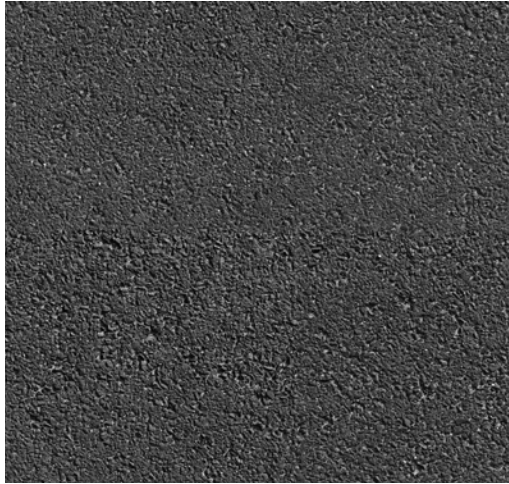


3D Visualisation facing South along Taylor Street showing footpath treatments in front of the shops including new paving and seating. One seat with back and arm rests. Upgraded 90 degree parking is shown in the background with additional trees and garden beds. (Artist's impression only. Subject to budget).



3D Visualisation facing west at intersection of Winton Road and Taylor Street. This corner is a great opportunity to create a statement to highlight entry to the precinct. This can be achieved through lush planting and creation of a node with seating and use of interesting paving materials. (Artist's impression only. Subject to budget).

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Type: Asphalt



Type: Exposed aggregate concrete
Finish: Shot-blasted
Colour: Grey with black aggregate



Type: Concrete
Finish: Trowel finish
Colour: Standard grey



Type: Bluestone paving
Finish: Sawn
Colour: Selected light and dark tones



Type: Brick paving
Dimensions: 230L x 114W x 65H
Colour: Dark grey



Type: Council waste & recycling bins
Capacity: 240L
Materials: Mild steel & stainless steel



Type: Council standard bench seat
Dimensions: 1800L x 685W x 870H
Materials: Mild steel & stainless steel

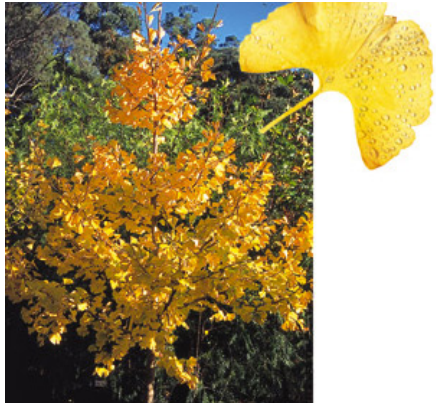


Type: Council standard bike rack
Dimensions: 1000L x 900H
Material: Stainless steel



Type: Custom in-situ concrete bench
Finish: Smooth off-form
Colour: Standard grey

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Maidenhair tree
Gingko biloba



Freeman's Maple
Acer freemanii



Crepe-myrtle
Lagerstroemia indica



Chinese Pistachio
Pistachia chinensis



Matt Rush
Lomandra longifolia 'Tanika'



Philodendron 'Xanadu'



Cushion bush
Leucophyta brownii



Common everlasting
Chrysocephalum apiculatum



Black Tree Aeonium
Aeonium arboreum 'Zwartkop'



Silver Jade plant
Crassula arborescens



Flax Lily
Dianella tasmanica 'Blaze'



Blue Chalk Sticks
Senecio serpens



New Zealand Flax
Phormium tenax 'Tiny Tiger'



Lilly Pilly
Acmena smithii 'Allyn Magic'



Sea Lavender
Limonium perezii



Billy Buttons
Craspedia globosa



Blue Fescue
Festuca glauca 'Elijah Blue'



Tussock grass
Poa labillardieri 'Eskdale'



Bottlebrush plant
Callistemon 'Little John'



Rosemary Grevillea
Grevillea rosmarinifolia

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Solway, Taylor Street Shopping Centre Planting Palette