

NPA POSITION ON ANY PLAZA EXPANSION

- NPA is opposed to a significant expansion of the Plaza shopping centre or Council's car park as being, on balance, not in the interest of Northbridge residents.
 - Expansion would worsen already congested Northbridge traffic.
 - Expansion would have a negative impact on nearby residents, especially those in Harden Ave, Tenilba Rd and the adjacent retirement villages.
 - Retail expansion would cause further pressure on small shops in Northbridge and Castlecrag.
- NPA would accept Council's current policy that the Plaza retail space should not expand by more than 10%.

NPA IS IN FAVOUR OF:

- Upgrading the car park – surface, landscaping, pedestrian shelter, lighting, line markings, security.
- Expanding the Eastern Valley Way entry/exit to make it easier and safer.
- Using the 3 metres of Plaza land along EVW reserved for an extra traffic lane.
- Separating the delivery trucks from car park customers.
- Installing more disabled access in the shopping centre – a lift or escalators, and shallower ramps.
- Providing more community facilities – child play area, large notice board.
- Ensuring transparency in any commercial arrangements between Plaza and Council.
- Any future planning for the Council car park should be the responsibility of Council, not the Plaza management.

NPA IS OPPOSED TO:

- Any inappropriate or excessive development on the site – eg high rise residential or large new retail or commercial buildings.
- Any reclassification of the car park public land that may open it up to development.
- Any compromise of the present covenant over the car park (that currently restricts its use to a free car park for customers of the Plaza and Baby Health Centre).
- If Council were to approve expansion of the Plaza, it should not be excessive and any consequent expansion of the car park should be of similar scale.
- If Council were to grant a lease over the car park, it should be as short as commercially viable. (30 years is sufficient for most investments to be returned.)
- Any upward expansion of the car park must be sensitive to neighbours' amenity – noise, lights, overlooking.
- Any expansion of the car park must minimize tree removal and allow for more landscaping.

Drafted about 2007 to support NPA's campaign to prevent the Plaza expanding, and amended in March 2013