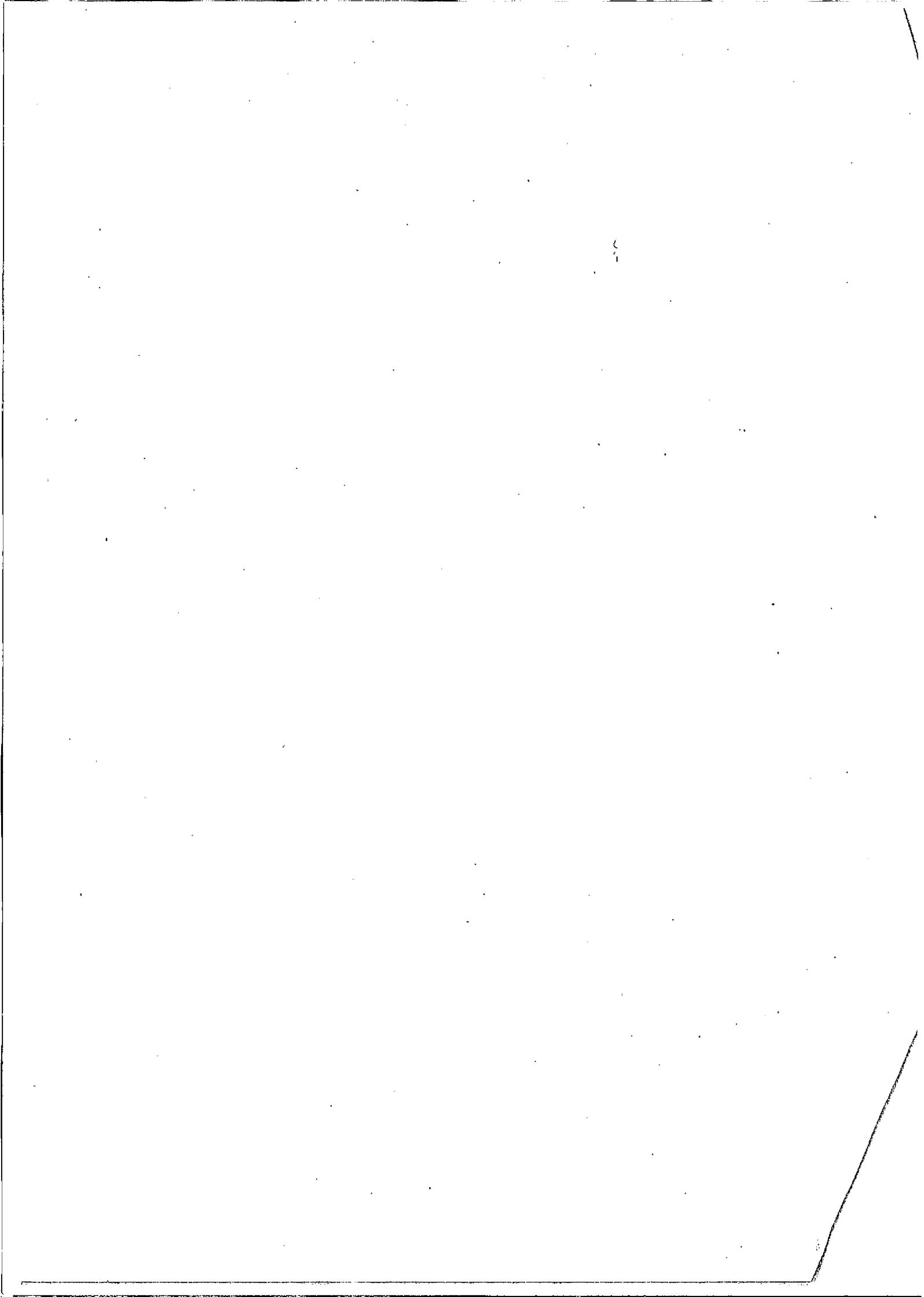

CENTRES

Public Domain Upgrades





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Introduction

Study purpose

The purpose of the Public Domain Upgrades Study is to establish a forward program for capital works expenditure for public domain upgrades in town, small and neighbourhood centres.

Study area

The study area is the whole of the City of Ryde Local Government Area. The places studied are described below.

Specialised Centre - Macquarie Park

Lane Cove Road between Waterloo Road and Talavera Road has been included in this study as it is a busy retail and dining area highly visible on one of the key entry roads to Macquarie Park.

Town centres

Town centres have good access to public transport and provide a broad range of facilities and services for the community. Business activity in centres is wide ranging and includes retail, professional services, commercial offices, retail showrooms and the like. Housing in centres usually takes the form of apartment buildings. Town centres have high pedestrian and vehicular traffic.

The town centres are:

- Top Ryde
- Gladesville
- West Ryde
- Eastwood

Small centres

Small centres are relatively small in extent and generally have low scale buildings. They have a range of different types of business activity and community buildings and provide a convenient and relaxed alternative to the larger town centres. Within the group of small centres there is a distinct hierarchy of 'larger' small centres and 'smaller' small centres. The 'larger' small centres have key characteristics in common: located on busy through roads or near a train station; have convenient parking; have a critical mass of businesses and services; and have a local primary school or TAFE.

These centres are:

- Cox's Road,
- Putney,
- Meadowbank Station East, and
- Boronia Park.

Other centres, such as:

- Midway,
- Monash Road,

- Meadowbank Station West,
- Trafalgar Place,
- Balaclava Road,
- Blenheim Road and
- Fiveways

also function well as small centres but are not as busy. They are convenient for passing motorists as well as for local residents.

Small centres are different from town centres in their smaller extent, quieter levels of activity, lower built scale, smaller range of uses, reduced access to public transport, and greater convenience for access by private vehicle and parking.

Balaclava Road, Midway and Trafalgar Place small centres have not been analysed in this study as these centres are within a single ownership. Balaclava Road comprises Woolworths and a service station with most people accessing the centre by car. There is little pedestrian activity other than walking from the car park to the supermarket. Trafalgar Place is also primarily accessed through its car park. The footpath around Midway has recently been upgraded.

Meadowbank Station East is not included as there is only a relatively short section of footpath which needs upgrading. This section of footpath bounds no. 21 Railway Road and it is anticipated that a footpath upgrade would be required as a condition of consent for development on the adjacent land.

Neighbourhood centres

Neighbourhood centres are quiet places and small in area with a range of different business types. They provide affordable rental accommodation and often a convenient location for small businesses. The street activity of each neighbourhood centre varies depending on the nature of the businesses in the centre and the relationship of the centre to busier through roads.

The neighbourhood centres are:

- Agincourt Road
- Allars Road
- Avon Road
- Blaxland Road
- Bowden Street
- Callaghan Road
- Cobham Avenue
- David Street
- Doig Avenue
- Epping Road
- Flinders Road
- Pittwater Road
- Quarry Road
- Sager Place
- Tennyson Road
- Victoria Road
- Watts Road

Neighbourhood centres are places which differ from small centres in that they are smaller in extent, quieter, and have reduced access to public transport.



Map showing the dispersal of centres within the LGA. The larger circles are the town centres.

Scope

Footpath upgrades includes paving, soft landscaping, street trees and street furniture. In town centres the footpath upgrade work also includes the under-grounding of power and the installation of multi-function poles in selected streets.

Background information

This study has been informed by a number of earlier studies and policies:

- Small Centres Study
- Public Domain Manual

- town centre master plan studies

1.5 Methodology

The methodology used to determine the cost estimates and priority for footpath upgrades in centres is set out below.

- The Centres hierarchy is that proposed by the Small Centres Study (a component of the City of Ryde Local Planning Study).
- The footpath area was determined using existing footpath extents as seen on Council's aerial photographs.
- Costs were estimated using rates based on the cost of recent public domain upgrade work undertaken by Council (rates provided by Council's Public Works Unit).
- Streets were selected for multi-function poles based on their level of activity and prominence within a centre.
- The priority ranking was determined against criteria set by the project team.
- Public art has been included in every centre.

A data sheet has been prepared for each centre. These contain a description of the existing footpath and associated public domain elements, current photos, an aerial photo or cadastre plan showing the area of proposed footpath upgrade and a cost estimate. If appropriate, extra information is supplied such as the extent of recent upgrades, public domain works to be delivered by DAs, and if a concept plan has already been approved by Council. The data sheets do not include services upgrades.

1.6 Limitations

- The cost estimates are based on approximate rates.
- Footpath extents were determined by a desktop study and not by a surveyor and have not been tested on the ground.
- The cost estimates are limited to a small number of items.
- The footpath areas are based on existing kerb alignments and do not include possible changes which may be proposed as a result of site analysis (eg footpath widening for outdoor dining).
- The criteria are not based on measurement or community view.
- The potential impact of existing underground services on upgrade works.

2

Centre data sheets

Specialised Centre Macquarie Park

MACQUARIE PARK (LANE COVE RD from WATERLOO RD to TALAVERA RD – east side)

Existing footpath and associated public domain elements

The footpath is a standard 1.2m wide concrete path, with interlocking concrete pavers adjacent to the restaurants. Vegetation comprises a turf verge and several planters. Street furniture consists of bins only. The general condition is poor to fair. Power is underground.



Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE

Footpath (granite)	1110m ²	\$505,050
Multifunction poles (no undergrounding required - 9 poles @ 40m intervals)	370 lm	
	\$25K each	\$225,000
Public Art	+10%	\$50,505
Other	+20%	\$101,010
TOTAL		\$881,565

NOTES:

- No overhead wires so multifunction poles at \$25K each.
- Street trees only may be appropriate, ie 46 trees at 8m intervals (section of road approx. 370m long). Species to be *Eucalyptus microcorys* or *Lophostemon confertus*.

Town centres

EASTWOOD

Existing footpath and associated public domain elements

Sections of the public domain in Eastwood Town Centre have been upgraded over the last decade. In 2003 new street furniture, including pedestrian lighting, was installed in Rowe Street Plaza. In 2006 a major upgrade of Eastwood Village (Progress Ave) was undertaken. This included the removal of old steps and planters, new paving, street furniture, street trees and the reconfiguration of outdoor dining areas. Since then both Trelawney Street and Railway Parade have been upgraded with new paving, planting and street furniture.

Other sections of Eastwood Town Centre are in need of an upgrade to match this new work. Council adopted plans for Rowe Street (east) in 2008 but the upgrade has not commenced.



Intersection of Rowe Street and The Avenue



Rowe Street Plaza



Rowe Street (west)



Progress Ave



Progress Ave



Rowe Street (west)

COST ESTIMATE

See Cost Estimate Table for cost per area of Eastwood Town Centre

TOTAL		\$16,949,504
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NOTES:

- Above cost is based on \$455/m² which is for granite paving. Eastwood currently has clay pavers but any future upgrades would be in granite.
- 5579 m² of footpath has recently been upgraded in Progress Ave, Trelawney St, and Railway Pde.
- The above figure does not include Rowe Street Plaza because it will be upgraded as part of the redevelopment of Eastwood Shopping Centre.

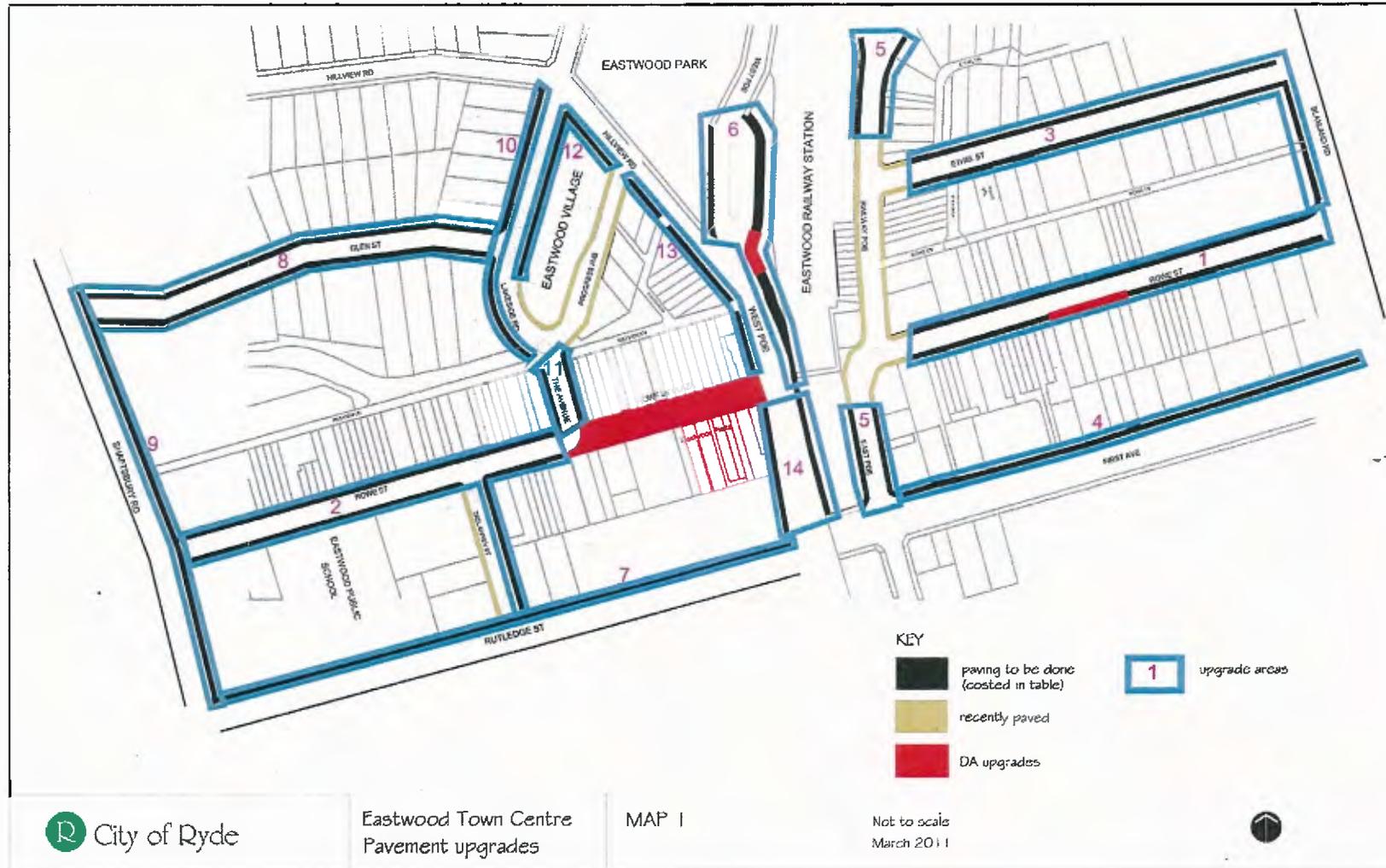
Public domain works to be delivered by approved developments include:	Area (m²)
• Rowe Street Plaza	2800 (approx)
• 52 – 76 Rowe Street – paving etc	206
• 20 West Parade – paving etc	206
Concept plan approved by Council:	
• Rowe Street (east)	

Eastwood Town Centre has been divided into upgrade areas for costing. These areas are considered to be of an appropriate size for staged construction.

1. Both sides of the eastern end of Rowe St
2. Both sides of the western end of Rowe St and east side Trelawney St
3. Both sides of Ethel St and the west side of Blaxland Rd between Ethel St and Rowe St
4. North side of First Ave between East Pde and Blaxland Rd
5. The north and south ends of Railway Pde which have not already been upgraded and East Pde
6. East side of West Pde from Rowe St to railway station and outside library
7. North side of Rutledge St
8. Both sides of Glenn St
9. East side of Shaftsbury Rd
10. West side of Lakeside Rd
11. Both sides of The Avenue
12. East side of Lakeside Rd and south side of Hillview Rd between Lakeside Rd and Progress Ave
13. West side of Hillview Rd between Progress Ave and Rowe St
14. South end of West Pde between Rowe St and Rutledge St

NOTE: This is not a priority list for funding. Refer to Map 1 for the extent of proposed work.

Public domain upgrade



MAP 1
Plan showing the extent of proposed work to the public domain in Eastwood Town Centre.

GLADESVILLE

Existing footpath and associated public domain elements

Within Gladesville Town Centre and adjoining commercial areas most of the footpath consists of patched asphalt, old concrete pavers, and dated benches and planters. The general affect is rundown and 'tired'.

Trim Place was upgraded in 2003 and has been very successful as a small urban park. It consists of asphalt paving with clay paver banding, contemporary street furniture and substantial shrub planting to complement the large shade trees.

In 2009 the first stage of a footpath upgrade on Victoria Road was constructed, from Trim Place to the intersection of Victoria and Pittwater Roads. This new work comprises granite pavers, street trees, shrub planting and street furniture. The remainder of Victoria Road between Monash Road and Ashburn Place requires upgrading to match the quality of this new work within the town centre.



Victoria Road

PUBLIC DOMAIN UPGRADES: Data sheet - Gladesville



Victoria Road – not upgraded



Linsley Street - upgraded



Victoria Road - upgraded



Victoria Road – upgraded

COST ESTIMATE

See Cost Estimate Table for cost per area of Gladesville Town Centre

TOTAL		\$19,260,625
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NOTES:

- In 2009, 1600m² of footpath was upgraded from Trim Place to the intersection of Victoria and Pittwater Roads.

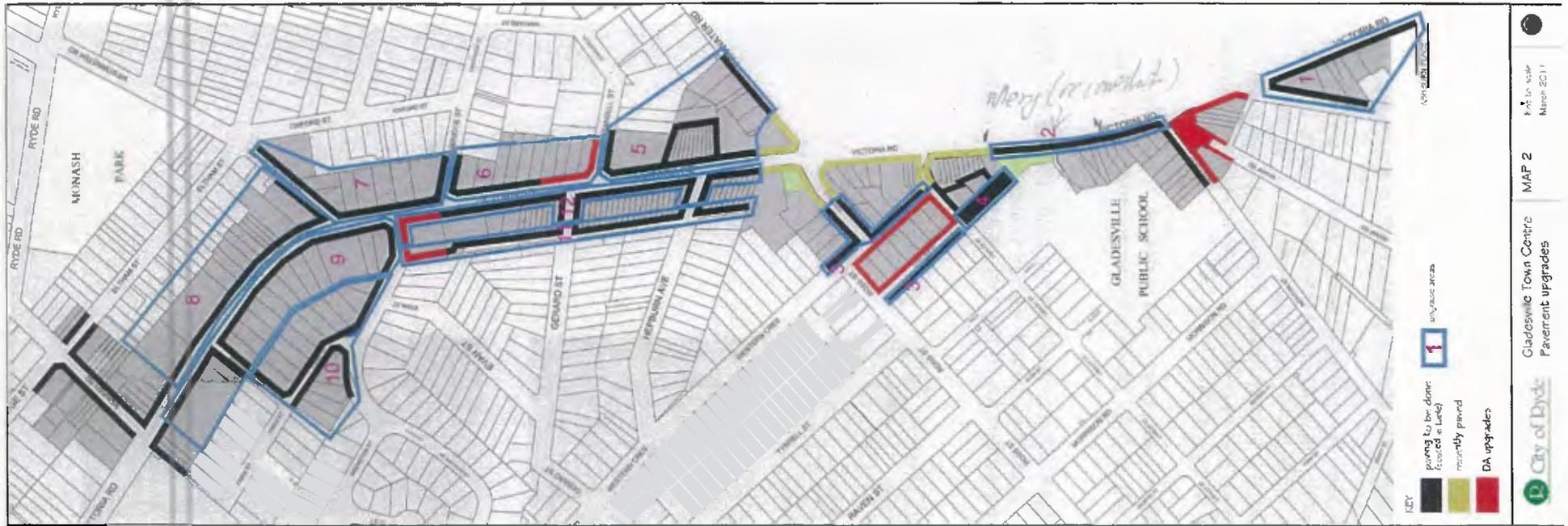
Public domain works to be delivered by approved developments include:	Area (m ²)
• 328-332 Victoria Road – footpath upgrade	700
• 297-307 Victoria Road - footpath upgrade	495
• Meriton Street – small plaza near clocktower	800 approx (depends on DA)
• 6 & 8 Western Cres and 5-13 Coulter St – footpath upgrade	1036

Gladesville Town Centre has been divided into upgrade areas for costing. These areas are considered to be of an appropriate size for staged construction.

1. West side of Victoria Rd between Ashburn Place and Pearson St plus east side of Pearson St
2. West side of Victoria Rd between Meriton St and Trim Place
3. North side of Western Cres and south side of Coulter Street and Jordan St
4. Trim Place extension
5. East side of Victoria Rd between Stansell St and Pittwater Rd plus north side of Pittwater Rd between Victoria Rd and library
6. East side of Victoria Rd between Cambridge St and Stansell St
7. East side of Victoria Rd between Westminster Rd and Cambridge St plus South side of Westminster Rd from Victoria Rd to Oxford St
8. North side of Victoria Rd between Monash small centre and Westminster Rd
9. South side of Victoria Rd between Monash small centre and Osgothonpe Rd
10. Both sides of Farm St between The Avenue and Osgothonpe Rd and north side of Osgothonpe Rd
11. East side of Gerard Lane
12. West side of Victoria Rd between Osgothonpe Rd and Hepburn Ave

NOTE: This is not a priority list for funding. Refer to Map 2 for the extent of proposed work.

Public domain upgrade



MAP 2
Plan showing the extent of proposed work to the public domain in Gladesville Town Centre.

RYDE TOWN CENTRE

Existing footpath and associated public domain elements

The footpaths in Ryde Town Centre have been progressively upgraded since 2007, when granite paving was installed along Blaxland Road outside the Argyle Centre. Since that time the entire north side of Blaxland Road has been paved in granite, along with Devlin Street, Pope Street and Tucker Street. These upgrades have occurred in association with the new shopping mall and include multifunction poles, street trees, shrub planting and new street furniture.

The remainder of the footpaths in Ryde Town Centre are concrete. The Public Domain Manual specifies concrete with granite banding for them, and they will be upgraded over time.

The undergrounding of power and installation of multifunction poles planned for Ryde Town Centre is complete with the exception of Church Street, which has underground power but will not have multifunction poles installed until the public domain is upgraded.



Blaxland Road – upgraded section



Blaxland Road – upgraded section



Blaxland Road – section not upgraded



Blaxland Road – section not upgraded

COST ESTIMATE

See Cost Estimate Table for cost per area of Ryde Town Centre

TOTAL		\$11,956,731
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NOTE:

- 7,353 m² of granite footpath has recently been upgraded:
 - Pope and Tucker Sts (2450m²) - \$1,114,750
 - Devlin St from Blaxland to Pope (1836m²) - \$835,380
 - Blaxland Rd from Devlin to Princes (except southern side between Church and Princes) (3067m²) - \$1,395,485

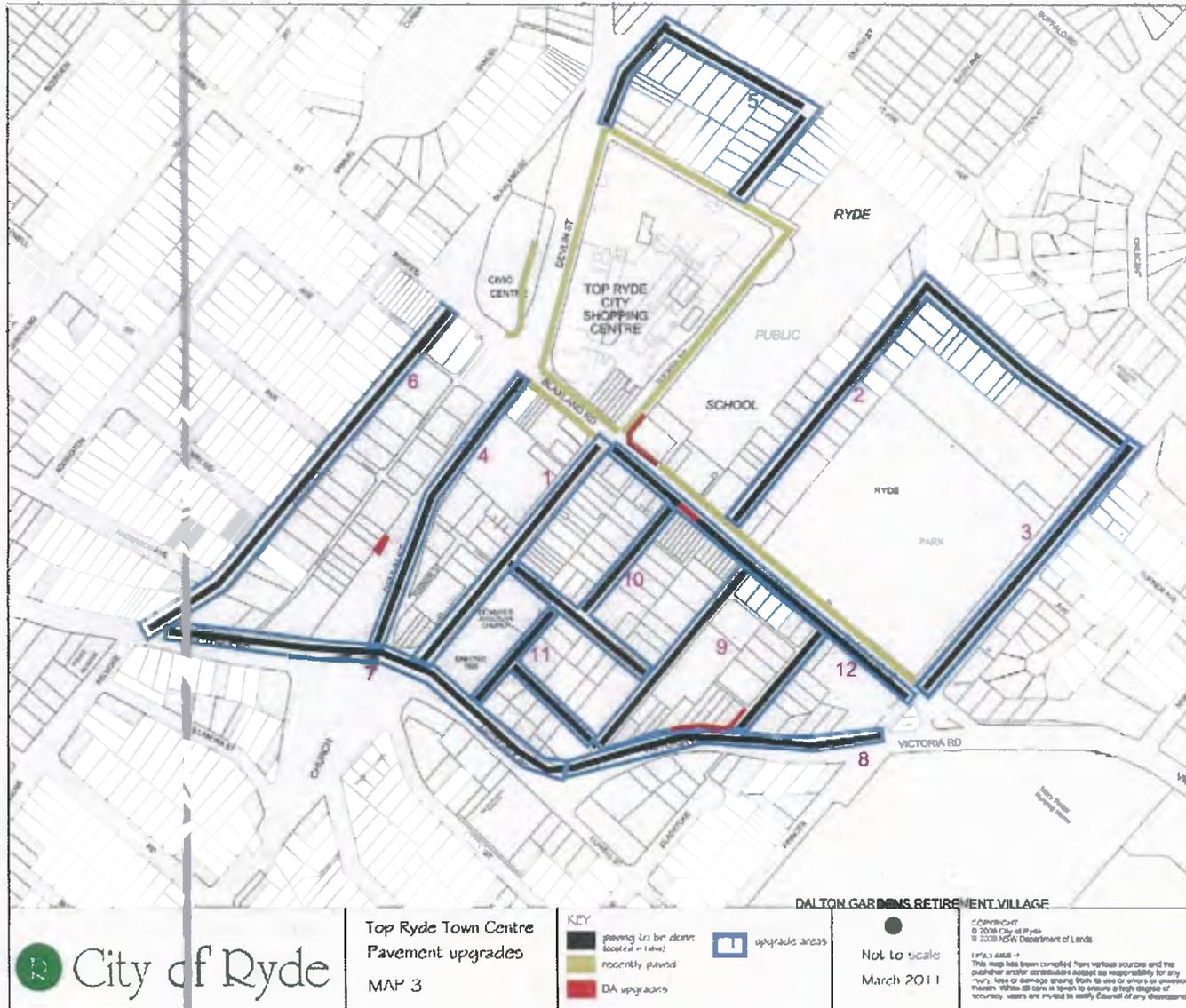
Public domain works to be delivered by approved developments include:	Area (m²)
• 89 Blaxland Road – footpath upgrade	250
• 62-66 Blaxland Road – footpath upgrade	81
• 701-709 Victoria Road – footpath upgrade	307
• 29 Devlin St – footpath upgrade	155
Concept plan approved by Council:	
• Church Street upgrade (including widening for outdoor dining terraces)	\$1.8mill

Ryde Town Centre has been divided into upgrade areas for costing. These areas are considered to be of an appropriate size for staged construction.

1. Both sides of Church St
2. Both sides of Argyle St from Blaxland Rd to Princes St
3. Both sides of Princes St between Argyle St and Blaxland Rd
4. Both sides of Devlin St between Victoria Rd and Blaxland Rd
5. Both sides of Curzon St between Lane Cove Rd and Smith St, plus both sides of Smith St between Watt Ave and Pope St, plus east side of Lane Cove Rd between Pope St and Curzon St
6. Both sides of Belmore St between Blaxland Rd and Victoria Rd
7. Both sides of Victoria Rd between Belmore St and William St
8. Both sides of Victoria Rd between William St and Princes St
9. Both sides of William and Hatton Streets
10. Both sides of Edward and Gowrie Streets
11. Both sides of Little Church St and St Annes St
12. South side of Blaxland Rd between Church St and Princes St

NOTE: This is not a priority list for funding. Refer to Map 3 for the extent of proposed work.

Public domain upgrade



MAP 3
 Plan showing the extent of
 proposed work to the public domain in
 Ryde Town Centre.

WEST RYDE

Existing footpath and associated public domain elements

The West Ryde Marketplace and library were completed in 2005. This development included the upgrade of the surrounding footpaths in Market Street, Graf Ave and Anthony Road with asphalt and granite pavers. Chatham Road was upgraded in 2007 with granite pavers and Anzac Park was upgraded about the same time. All upgrades have included new street furniture, street trees and other planting. Undergrounding of power and the installation of multifunction poles has been carried out in Graf Ave, Chatham Rd and the south side of Anthony Road.

Victoria Road has not been upgraded for many years with the paving consisting of asphalt and concrete pavers. The only green elements are small planters that are too small in scale to have any noticeable impact.

The paving materials in West Ryde are varied, comprising asphalt and an assortment of paver types. Any further upgrades will comprise granite pavers to eventually unify the public domain of the entire centre.



Anthony Road - granite pavers and asphalt



Chatham Road – granite pavers



Victoria Road – not upgraded (asphalt)



Victoria Road – not upgraded (concrete pavers)

COST ESTIMATE

See Cost Estimate Table for cost per area of West Ryde Town Centre

TOTAL		\$19,812,728
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NOTES:

- The above figures do not include the new civic square.
- 671 m² of footpath has recently been upgraded, mainly in Chatham Rd and Graf Ave.

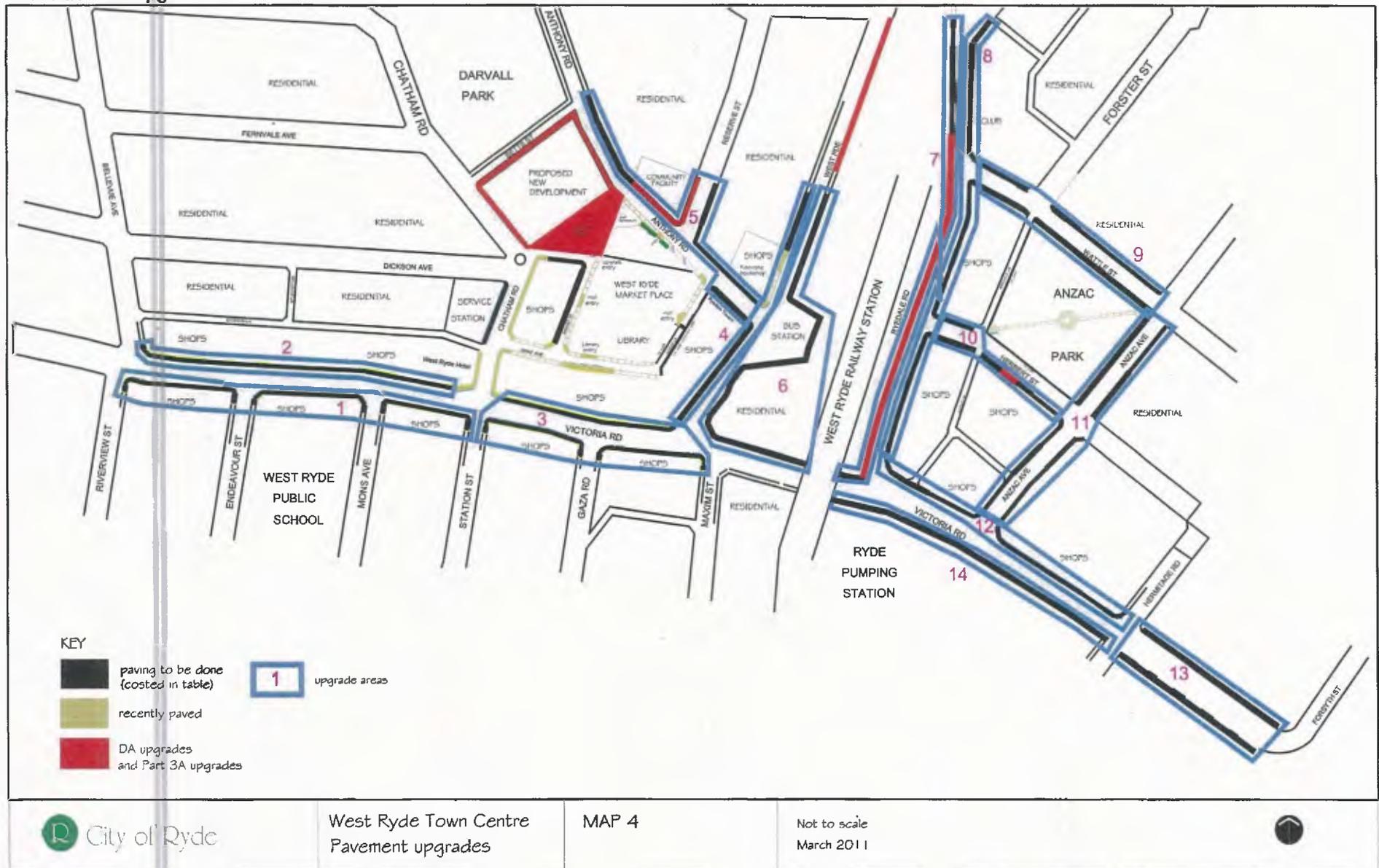
Public domain works to be delivered by approved developments include:	Area
• New civic square	tba
• 34 Herbert Street – footpath upgrade	75 m ²
• Paving outside new community centre (Anthony Rd & Reserve St)	350 m ²
• Part 3As on West Parade & Ryedale Rd	1670 m ²

West Ryde Town Centre has been divided into upgrade areas for costing. These areas are considered to be of an appropriate size for staged construction.

1. South side of Victoria Rd between Riverview St and Station St
2. North side of Victoria Rd between Bellevue Ave and Chatham Rd
3. Both sides of Victoria Rd between Chatham Rd/Station Street and West Pde/Maxim Street
4. West side of West Pde
5. Anthony Road
6. East side of West Pde and north side of Victoria Rd between West Pde and Ryedale Rd
7. West side of Ryedale Rd between Victoria Rd and Terry Rd
8. East side of Ryedale Rd between Terry Rd and Victoria Rd
9. Both sides of Wattle Street between Ryedale Rd and Anzac Ave
10. Both sides of Herbert Street between Ryedale Rd and Anzac Ave
11. Both sides of Anzac Ave between Wattle St and Victoria Rd
12. North side of Victoria Rd between Ryedale Rd and Hermitage Rd
13. Both sides of Victoria Rd between Hermitage Rd and Forsyth St
14. South side of Victoria Rd between Railway line and Hermitage Rd

NOTE: This is not a priority list for funding. Refer to Map 4 for the extent of proposed work.

Public domain upgrade



MAP 4 - Plan showing the extent of proposed work to the public domain in West Ryde Town Centre.

Small centres

BLENHEIM ROAD, North Ryde

Existing footpath and associated public domain elements

The footpath is clay paving. Vegetation comprises a row of mature street trees and planter boxes with shrubs. Street furniture consists of seats, bike racks, and bins. The public domain was upgraded approximately 8 years ago and is in good condition.

This centre is not a priority for upgrade but is subject to draft planning controls that increase the development potential of land zoned B1. If the development potential is taken up by the landowners it is expected that the centre would be upgraded, including the installation of granite paving.



Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE

Footpath (granite)	1182m ²	\$537,810
Public Art	+10%	\$53,781
Other	+20%	\$107,562
TOTAL		\$699,153

BORONIA PARK, Gladesville

Existing footpath and associated public domain elements

Ryde LGA is on the west side of Pittwater Road and Hunters Hill LGA is on the east side. On the west side the footpath is concrete. Vegetation comprises a wide grassed verge with no street trees. Street furniture consists of bins only. There is potential for considerable public domain improvements, particularly because the road reserve is very wide and Pittwater Road is a Council-owned road.

On the east side the footpath is concrete. Vegetation comprises concrete planters under the awnings and street trees elsewhere along Pittwater Road. Street furniture consists of seats and bins.



View of west (Ryde) side of Pittwater Road.

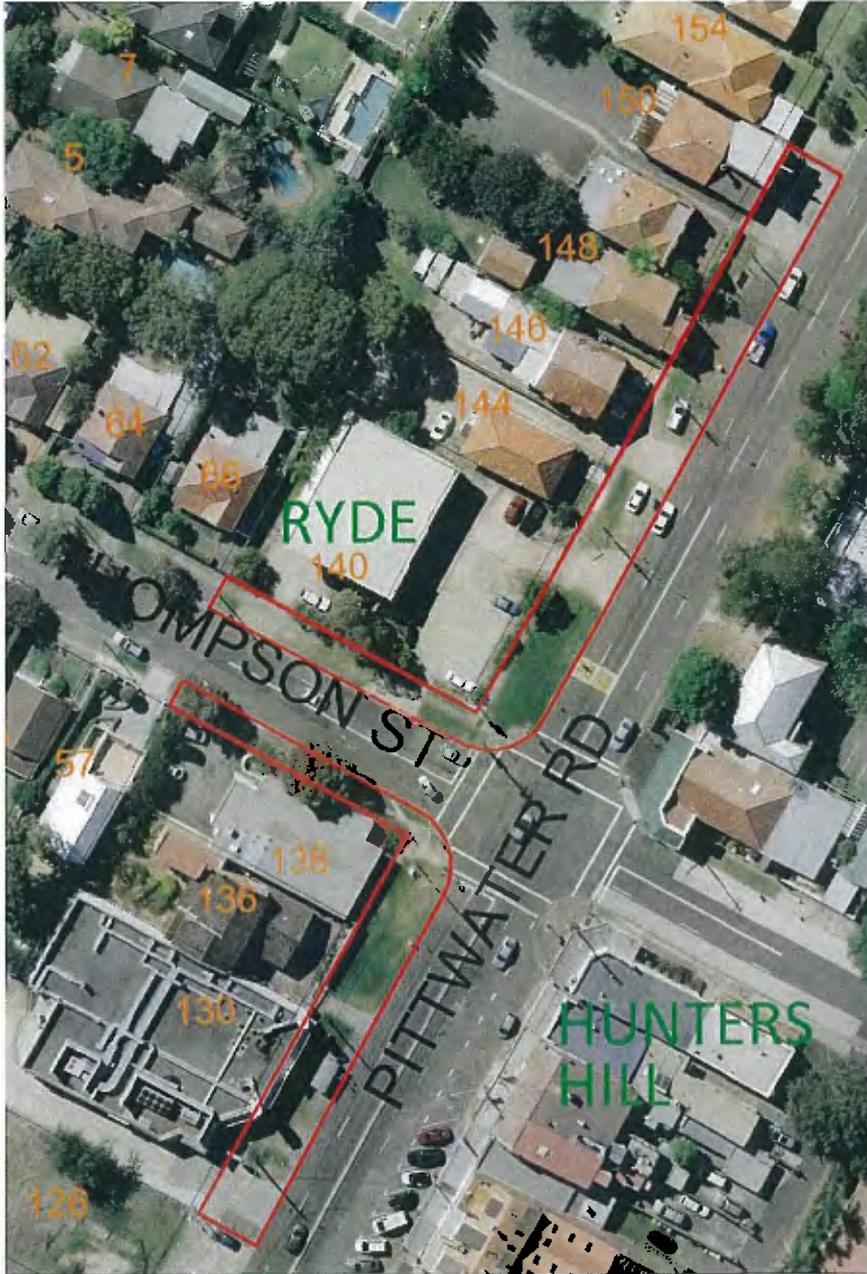


View towards east (Hunters Hill) side of Pittwater Road.



View of west (Ryde) side of Pittwater Road.

Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE

Footpath (granite)	1732m ²	\$788,060
Public Art	+10%	\$78,806
Other	+20%	\$157,612
TOTAL		\$1,024,478

COXS ROAD, North Ryde

Existing footpath and associated public domain elements

North side of the road: outside the shops and library the footpath is a combination of coloured concrete, granite pavers and clay pavers. The remainder of the north side has a standard concrete path with grass verge. Vegetation comprises shrub planting. Street furniture consists of seats and bins. The public domain outside the shops and library was upgraded in 2005 and is in very good condition.

South side of the road: The footpath area designated for outdoor dining is clay pavers. The rest of the south side has either patched concrete or a standard concrete path with grass verge. Vegetation comprises palm trees and shrubs in planters. Street furniture consists of seats and bins. The public domain has not been upgraded for many years and is in poor to fair condition.

Planning controls for this area are currently under review which may lead to increased development potential in the future. It would be expected that developers would upgrade the public domain to comply with Council's Public Domain Technical Manual.



South side of Coxs Rd showing outdoor dining areas and clay paving.



North side of Coxs Rd showing coloured concrete and both granite and clay pavers.



View NW along Coxs Rd.

Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE

Footpath	3,132m ²	\$1,425,060
Public Art	+10%	\$142,506
Other	+20%	\$285,012
TOTAL		\$1,852,578

NOTES:

- Because Coxs Road is a major small centre, it could be considered for multifunction poles. However this will increase the cost substantially.

FIVEWAYS, Eastwood

Existing footpath and associated public domain elements

The footpath is granite paving. Vegetation comprises numerous planter beds; there is limited room for street trees because of the awnings. There is one feature tree and seat in North Rd and new street trees in Hunts Ave. Street furniture consists of artist-designed balustrading, seats, bike racks and bins.

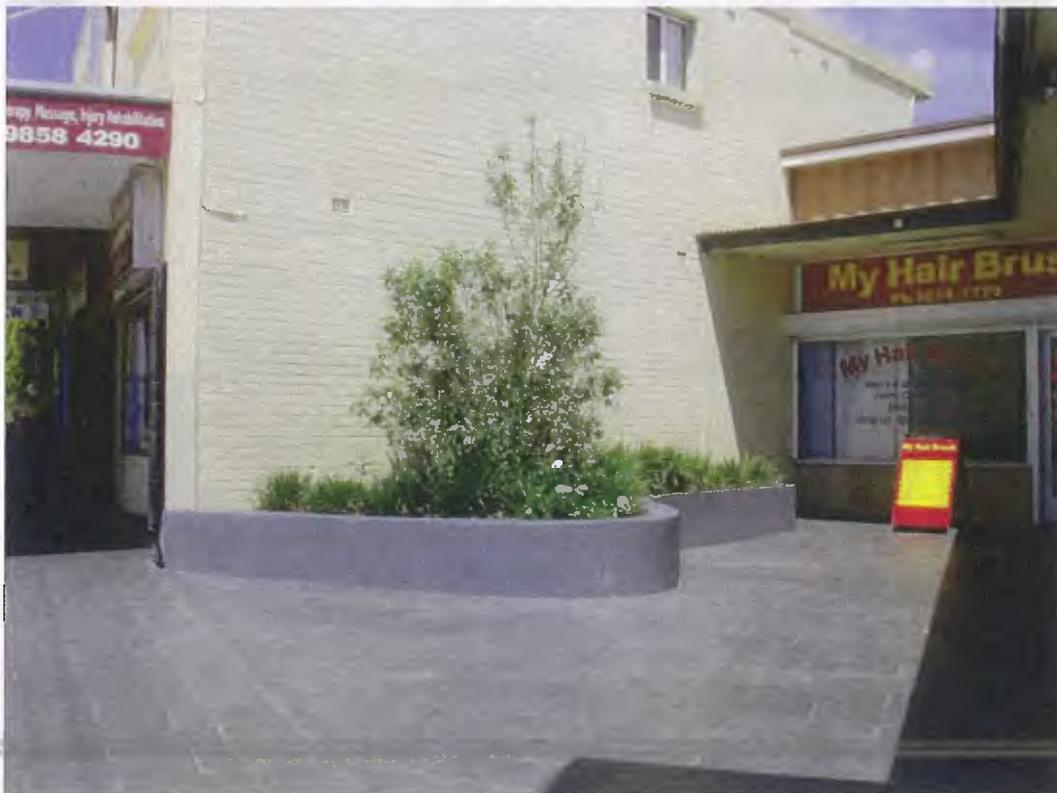
The public domain was upgraded in 2008 and is in excellent condition. Rotary Park provides good public amenity, with seating and shade trees.



The main intersection – Balaclava Rd, Corunna Rd and North Rd.



View west along Corunna Rd showing granite pavers and artist-designed balustrading.



Small court on North Road showing feature tree and seat.

Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE

Footpath (granite)	1551m ²	\$705,705
Public Art	+10%	\$70,571
Other	+20%	\$141,141
TOTAL		\$917,417

MEADOWBANK STATION (WEST)

Existing footpath and associated public domain elements

The footpath is clay paving. Vegetation comprises shrubs only. Street furniture consists of seats and bins. There is potential to upgrade the centre to the same standard as the east side of the station, which was upgraded in 2010 with grey granite pavers, trees and shrubs.





Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE

grants ??

Footpath (concrete)	531m ²	\$241,605
Public Art	+10%	\$24,161
Other	+20%	\$48,321
TOTAL		\$314,087

MONASH ROAD, Gladesville

Existing footpath and associated public domain elements

The footpath is a mixture of patched concrete and cracked asphalt. Vegetation comprises only 2 shrubs and there are no street trees. There is a grass verge in some sections. Street furniture consists of 1 seat and bins. The public domain has not been upgraded for many years and is in poor condition.



POTENTIAL PUBLIC DOMAIN UPGRADES: Data sheet



Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE		
Footpath	1497m ²	\$681,135
Public Art	+10%	\$68,114
Other	+20%	\$136,227
TOTAL		\$885,476

PUTNEY VILLAGE, Putney

Existing footpath and associated public domain elements

The footpath is clay paving. Vegetation comprises street trees, planter beds and planter boxes. Street furniture consists of seats, bike racks, and bins. A section of the footpath in Charles Street has been widened for outdoor dining. The public domain was upgraded in 2008 and is in excellent condition.



View south along Charles St



Outdoor dining on Charles St



View south along Charles St

Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE

Footpath (granite)	1727m ²	\$785,785
Public Art	+10%	\$78,579
Other	+20%	\$157,157
TOTAL		\$1,021,521

Note: Putney Village is currently paved with clay pavers. Any upgrade would be with granite pavers.

Neighbourhood centres

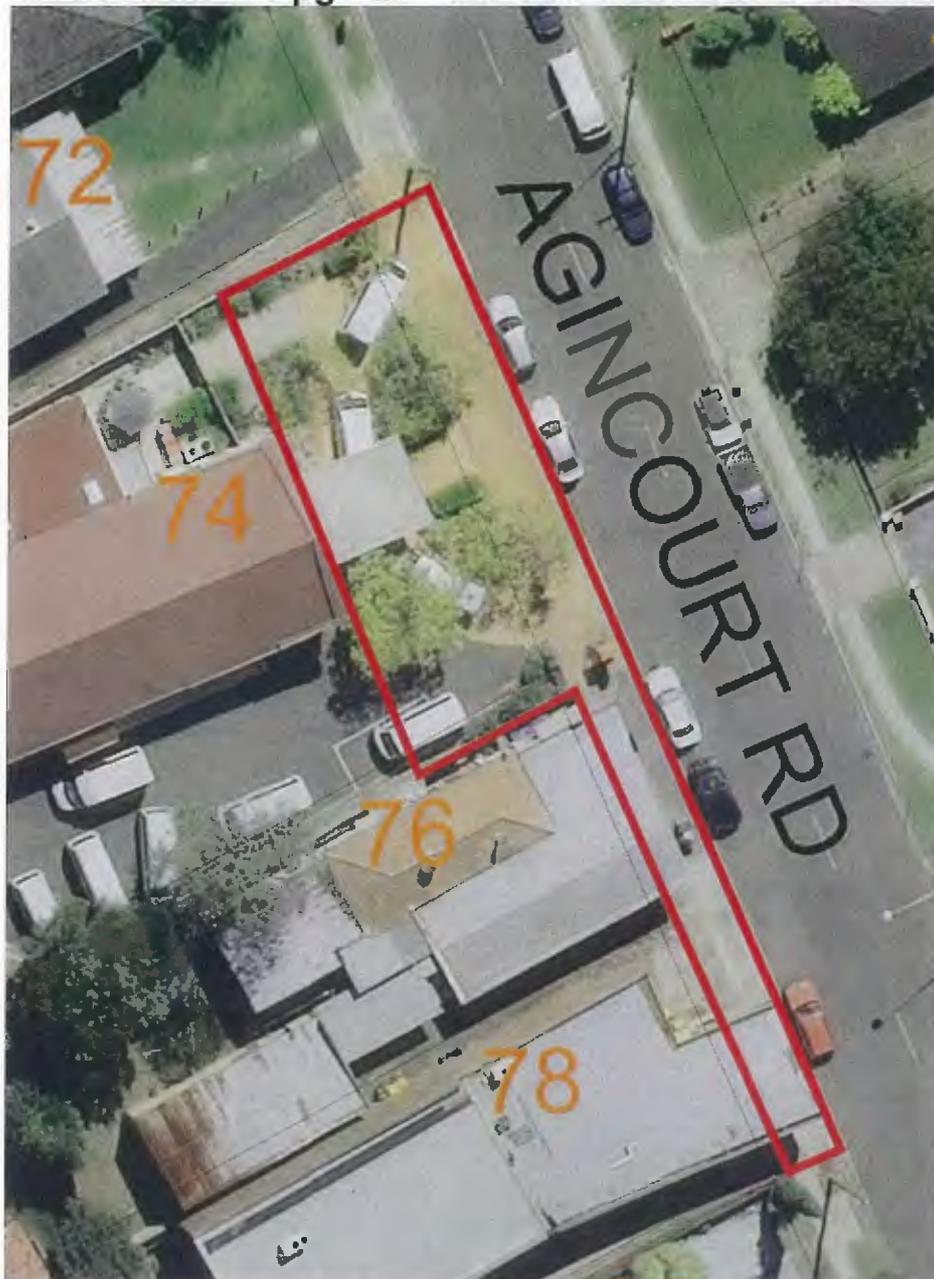
AGINCOURT RD, Eastwood

Existing footpath and associated public domain elements

The footpath is plain concrete. There is faux-brick paving adjacent, outside the old Eastwood Town Hall. There is no vegetation outside the shops but the Town Hall is landscaped with trees and shrubs. Street furniture consists of one bin only. The public domain has not been upgraded for many years and is in fair condition.



Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE

Footpath (concrete)	504m ²	\$163,800
Public Art	+10%	\$16,380
Other	+20%	\$32,760
TOTAL		\$212,940

ALLARS ST, Denistone West

Existing footpath and associated public domain elements

The footpath is very wide and made of plain concrete. There is no vegetation outside the shops and street furniture consists of one bin only. The adjacent park is heavily vegetated and contains 2 seats. There is a car park for approx 14 vehicles that services the centre.



Wide concrete footpath.



Large car park.



Adjacent park.

Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE		
Footpath (concrete)	236m ²	\$76,700
Public Art	+10%	\$7,670
Other	+20%	\$15,340
TOTAL		\$99,710

AVON RD, North Ryde

Existing footpath and associated public domain elements

The footpath is concrete. Vegetation comprises shrubs in planter beds either end of the car parking row. There is no street furniture. The public domain has not been upgraded for many years and is in fair condition.



Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE		
Footpath (concrete)	791m ²	\$257,075
Public Art	+10%	\$25,708
Other	+20%	\$51,415
TOTAL		\$334,198

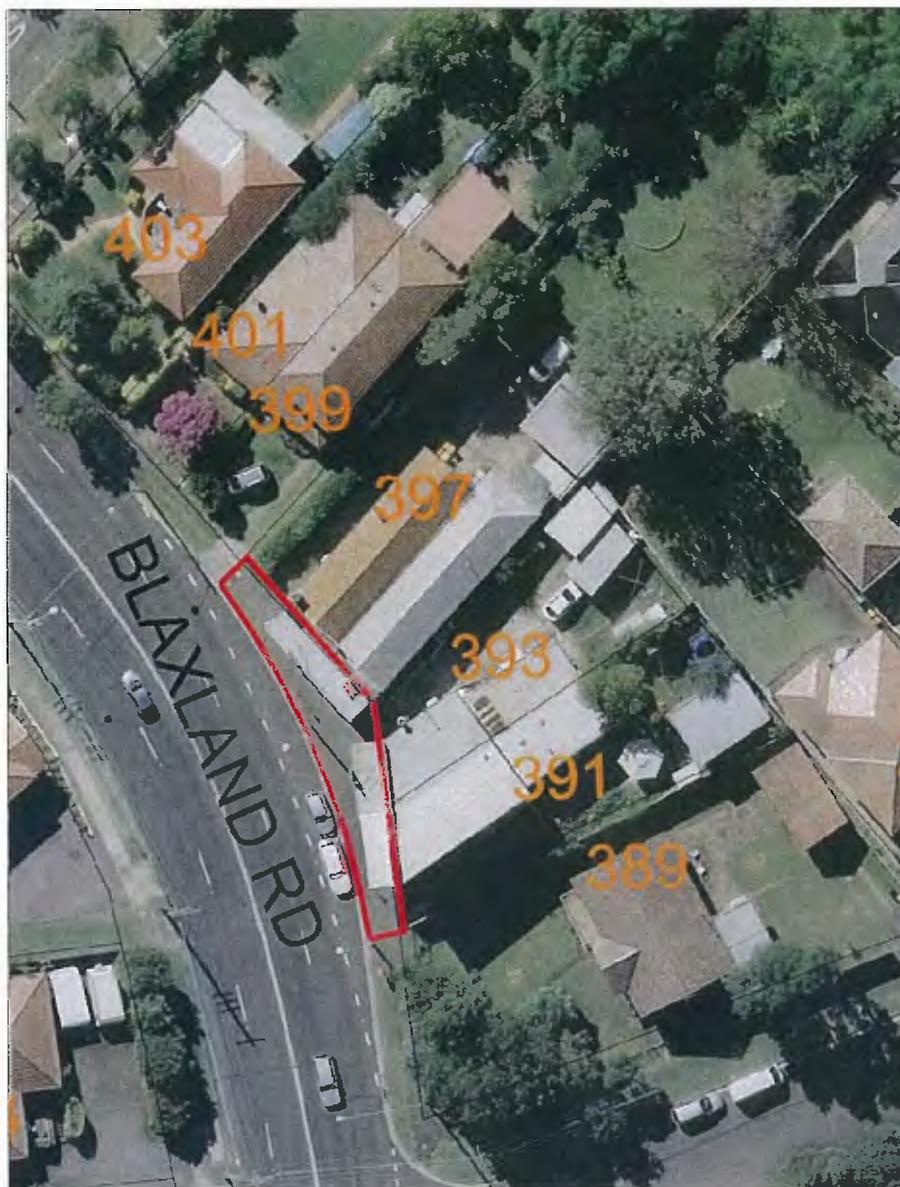
BLAXLAND ROAD, Denistone East

Existing footpath and associated public domain elements

The footpath is poor quality asphalt. There is no vegetation or street furniture. The public domain has not been upgraded for many years and the general effect is run-down.



Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE

Footpath (concrete)	147m ²	\$47,775
Public Art	+10%	\$4,778
Other	+20%	\$9,555
TOTAL		\$62,108

BOWDEN STREET, Meadowbank

Existing footpath and associated public domain elements

The footpath is concrete. There are no street trees or other planting. Street furniture consists of one bin. The public domain has not been upgraded for many years and is in fair condition.



Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE		
Footpath (concrete)	108m ²	\$35,100
Public Art	+10%	\$3,510
Other	+20%	\$7,020
TOTAL		\$45,630

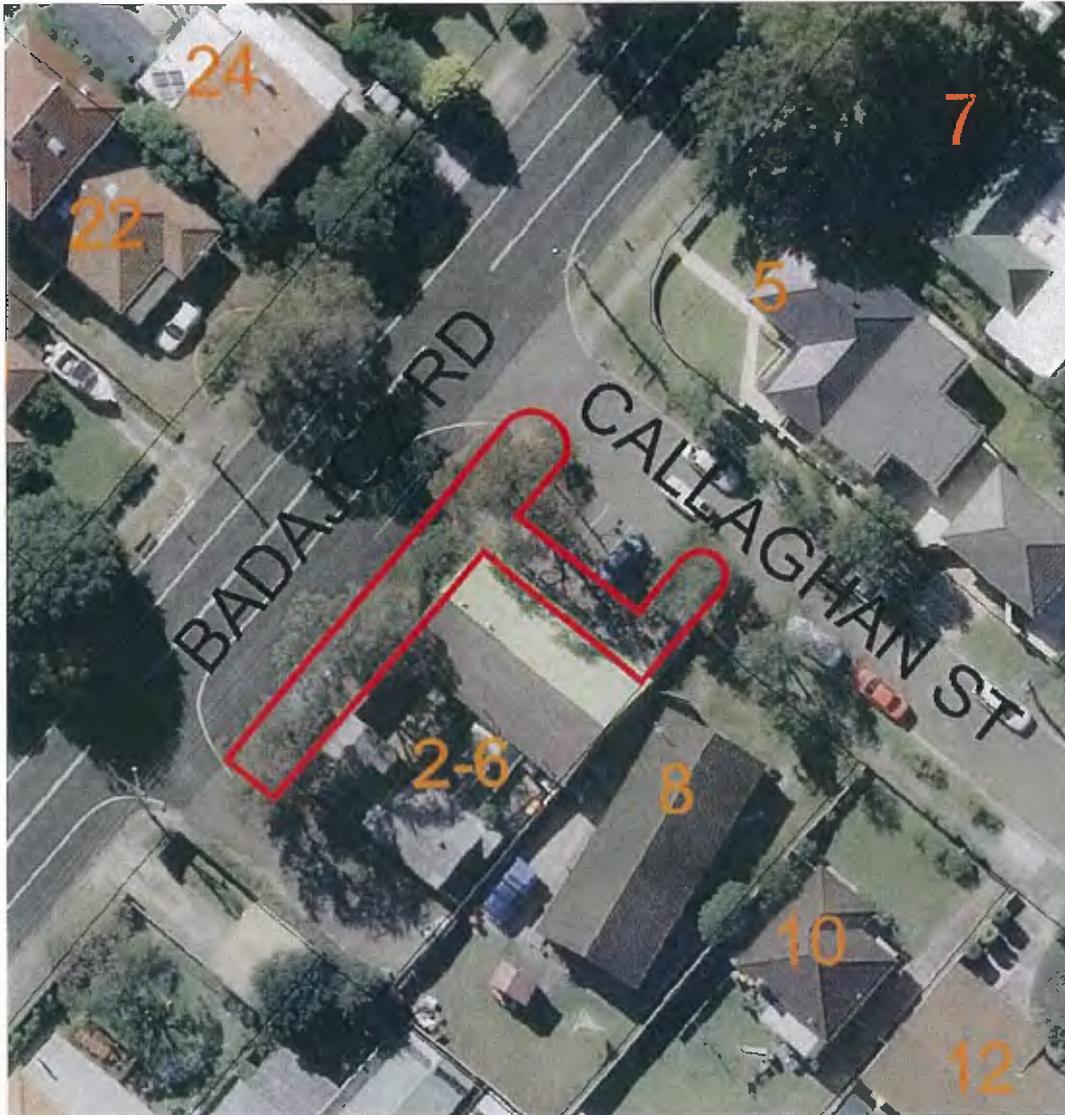
CALLAGHAN STREET, East Ryde

Existing footpath and associated public domain elements

The footpath is concrete. Vegetation comprises several mature trees. Street furniture consists of one bin. There are five parking spaces. The public domain has not been upgraded for many years and is in fair condition.



Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE

Footpath (concrete)	263m ²	\$85,475
Public Art	+10%	\$8,548
Other	+20%	\$17,095
TOTAL		\$111,118

COBHAM AVE, Melrose Park

Existing footpath and associated public domain elements

The footpath is poor quality concrete. There is no vegetation except for a section of grass verge. Street furniture consists of one old timber seat. The public domain has not been upgraded for many years and is in poor condition.



Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE

Footpath (concrete)	304m ²	\$98,800
Public Art	+10%	\$9,880
Other	+20%	\$19,760
TOTAL		\$128,440

DAVID AVE, North Ryde

Existing footpath and associated public domain elements

The footpath is poor quality asphalt. There is no vegetation. Street furniture consists of one bin. The public domain has not been upgraded for many years and is in poor condition.



Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE

Footpath (concrete)	282m ²	\$91,650
Public Art	+10%	\$9,165
Other	+20%	\$18,330
TOTAL		\$119,145

DOIG AVE, Denistone East

Existing footpath and associated public domain elements

The footpath is very wide concrete. Vegetation comprises several trees and shrubs. Street furniture consists of 2 long timber seats under a wide awning. The public domain has not been upgraded for many years and is in poor - fair condition. There is one park opposite the centre and one park behind it.



Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE		
Footpath (concrete)	722m ²	\$234,650
Public Art	+10%	\$23,465
Other	+20%	\$46,930
TOTAL		\$305,045

FLINDERS ROAD, North Ryde

Existing footpath and associated public domain elements

The footpath is asphalt. There is no vegetation. Street furniture consists of 2 bike racks and 1 bin. The public domain has not been upgraded for many years and is in poor condition.



Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE		
Footpath (concrete)	286m ²	\$92,950
Public Art	+10%	\$9,295
Other	+20%	\$18,590
TOTAL		\$120,835

PITTWATER ROAD, Gladesville

Existing footpath and associated public domain elements

The footpath is asphalt. Vegetation comprises small planters only, and the awnings prevent street tree planting. Street furniture consists of a bin only. The public domain has not been upgraded for many years and is in poor condition.



Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

\$250,000

COST ESTIMATE		
Footpath (concrete)	338m ²	\$109,850
Public Art	+10%	\$10,985
Other	+20%	\$21,970
TOTAL		\$142,805

QUARRY ROAD, North Ryde

Existing footpath and associated public domain elements

The footpath is concrete. There is no vegetation. Street furniture consists of one seat and one bin. The public domain has not been upgraded for many years and is in poor condition.



Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE

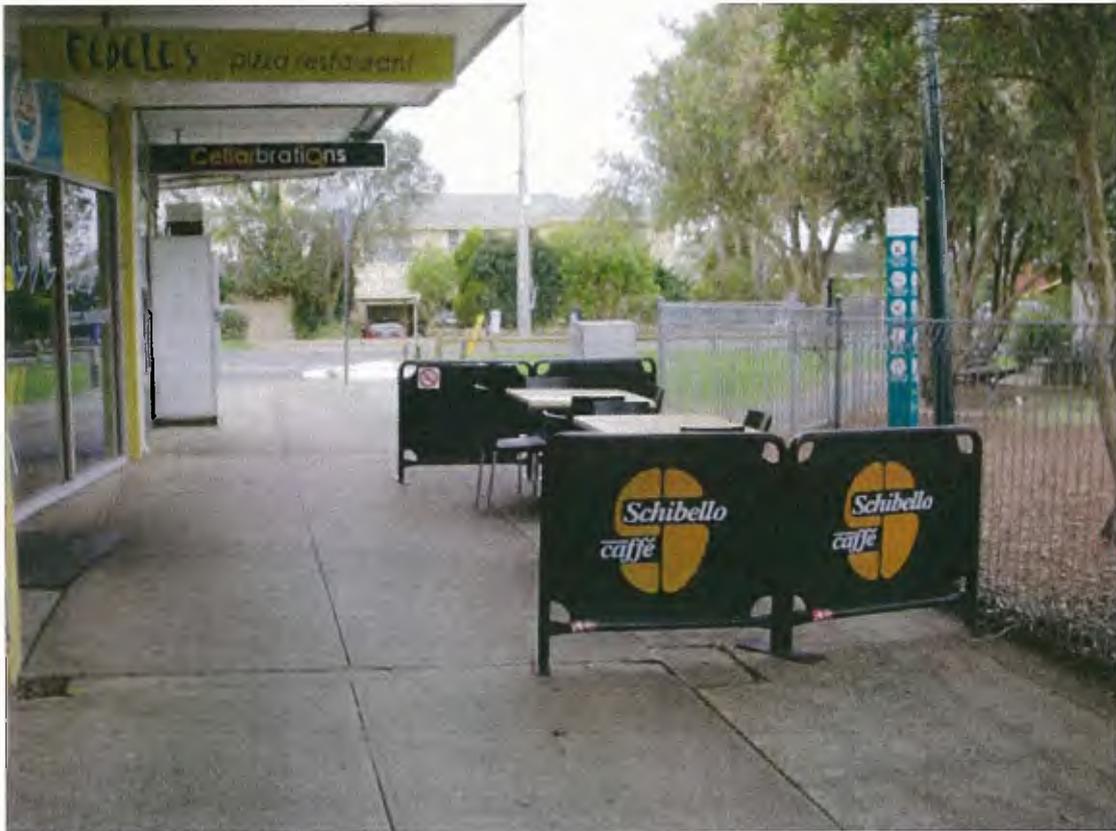
Footpath (concrete)	190m ²	\$61,750
Public Art	+10%	\$6,175
Other	+20%	\$12,350
TOTAL		\$80,275

SAGER PLACE, East Ryde

Existing footpath and associated public domain elements

The footpath is concrete. Vegetation comprises trees and shrubs in the adjacent park, Heatly Reserve. Street furniture consists of bins only, however there is outdoor dining outside the pizza restaurant. Heatly Reserve is an asset. It helps to soften the stark atmosphere of the shopping centre and provides an enclosed playground with seating. There are opportunities to upgrade the public domain and create a more attractive meeting place.





Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE

Footpath	661m ²	\$214,825
Public Art	+10%	\$21,483
Other	+20%	\$42,965
TOTAL		\$279,273

TENNYSON ROAD, Tennyson

Existing footpath and associated public domain elements

The footpath is concrete with some asphalt sections. Vegetation comprises one planter box and a wide grass verge with no street trees. Street furniture consists of bins only. The public domain has not been upgraded for many years and is in poor condition. The width of the footpath area creates an opportunity to upgrade with new paving, street trees and other planting, and street furniture.



Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE

Footpath (concrete)	227m ²	\$73,775
Public Art	+10%	\$7,378
Other	+20%	\$14,755
TOTAL		\$95,908

819-823 VICTORIA ROAD, Meadowbank

Existing footpath and associated public domain elements

The Victoria Road public domain has a standard concrete path with grass verge. On Shepherd Street it is partly entirely concrete and partly concrete path with grass verge. Neither frontage has any street trees or other planting. The private land is landscaped and well maintained.



View down Victoria Road.



Shepherd Street frontage.

Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE

Footpath (concrete)	400m ²	\$130,000
Public Art	+10%	\$13,000
Other	+20%	\$26,000
TOTAL		\$169,000

WATTS ROAD, Denistone East

Existing footpath and associated public domain elements

The footpath is plain concrete. There are no street trees, other planting or street furniture. There may be a possibility of limited outdoor dining outside the café under the awning, but there is a slope. The public domain is in good condition and would benefit markedly from street trees outside the shops and along Ronald Avenue.



Public domain upgrade



Aerial showing the extent of proposed work to the public domain.

COST ESTIMATE

Footpath (concrete)	211m ²	\$68,575
Public Art	+10%	\$6,858
Other	+20%	\$13,715
TOTAL		\$89,148

3

Cost estimates

3.1 Basis

Cost estimates have been prepared based on rates used by Council's Public Works Unit. These rates have proved to be reasonably accurate in public domain upgrades undertaken recently.

The footpath upgrade work includes the following elements: hard paving, soft landscaping, street trees and street furniture, and the rate is an inclusive amount which covers all these elements. In the case of granite paving, the rate is \$455 per square metre. In the case of concrete paving, the rate is \$325 per square metre.

Additional work proposed for town centres is the under-grounding of power and installation of multi-function poles in selected streets. Installation of conduits, under grounding the cables within the conduits, and installation of multi-function poles is \$3,900 per linear metre.

Multi-function poles are costed at \$25,000 each based on power being already underground (eg Lane Cove Rd and Church St). The assumed spacing of the poles is 40 metres.

Public art has been calculated on the basis of 10% of the cost of the public domain upgrade work, excluding the under-grounding of power and installation of multi-function poles.

An allowance of 20% of the footpath upgrade cost has been made for public domain improvements just beyond the footpath extent and associated with the footpath upgrade. These additional works may be required as a result of detailed analysis of the place, arise from community consultation or result from design requirements.

3.2 Cost estimate table

The following table sets out the cost estimates for each centre. The town centres have been divided into smaller areas.

**CENTRES PUBLIC DOMAIN UPGRADES:
COST ESTIMATE TABLE**

Centre	Footpath upgrade Includes paving soft landscaping, street trees, and street furniture			Installation of conduits under grounding the cables within the conduits, and installation of Multifunction poles		Multifunction poles	Public art 10%	Other 20%	TOTAL	Comments	
	Granite \$455/m ²	Concrete \$325/m ²									
Unit rate	455	325			3900	25,000					
	Quantity m ²	Quantity m ²	Cost (\$)	Quantity linear metre	Cost						
MACQUARIE PARK											
Lane Cove Road (between Waterloo Rd and Talavera Rd)	1110		\$505,050			9	\$225,000	\$50,505.00	\$101,010	\$881,565	Based on 9 Smart poles at \$25,000 each rather than a linear metre rate as there is underground power already
TOWN CENTRES											
Ryde											
1. Both sides of Church St										\$1,800,000	Public domain plans have been approved by Council
2. Both sides of Argyle St from Blaxland Rd to Princes St		4,298	\$1,396,850				\$139,685	\$279,370	\$1,815,905		
3. Both sides of Princes St between Argyle St and Blaxland Rd		2,376	\$772,200				\$77,220	\$154,440	\$1,003,860		
4. Both sides of Devlin St between Victoria Rd and Blaxland Rd		2,293	\$745,225				\$74,523	\$149,045	\$968,793		
5. Both sides of Curzon St between Lane Cove Rd and Smith St plus both sides of Smith St between Watt Ave and Pope St plus east side of Lane Cove Rd between Pope St and Curzon St		2,537	\$824,525				\$82,453	\$164,905	\$1,071,883		
6. Both sides of Belmore St between Blaxland Rd and Victoria Rd		3,298	\$1,071,850				\$107,185	\$214,370	\$1,393,405		
7. Both sides of Victoria Rd between Belmore St and William St		1,678	\$545,350				\$54,535	\$109,070	\$708,955		
8. Both sides of Victoria Rd between William St and Princes St		852	\$276,900				\$27,690	\$55,380	\$359,970		
9. Both sides of William and Hatton Street:		1,880	\$611,000				\$61,100	\$122,200	\$794,300		
10. Both sides of Edward and Gowrie Street:		1,670	\$542,750				\$54,275	\$108,550	\$705,575		
11. Both sides of Little Church Street and St Annes Street		1,255	\$407,875				\$40,788	\$81,575	\$530,238		
12. South side of Blaxland Rd between Church St and Princes St	1,359		\$618,345				\$61,835	\$123,669	\$803,849		
			\$7,812,870				\$781,287.00			\$11,956,731	

**CENTRES PUBLIC DOMAIN UPGRADES:
COST ESTIMATE TABLE**

Centre	Footpath upgrade: Includes paving soft landscaping, street trees, and street furniture		Installation of conduits, under grounding the cables within the conduits, and installation of Multifunction poles	Multifunction poles	Public art 10%	Other 20%	TOTAL	Comments	
	Granite \$455/m ²	Concrete \$325/m ²							
Unit rate	455	325		3900	25,000				
	Quantity m ²	Quantity m ²	Cost (\$)	Quantity linear metre	Cost				
West Ryde									
1. South side of Victoria Rd between Riverview St and Station St	1,159		\$527,345	293	\$1,142,700	\$52,735	\$105,469	\$1,828,249	
2. North side of Victoria Rd between Bellevue Ave and Chatham Rd	990		\$450,450	290	\$1,131,000	\$45,045	\$90,090	\$1,716,585	
3. Both sides of Victoria Rd between Chatham Rd/Station Street and West Pde/Maxim Street	1,339		\$609,245	485	\$1,891,500	\$60,925	\$121,849	\$2,683,519	
4. West side of West Pde	738		\$335,790	180	\$702,000	\$33,579	\$67,158	\$1,138,527	
5. Anthony Rd	950		\$432,250	250	\$975,000	\$43,225	\$86,450	\$1,536,925	
6. East side of West Pde and north side of Victoria Rd between West Pde and Ryedale Rd	1,325		\$602,875	65	\$253,500	\$60,288	\$120,575	\$1,037,238	
7. West side of Ryedale Rd between Victoria Rd and Terry Rd	418		\$190,190	30	\$117,000	\$19,019	\$38,038	\$364,247	
8. East side of Ryedale Rd between Terry Rd and Victoria Rd	1,350		\$614,250	388	\$1,513,200	\$61,425	\$122,850	\$2,311,725	
9. Both sides of Wattle Street between Ryedale Rd and Anzac Ave	1,274		\$579,670		\$0	\$57,967	\$115,934	\$753,571	
10. Both sides of Herbert Street between Ryedale Rd and Anzac Ave	500		\$227,500		\$0	\$22,750	\$45,500	\$295,750	
11. Both sides of Anzac Ave between Wattle St and Victoria Rd	1,479		\$672,945		\$0	\$67,295	\$134,589	\$874,829	
12. North side of Victoria Rd between Ryedale Rd and Hermitage Rd	914		\$415,870	607	\$2,367,300	\$41,587	\$83,174	\$2,907,931	
13. Both sides of Victoria Rd between Hermitage Rd and Forsyth St	3,024		\$1,375,920		\$0	\$137,592	\$275,184	\$1,788,696	
14. South side of Victoria Rd between Railway line and Hermitage Rd	972		\$442,260		\$0	\$44,226	\$88,452	\$574,938	
Chatham Rd (lights only)			\$7,476,560	2663	\$10,093,200	\$747,656.00	\$1,495,312.00	\$19,812,728	Dickson Ave to the roundabout. (The sector from Victoria Rd to Dickson Ave is already complete.)

**CENTRES PUBLIC DOMAIN UPGRADES:
COST ESTIMATE TABLE**

Centre	Footpath upgrade: includes paving soft landscaping, street trees, and street furniture			Installation of conduits under grounding the cables within the conduits, and installation of Multifunction poles		Multifunction poles	Public art 10%	Other 20%	TOTAL	Comments
	Granite \$455/m ²	Concrete \$325/m ²								
Unit rate	455	325			3900					
	Quantity m ²	Quantity m ²	Cost (\$)	Quantity linear metre	Cost					
Eastwood										
1. Both sides of the eastern end of Rowe S	1,954		\$889,070	330	\$1,287,000		\$88,907	\$177,814	\$2,442,791	
2. Both sides of the western end of Rowe St and east side Trelawney St	2,088		\$950,040	550	\$2,145,000		\$95,004	\$190,008	\$3,380,052	
3. Both sides of Ethel St and the west side of Blaxland Rd between Ethel St and Rowe St	2,326		\$1,058,330		\$0		\$105,833	\$211,666	\$1,375,829	
4. North side of First Ave between East Pde and Blaxland Rd	1,215		\$552,825		\$0		\$55,283	\$110,565	\$718,673	
5. The north and south ends of Railway Pde which have not already been upgraded and East Pde	1,064		\$484,120	350	\$1,365,000		\$48,412	\$96,824	\$1,994,356	
6. East side of West Pde from Rowe St to railway station and outside library	1,442		\$656,110	330	\$1,287,000		\$65,611	\$131,222	\$2,139,943	
7. North side of Rutledge St	1,530		\$696,150		\$0		\$69,615	\$139,230	\$904,995	
8. Both sides of Glenn S	2,160		\$982,800		\$0		\$98,280	\$196,560	\$1,277,640	
9. East side of Shaftsbury Rc	1,080		\$491,400		\$0		\$49,140	\$98,280	\$638,820	
10. West side of Lakeside Rd	684		\$311,220		\$0		\$31,122	\$62,244	\$404,586	
11. Both sides of The Avenue	385		\$175,175		\$0		\$17,518	\$35,035	\$227,728	
12. East side of Lakeside Rd and south side of Hillview Rd between Lakeside Rd and Progress Ave	612		\$278,460		\$0		\$27,846	\$55,692	\$361,998	
13. West side of Hillview Rd between Progress Ave and Rowe St	536		\$243,880		\$0		\$24,388	\$48,776	\$317,044	
14. South end of West Pde between Rowe St and Rutledge St	700		\$318,500	90	\$351,000		\$31,850	\$63,700	\$765,050	
			\$8,088,080	1650	\$5,435,000		\$808,808.00	\$1,617,618.00	\$16,949,504	

**CENTRES PUBLIC DOMAIN UPGRADES:
COST ESTIMATE TABLE**

Centre	Footpath upgrade: Includes paving soft landscaping, street trees, and street furniture			Installation of conduits, under grounding the cables within the conduits, and installation of Multifunction poles		Multifunction poles	Public art 10%	Other 20%	TOTAL	Comments
	Granite \$455/m ²	Concrete \$325/m ²		Quantity linear metre	Cost					
Unit rate	455	325		3900		25,000				
	Quantity m ²	Quantity m ²	Cost (\$)							
Gladesville										
1. West side of Victoria Rd between Ashburn Place and Pearson St plus east side of Pearson St	1,964		\$893,620		\$0		\$89,362	\$178,724	\$1,161,706	
2. West side of Victoria Rd between Meriton St and Trim Place	651		\$296,205	455	\$1,774,500		\$29,621	\$59,241	\$2,159,567	
3. North side of Western Cres and south side of Coulter Street and Jordan St	1,211		\$551,005	100	\$390,000		\$55,101	\$110,201	\$1,106,307	It is assumed that the footpath bounding Council's car park (1036sqm) will be delivered by a DA condition for the site.
4. Trim Place extensior	865		\$393,575		\$0		\$39,358	\$78,715	\$511,648	
5. East side of Victoria Rd between Stansell St and Pittwater Rd plus north side of Pittwater Rd between Victoria Rd and library	1,456		\$662,480	375	\$1,462,500		\$66,248	\$132,496	\$2,323,724	
6. East side of Victoria Rd between Cambridge St and Stansell St	754		\$343,070	185	\$721,500		\$34,307	\$68,614	\$1,167,491	
7. East side of Victoria Rd between Westminster Rd and Cambridge St plus South side of Westminster Rd from Victoria Rd to Oxford St	1,480		\$673,400	140	\$546,000		\$67,340	\$134,680	\$1,421,420	
8. North side of Victoria Rd between Monash small centre and Westminster Rd	1,733		\$788,515	275	\$1,072,500		\$78,852	\$157,703	\$2,097,570	
9. South side of Victoria Rd between Monash small centre and Osgothonpe Rd	2,552		\$1,161,160	395	\$1,540,500		\$116,116	\$232,232	\$3,050,008	
10. Both sides of Farm St between The Avenue and Osgothonpe Rd and north side of Osgothonpe Rd	1,285		\$584,675		\$0		\$58,468	\$116,935	\$760,078	
11. East side of Gerard Lane	868		\$394,940		\$0		\$39,494	\$78,988	\$513,422	
12. West side of Victoria Rd between Osgothonpe Rd and Hepburn Ave	2,084		\$948,220	450	\$1,755,000		\$94,822	\$189,644	\$2,987,686	
			\$7,690,865	2375	\$9,262,500		\$769,086.50	\$1,538,173.00	\$19,260,625	

**CENTRES PUBLIC DOMAIN UPGRADES:
COST ESTIMATE TABLE**

Centre	Footpath upgrade: includes paving soft landscaping, street trees, and street furniture			Installation of conduits, under grounding the cables within the conduits, and installation of Multifunction poles		Multifunction poles	Public art 10%	Other 20%	TOTAL	Comments
	Granite \$455/m ²	Concrete \$325/m ²								
Unit rate	455	325			3900	25,000				
	Quantity m ²	Quantity m ²	Cost (\$)	Quantity linear metre	Cost					
SMALL CENTRES										
Cox's Road	3,132		\$1,425,060				\$142,506	\$285,012	\$1,852,578	
Monash Rd	1497		\$681,135				\$68,114	\$136,227	\$885,476	
Putney Village	1727		\$785,785				\$78,579	\$157,157	\$1,021,521	Footpath recently upgraded
Boronia Park	1732		\$788,060				\$78,806	\$157,612	\$1,024,478	
Blenheim Road	1182		\$537,810				\$53,781	\$107,562	\$699,153	
Fiveways	1551		\$705,705				\$70,571	\$141,141	\$917,417	Footpath recently upgraded
Meadowbank station (west)	531		\$241,605				\$24,161	\$48,321	\$314,087	
			\$5,165,160				\$516,516	\$1,033,032	\$6,714,708	
NEIGHBOURHOOD CENTRES										
		Concrete \$325/m ²					Public art	Other		
		325								
		Quantity m ²	Cost (\$)							
Agincourt Rd		504	\$163,800				\$16,380	\$32,760	\$212,940	
Avon Rd		791	\$257,075				\$25,708	\$51,415	\$334,198	
Allars Street		236	\$76,700				\$7,670	\$15,340	\$99,710	
Blaxland Rd		147	\$47,775				\$4,778	\$9,555	\$62,108	
Bowden St		108	\$35,100				\$3,510	\$7,020	\$45,630	
Callaghan St		283	\$85,475				\$8,548	\$17,095	\$111,118	
Cobham Ave		304	\$98,800				\$9,880	\$19,760	\$128,440	
David St		282	\$91,650				\$9,165	\$18,330	\$119,145	
Doig Ave		722	\$234,650				\$23,465	\$46,930	\$305,045	
Flinders Rd		286	\$92,950				\$9,295	\$18,590	\$120,835	
Pittwater Rd		338	\$109,850				\$10,985	\$21,970	\$142,805	
Quarry Rd		190	\$61,750				\$6,175	\$12,350	\$80,275	
Sager Pl		661	\$214,825				\$21,483	\$42,965	\$279,273	
Tennyson Rd		227	\$73,775				\$7,378	\$14,755	\$95,908	
819-823 Victoria Rd		400	\$130,000				\$13,000	\$26,000	\$169,000	
Watts Rd		211	\$68,575				\$6,858	\$13,715	\$89,148	
			\$1,678,950				\$167,895	\$368,650	\$2,395,575	
NOTES:										
The footpath upgrade cost is based on a square metre rate of \$455. The price is based on granite paving and includes street trees and street furniture. The price is \$325/m2 for concrete paving.										
Smartpoles are \$25,000 each if power is already underground (eg Lane Cove Rd and Church St). Assumed spacing of 40 metres.										
Installation of conduits, under grounding the cables within the conduits, and installation of Smartpoles is \$3,900 per linear metre.										
The cost for public art has been calculated on the basis of 10% of the total cost of all the public domain upgrade work.										
The other costs are based on 20% of the footpath upgrade cost (ie excluding lighting and undergrounding) and are an estimate to cover costs for other public domain work which is likely to be associated with footpath upgrades. Such things inc heritage interpretation, signage/wayfinding items, landscaping beyond the footpath extent, and footpath extension/widening.										

4

Priority

4.1 **Criteria**

The criteria describe the attributes which would prioritise public domain upgrades in centres.

1. The existing level of activity within a centre (centres with higher levels of activity having a higher priority).
2. Centres which have the potential to grow or intensify, or where change is currently underway eg as a result of new planning provisions.
3. The potential to utilise existing infrastructure eg train stations, community facilities, schools.
4. Potential to benefit local business and enhance employment opportunities.
5. Potential to create attractive places where people can meet informally (thereby enhancing a sense of community).
6. The need to upgrade due to age and condition of the existing public domain elements.
7. Potential impact (ability to improve a centre).

4.2 **Priority Table**

The Priority table ranks each centre, or in the case of town centres, the different areas of the centre, according to the criteria. Each criteria is scored between 1 and 7, according to how well the centre meets the criteria. The scores are then added to give a total.

The centres have been grouped and prioritised according to Council ward.

CENTRES PUBLIC DOMAIN UPGRADES: PRIORITY RANKING TABLE

CENTRE	CRITERIA							TOTAL	COMMENT
	1 Activity	2 Growth	3 Infrastructure	4 Business	5 Amenity	6 Condition	7 Impact		
MACQUARIE PARK									
Lane Cove Road (between Waterloo Rd and Talavera Rd)	6	7	7	7	5	3	7	42	
TOWN CENTRES									
Ryde									
1. Both sides of Church St	5	6	6	5	6	3	7	38	Upgrade approved by Council 4 November 2008
2. Both sides of Argyle St from Blaxland Rd to Princes St	5	3	6	2	3	3	3	25	
3. Both sides of Princes St between Argyle St and Blaxland Rd	4	1	6	1	3	3	3	21	
4. Both sides of Devlin St between Victoria Rd and Blaxland Rd	5	5	6	3	2	3	3	27	
5. Both sides of Curzon St between Lane Cove Rd and Smith St plus both sides of Smith St between Watt Ave and Pope St	2	1	6	1	2	3	3	18	
6. Both sides of Belmore St between Blaxland Rd and Victoria Rd	1	1	6	1	2	3	3	17	
7. Both sides of Victoria Rd between Belmore St and William St	2	2	6	3	1	3	3	20	
8. Both sides of Victoria Rd between William St and Princes St	2	2	6	3	1	3	3	20	
9. Both sides of William and Hatton Streets	2	1	6	1	2	3	3	18	
10. Both sides of Edward and Gowrie Streets	2	1	6	1	2	3	3	18	
11. Both sides of Little Church Street and St Anne's Street	2	1	6	1	2	3	3	18	
12. South side of Blaxland Rd	5	5	6	5	2	3	7	33	The last strip of footpath which needs upgrading in Blaxland Road.
West Ryde									
1. South side of Victoria Rd between Riverview Street and Station Street	5	3	6	4	1	3	3	25	
2. North side of Victoria Rd between Bellevue Ave and Chatham Rd	5	3	6	4	1	3	3	25	
3. Both sides of Victoria Rd between Chatham Rd/Station Street and West Pde/Maxim Street	7	4	6	4	1	3	7	32	Extends public domain upgrades already done or planned for the retail core. 'Marks' the core of West Ryde.
4. West side of West Pde	7	5	6	7	3	3	3	34	
5. North side of Anthony Rd	7	5	6	7	5	3	7	40	Completes the footpath upgrade for Anthony Road (ie the missing bits)
6. East side of West Pde and north side of Victoria Rd between West Pde and Ryedale Rd	7	5	6	3	3	3	3	30	
7. West side of Ryedale Rd between Victoria Rd and Terry Rd	7	7	6	7	6	3	7	43	Will complement the public domain upgrades in the western side of the town centre.
8. East side of Ryedale Rd between Terry St and Victoria Rd	7	7	6	7	6	3	7	43	
9. Both sides of Wattle Street between Ryedale Rd and Anzac Ave	4	4	6	1	2	3	3	23	
10. Both sides of Herbert Street between Ryedale Rd and Anzac Ave	5	4	6	3	3	3	3	27	
11. Both sides of Anzac Ave between Wattle St and Victoria Rd	3	4	6	1	2	3	3	22	
12. North side of Victoria Rd between Ryedale Rd and Hermitage Rd	2	2	6	2	1	3	3	19	
13. Both sides of Victoria Rd between Hermitage Rd and Forsyth St	2	3	6	2	1	3	3	20	
14. South side of Victoria Rd between Railway line and Hermitage Rd	2	1	6	2	1	3	3	18	

CENTRES PUBLIC DOMAIN UPGRADES: PRIORITY RANKING TABLE

CENTRE	1 Activity	2 Growth	3 Infrastructure	4 Business	5 Amenity	6 Condition	7 Impact		
Eastwood									
1. Both sides of the eastern end of Rowe St	6	6	6	7	6	3	7	41	Detailed plans approved by Council 19 June 2007
2. Both sides of the western end of Rowe St	6	6	6	7	6	3	7	41	Completes the upgrade of Rowe St and Trelawney St
3. Both sides of Ethel St and the west side of Blaxland Rd between Ethel St and Rowe St	3	1	6	1	2	3	3	19	
4. North side of First Ave between East Pde and Blaxland Rd	2	5	6	3	1	3	3	23	
5. The north and south ends of Railway Pde which have not already been upgraded	4	5	6	3	5	3	3	29	
6. East side of West Pde from Rowe St to railway station and outside library.	6	3	6	6	5	3	7	36	Railway station forecourt. Main access point to the town centre.
7. North side of Rutledge St	4	4	6	3	6	3	3	29	
8. Both sides of Glenn St	3	6	6	7	1	3	3	29	
9. East side of Shaftsbury Rd	2	3	6	3	5	3	3	25	
10. West side of Lakeside Rd	6	6	6	6	6	3	3	36	
11. Both sides of The Avenue	6	6	6	7	6	3	3	37	Located in the 'heart' of Eastwood and adjacent to Rowe St. Connects the 2 main shopping areas.
12. East side of Lakeside Rd and south side of Hillview Rd between Lakeside Rd and Progress Ave	5	6	6	4	2	3	3	29	
13. West side of Hillview Rd between Progress Ave and Rowe St	6	7	6	7	6	3	3	38	Links Rowe St with Progress Ave.
14. South end of West Pde between Rowe St and Rutledge St	2	2	6	2	1	3	3	19	
Gladesville									
1. West side of Victoria Rd between Ashburn Place and Pearson St plus east side of Pearson St	2	2	5	2	3	4	3	21	
2. West side of Victoria Rd between Meriton St and Trim Place	6	4	5	7	3	4	7	36	Busy strip which connects Trim Place and Wharf Rd square. Would complete a stretch of footpath upgrade along Victoria Rd.
3. North side of Western Cres and south side of Coulter Street	6	7	5	6	4	4	3	35	
4. Trim Place extension	6	7	5	6	6	4	7	41	Extends a busy and attractive area in the "heart" of the centre.
5. East side of Victoria Rd between Stansell St and Pittwater Rd plus north side of Pittwater Rd between Victoria Rd and library	5	7	5	7	6	4	7	41	Busy area close to the library. Would complete existing paving upgrade.
6. East side of Victoria Rd between Cambridge St and Stansell St	3	6	5	4	4	4	3	29	
7. East side of Victoria Rd between Westminster Rd and Cambridge St plus South side of Westminster Rd from Victoria Rd to Oxford St	2	4	5	3	5	4	3	26	
8. North side of Victoria Rd between Monash small centre and Westminster Rd	2	4	5	3	4	4	3	25	
9. South side of Victoria Rd between Monash small centre and Osgothonpe Rd	2	4	5	3	4	4	3	25	
10. Both sides of Farm St between The Avenue and Osgothonpe Rd and north side of Osgothonpe Rd	1	4	5	1	1	4	3	19	
11. East side of Gerard Lane	1	4	5	3	1	4	3	21	
12. West side of Victoria Rd between Osgothonpe Rd and Hepburn Ave	3	5	5	4	4	4	3	28	

CENTRES PUBLIC DOMAIN UPGRADES: PRIORITY RANKING TABLE

CENTRE	1 Activity	2 Growth	3 Infrastructure	4 Business	5 Amenity	6 Condition	7 Impact		
SMALL CENTRES									
Cox's Road									
(i) North side	7	7	5	7	7	3	7	43	Vibrant small centre with active business
(ii) South side	7	7	5	7	7	3	7	43	community. Currently being masterplanned.
Monash Rd	4	7	2	6	6	4	3	32	Heights/FSR increased by Gladesville LEP
Putney Village	6	4	2	7	6	2	3	30	
Boronia Park	7	1	2	7	7	4	7	35	Busy small centre with good potential.
Blenheim Road	6	5	2	4	5	2	3	27	Masterplan that increases development potential approved by Council.
Fiveways	4	1	1	3	5	2	3	19	
Meadowbank station (west)	5	1	2	3	3	3	3	20	
NEIGHBOURHOOD CENTRES									
Agincourt Road	5	1	4	3	4	3	3	23	
Allars	2	1	3	3	4	3	3	19	
Avon Rd	4	1	3	3	5	3	3	22	
Blaxland Rd	1	1	3	1	3	4	3	16	
Bowden St	4	1	3	2	2	3	3	18	
Callaghan St	5	1	4	4	5	3	7	29	Busy centre but needs more prominence to passing traffic. Potential due to wide footpath and existing tree.
Cobham Ave	2	1	1	1	4	3	3	15	
David St	2	1	1	1	3	3	3	14	
Doig Ave	2	1	1	1	5	3	3	16	
Flinders Rd	2	1	1	2	4	3	3	16	
Pittwater Rd	5	1	1	3	3	3	3	19	
Quarry Rd	5	1	2	4	6	3	7	28	Busy centre with very poor public domain but good potential due to its location on a busy road and convenient parking.
Sager Pl	6	1	3	4	6	3	7	30	Busy small centre at the heart of a community.
Tennyson Rd	1	1	2	1	2	3	3	13	
Victoria Rd	1	1	2	1	1	3	7	16	
Watts Rd	4	1	4	4	5	3	7	28	

CRITERIA

1. The existing level of activity within a centre (centres with higher levels of activity having a higher priority).
2. Centres which have the potential to grow or intensify, or where change is currently underway eg as a result of new planning provisions.
3. Potential to maximise the use of existing infrastructure.
4. Potential to benefit local business and enhance employment opportunities.
5. Potential to create attractive places where people, can meet informally (thereby enhancing a sense of community).
6. The need to upgrade due to the age and condition of the existing public domain elements.
7. Potential impact (ability to improve a centre).

4.3 Centre priority ranking

The centres and places below have been ranked highest within their category.

TOWN CENTRES		
West Ward	Area within town centre	Cost
Eastwood	* East end of Rowe St	\$2.5 million
	* West end of Rowe St & east side of Trelawney St	\$3.4 million
	* The Avenue	\$230,000
	* Hillview Rd between Progress Ave & Rowe St	\$320,000
West Ryde	* Anthony Rd	\$1.6 million
Central Ward	Area within town centre	
Top Ryde	* Church St	\$2 million
	* South side of Blaxland Rd	\$800,000
West Ryde	* East side of Ryedale Rd	\$2.4 million
	* West side of Ryedale Rd	\$370,000

CENTRES: Public Domain Upgrades

East Ward	Area within town centre	
Gladesville	* Trim Place extension <i>7 JRL + Nadine's idea?</i>	\$512,000
	* East side of Victoria Rd between Stansell St & Pittwater Rd plus north side of Pittwater Rd between Victoria Rd & library	\$2.4 million
	* West side of Victoria Rd between Meriton St & Trim Place	\$2.2 million
SMALL CENTRES		
West Ward	nil	
Central Ward	* Meadowbank station West ✓	400,000 \$315,000
East Ward	* Boronia Park ✓	\$1.1 million
	* Monash Rd ✓	\$900,000
NEIGHBOURHOOD CENTRES		
West Ward	* Agincourt Rd ✓	\$213,000 ✓
	* Allars St ✓	\$100,000

Central Ward	* Quarry Rd ✓	\$81,000 ✓
	* Watts Rd ✓	\$90,000 ✓
East Ward	* Avon Rd ✓	\$335,000 ✓
	* Callaghan St ✓	\$112,000 ✓
	* Pittwater Rd	\$143,000 ✓
	* Sager Place ✓	\$280,000 ✓

4.4 Potential funding

Public domain upgrades can be delivered by a range of mechanisms, including:

- general revenue (Council)
- development consents (including Part 3A approvals)
- Section 94 contributions and contributions through planning agreements
- Macquarie Park Special Rate Levy

The cost estimates for the public domain upgrades exclude upgrades already identified as being provided through a development consent.

The City of Ryde Section 94 Developer Contributions Plan includes amounts for civic and urban improvements in centres as set out in the table below.

Detailed works program: Civic and urban improvements

Proposed works	Cost of works	% section 94	Cost funded by future development
Macquarie Park Corridor			
Public domain design and Construction	\$5,100,000	100%	\$5,100,000
Public domain land acquisition	\$17,379,920	100%	\$17,379,920
Total: Macquarie Park Corridor	\$22,479,920	100%	\$22,479,920
Ryde Town Centre	\$10,000,000	100%	\$10,000,000
West Ryde	\$2,200,000	100%	\$2,200,000
Putney Village centre	\$260,000	100%	\$260,000
Midway	\$200,000	100%	\$200,000
Eastwood Town Centre	\$3,500,000	100%	\$3,500,000
Gladesville Town Centre	\$3,500,000	100%	\$3,500,000
Improve walkways and footpaths	\$550,000	100%	\$550,000
Meadowbank	\$1,500,000	100%	\$1,500,000
Total: other areas	\$21,710,000		\$21,710,000

Table from the *City of Ryde Section 94 Developer Contributions Plan*

4.5 4 year delivery program and budget

Funding over the next 4 years for public domain upgrades in town, small and neighbourhood centres has been allocated in Council's *Four Year Delivery Program 2011/2012 – 2014/15*.

Council has decided to fund the following centres over this 4 year period:

TOWN CENTRES – total \$4.8 million

- Church St Ryde (stage 1) - \$2 million (Central Ward)
- Rowe St (east) Eastwood - \$2.5 million (West Ward)

SMALL and NEIGHBOURHOOD CENTRES -Total \$2.5 million

- | | |
|---|----------------|
| • Boronia Park – \$1.1 million | (East Ward) |
| • Sager Place - \$280,000 | (East Ward) |
| • Callaghan St - \$112,000 | (East Ward) |
| • Agincourt Road - \$213,000 | (West Ward) |
| • Allars St - \$100,000 | (West Ward) |
| • Quarry Rd - \$81,000 | (Central Ward) |
| • Watts Rd - \$90,000 | (Central Ward) |
| • Meadowbank station (west) - \$315,000 | (Central Ward) |

It is proposed to begin with Boronia Park and then select a centre from each Ward in rotation, funding permitting. Thus the next centres after Boronia Park will be Agincourt Road, Quarry Road, Sager Place, Allars St, and Watts Rd.

