EASTWOOD MASTER PLAN

OUTLINE OF PRESENTATION

1. Master Plan process
2. Analysis and consultation – key findings
3. Preferred built form
4. Public domain and connections
5. Car parking and vehicular access
6. Next steps
EASTWOOD MASTER PLAN STUDY AREA
EASTWOOD MASTER PLAN

**Eastwood Town Centre Master Plan Project; Draft**
- Council engaged
- Gallagher Ridenour + Cred 2011

**Community Engagement**
- Cred Community Planning
- Aug - Nov 2011

**Community Workshop**
- Town Centre Design Options
- Nov 2011
- by Gallagher Ridenour + Cred
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Consultation and Analysis

Started with community input through Cultural Analysis Report

Urban Design

Traffic

Flooding

Economic

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What are the key characteristics of Eastwood?

- Vibrant main street with popular mall space and small tenancies
- High pedestrian traffic
- Good public transport infrastructure - rail/ bus
- East-west main street divided by train line
- Large number of small separate community facilities
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The Eastwood Community

- Anglo-Australian history
- Vibrant and community focussed
- 11,722 (2006) to 13,357 (2031)
- More children and young people
- 50% CALD (up to 70% Town Centre)
- Extended families
- International students
- Rental stress

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DEVELOPMENT CONSTRAINTS

Lot sizes and pattern

Flooding
Master Plan - Key Considerations

- Poor connectivity between east and west
  - Rowe Street East
- More useful and accessible public domain
  - Improved pedestrian linkages
  - Demand for community spaces
  - Use of Glen Street Reserve
  - Vehicle access and parking capacity
- Limited opportunities for redevelopment
- Flooding - master plan vision relies on implementation of flood study
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Master Plan - Guiding Principles

1. Reinforce Eastwood as a Living Town Centre

2. Amplify the Heart of the Town

3. Stitch the Town Centre Together

4. Celebrate the Cultural Life

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BUILT FORM OPTIONS

Option 1 (preferred)
- 3 and 6 storeys along Rowe St
- 8 - 9 storey on special sites
- 3 storey edges

Option 2
- 3, 6 and 8 storeys along Rowe St
- 9-12 storeys on special sites
- 6 storey apartment areas

Option 3
- No change to existing heights
- FSR to be added

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PREFERRED BUILT FORM

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Above: Diagram illustrating built form strategy to retain solar access to Rowe Street
HEIGHT CHANGES

Areas where height changes are proposed

- Red: 4 storeys going to 6
- Dark Red: 6 storeys going to 7
- Maroon: 6 storeys going to 8
- Light Blue: 9 storeys going to 10
- Dark Blue: 9 storeys going to 12
DA approvals over the past 5 years
PUBLIC DOMAIN - CONNECTIVITY

Above: Pedestrian counts per hour as sourced from Pedestrian Access and Mobility Plan 2009 prepared by ARUP.

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Stitching the rail corridor
Illustrative Plan - The Mall

Retain open space under wisteria canopy with seating overlooking from edges, between canopy columns for activities such as Tai chi. 2. Open air market space, 3. Temporary Library 4. Night festivals 4. Special events such as dancing classes or performance. Incorporate surfacing that is flush and slip resistant. 3 phase power in bench bases and storage space for temporary elements such as seating.
PUBLIC DOMAIN – BLAXLAND ROAD ENTRY
PUBLICDOMAIN – GLEN STREET RESERVE

Above: Potential for consolidated community facility and upgraded park

Below: Aerial diagram illustrating the potential for consolidated community facility in Glen Street Reserve

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CAR PARKING

Above: Current Parking Capacity excerpt from THAP 2008 prepared by Cardno
Below: Glen Street Car Park

- Off street public parking
- Off street private parking
- On street public parking

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NEXT STEPS

• Public exhibition of the draft Master Plan from 5 March until 16 April 2014:
  o Council’s website
  o All libraries
  o Planning and Business Centre
  o Civic Centre

• Report to Council to consider submissions received during the exhibition