

This section presents the costings for the public domain plan. These costings are based on the Concept Designs developed in Section 5. The costings provide Council with an estimate for the works enabling these estimates to guide developer contributions, section 94 plans, and Councils budget forecasts.

6.1 Introduction

The costings provided with this public domain plan are an opinion of probable cost only. Further detailed design work will need to be undertaken to provide a final figure for the proposed works.

These costings do not include consultants fees, project management, survey, tendering or contract administration. These figures will assist Council to provide budget forecasts for proposed projects, to provide input into the Section 94 plans for the town centre and input into the development application process with developer contributions to the proposed works.

The final figures quoted do not take into account the contribution of private developers in the implementation of the works within the public domain. Developer contributions would reduce these overall figures. For example it would be expected that the developers of Top Ryde Shopping Centre would upgrade and pay for the proposed public domain of the street frontages surrounding the shopping centre, namely Pope Street, Tucker Street, Blaxland Road and Devlin Street.

The council should endeavour to promote the public domain plan improvements by initiating a pilot project that can showcase these improvements. With the impending development of the Top Ryde Shopping Centre Precinct it would be advantageous to develop a retail and dining hub with the redevelopment of Church Street. This would create an active eat street and provide a focal point for the people of Ryde. This would also help to reconnect Ryde to the historical precinct of St. Annes Church.

The costings have been separated into major and secondary streets in accordance with Section 4 of the report, Urban Design Framework. Refer to the tables on pages 92 - 94 for the summary of costs.

For maintenance of the proposed works it is suggested that 3% of the total construction costs will be set aside each year to cover the cost of maintaining the works at a high standard. This maintenance cost could be incorporated into a special rate for the LEP area.

MAJOR STREETS

Proposed Works												
	Demolition	Pathway works	Planting	Furniture	Artworks	Pedestrian Crossing	Outdoor dining (pathway widening)	Lighting	Signage	Footbridges	TOTAL	
Streets												
POPE ST.	\$20,000	\$1,050,000	\$50,000	\$15,000	\$250,000	\$150,000	\$250,000	\$280,000	\$17,000	-	\$2,082,000	
TUCKER ST.	\$28,000	\$1,444,500	\$150,000	\$10,000	-	\$55,000	-	\$360,000	\$8,000	-	\$2,055,500	
BLAXLAND RD. (EAST OF DEVLIN ST.)	\$50,000	\$2,745,900	\$310,000	\$30,000	\$150,000	-	\$1,500,000	\$900,000	\$24,000	-	\$5,709,900	
CHURCH ST.	\$30,000	\$1,170,000	\$160,000	\$30,000	\$250,000	-	\$700,000	\$400,000	\$6,000	-	\$2,746,000	
BLAXLAND RD. (WEST OF DEVLIN ST.)	\$16,000	\$810,000	\$350,000	\$30,000	\$250,000	-	-	\$550,000	\$20,000	-	\$2,026,000	
DEVLIN ST. (POPE ST. TO BLAXLAND RD.)	\$18,000	\$648,000	\$100,000	\$30,000	\$150,000	-	-	\$400,000	\$18,000	\$3,500,000 – two bridges	\$4,864,000	
SUBTOTAL											\$19,483,400	
20% CONTINGENCY											\$3,896,680	
TOTAL											\$23,380,080	

SECONDARY STREETS

Streets	Demolition	Pathway works	Planting	Artworks	Thresholds	Viewing Platform	Furniture	Lighting	Signage	Footbridges	Outdoor dining (pathway widening)	Pedestrian crossing	TOTAL
CURZON ST.	\$3,840	\$57,600	\$12,600	-	-	-	-	\$220,000	-	-	-	-	\$294,040
SMITH ST.	\$6,480	\$97,200	\$29,200	-	-	-	-	\$200,000	\$14,000	-	-	-	\$346,860
WATT AVE.	-	\$16,200	\$2,800	-	-	-	-	-	-	-	-	-	\$19,000
ARGYLE AVE.	\$23,640	\$414,000	\$68,000	-	-	-	\$10,000	\$760,000	\$29,000	-	\$250,000	\$55,000	\$1,609,640
PRINCES ST.	\$12,240	\$234,000	\$222,000	-	-	-	\$10,000	\$440,000	\$25,000	-	-	-	\$943,240
HATTON ST.	\$3,240	\$97,200	\$28,000	-	-	-	-	\$180,000	-	-	-	-	\$308,440
WILLIAM LANE	-	-	-	-	\$12,000	-	-	-	-	-	-	-	\$12,000
WILLIAM ST.	\$11,280	\$169,200	\$28,000	-	-	-	-	\$320,000	-	-	-	-	\$528,480
EDWARD ST.	\$9,600	\$108,000	\$28,000	-	-	-	-	\$200,000	-	-	-	-	\$345,600
GOWRIE ST.	\$8,520	\$127,800	\$28,000	-	-	-	-	\$240,000	-	-	-	-	\$404,320
ST ANNES ST.	\$2,760	\$84,600	\$24,000	-	-	-	-	\$180,000	-	-	-	-	\$291,360
LITTLE CHURCH ST.	\$2,880	\$90,000	\$30,000	-	-	-	-	\$225,000	\$6,000	-	-	-	\$353,880
CHURCH LANE (WEST OF CHURCH ST.)	\$300	\$20,000	-	-	\$6000	-	-	-	\$6,000	-	-	-	\$32,300
CHURCH LANE (VIEWING PLATFORM)	-	-	\$300,000	-	-	\$250,000	-	\$50,000	\$6,000	-	-	-	\$606,000

SECONDARY STREETS

	Demolition	Pathway works	Planting	Artworks	Thresholds	Viewing Platform	Furniture	Lighting	Signage	Footbridges	Outdoor Dining (pathway widening)	Pedestrian crossing	TOTAL
Streets													
TURNER ST.	\$500	\$29,000	\$40,000	-	-	\$40,000	-	-	-	-	-	-	\$109,500
VICTORIA RD.	\$16,320	\$293,760	\$60,000	\$150,000	-	-	-	\$840,000	\$45,000	\$1,500,000	-	-	\$2,905,080
BELMORE LANE	-	\$70,000	-	-	\$36,000	-	-	-	-	-	-	-	\$106,000
CHURCH LANE (WEST OF DEVLIN ST.)	-	\$16,000	-	-	\$24,000	-	-	-	-	-	-	-	\$40,000
BLAXLAND LANE	-	\$17,000	-	-	\$24,000	-	-	-	-	-	-	-	\$41,000
BELMORE ST.	\$10,080	\$151,200	\$35,000	-	-	-	-	\$600,000	-	-	-	-	\$796,280
DEVLIN ST. (BLAXLAND RD TO VICTORIA RD)	\$22,800	\$310,800	\$40,000	-	-	-	-	\$550,000	\$2,000	-	-	-	\$925,600
SUBTOTAL													\$11,018,620
20% CONTINGENCY													\$2,203,724
TOTAL													\$13,222,344

7

Implementation Plan

This section outlines a proposed program of planning, design and construction works that will support the long-term implementation of the recommendations made within this Public Domain Plan.

7.1 Introduction

The guiding visions and recommendations contained within this Plan form a basis from which detailed design works, public consultation, sponsoring / partnering arrangements, and funding sources may be established for the long-term implementation of public domain improvements.

Achievement of the objectives and measures identified in the Plan will require a coordinated management approach by City of Ryde, and on-going commitment to a program of construction, trialling, maintenance, review and improvement.

The staging and implementation of proposed works will be influenced by:

- availability and allocation of funding for maintenance and new works,
- formation of partnerships with representatives from the corporate sector and / or state and federal government organisations,
- community expectations and engagement,
- political and socio-economic forces at the state and local level,
- Council priorities, for example, the need to address risks and liabilities such as uneven pavement surfaces, and
- major construction works, such as the proposed redevelopment of the Top Ryde Shopping Centre and associated road works to Blaxland Road and Devlin Street.

7.2 Staging

A combination of short and long-term measures should be established for the implementation of public domain improvements. It is envisaged that short-term measures will address immediate priorities and form a basis for on-going or future works. Proposed measures include:

Short-term (1 - 3 years)

- Coordinate outcomes of this Public Domain Plan with the redevelopment of the Top Ryde Town Centre.
- Undertake a pilot project for paving and the selection of granite colour and finishes.
- Incorporate outcomes of this Public Domain Plan into Council's Local Environment Plan and Development Control Plan for the town centre to ensure consistent approaches and enforceable requirements for developers to contribute to the installation of public domain finishes at the frontage of new developments.
- Investigate traffic improvement and pavement widening options along Blaxland Road and Church Street to enable outdoor dining.
- Improve pedestrian amenity access and equity along key streets including Church Street, Blaxland Road, Tucker Street and Devlin Street by developing a detailed masterplan for the town centre that includes proposals for paving, lighting, outdoor dining and street tree planting.

- Undertake the preparation of a signage manual to guide the design and implementation of future signage throughout the public domain.
- Undertake the preparation of a lighting manual to guide the type and location of proposed lighting within the public domain.
- Undertake a tendering process to select a preferred contractor for the supply, installation and on-going maintenance of paving materials.
- Develop a paving policy for the town centre that establishes detailed locations for various paving treatments and contains details relating to material selection, supply and installation.
- Develop design concepts and documentation of key areas such as the public domain surrounding Top Ryde Shopping Centre and the associated Civic Centre, Blaxland Road and Church Street.
- Develop a public art installation plan and commission a major installation in a prominent area of the public domain, such as the civic precinct proposed to be adjacent to the Top Ryde Shopping Centre redevelopment.

Long-term (3 - 5 years)

- Design and document improvements to a key public area, such as the surrounds of Ryde Park, introducing secondary paving treatments and street tree planting.
- Implement traffic devices that encourage a pedestrian-friendly environment in Blaxland Road, including provision for outdoor dining.
- Implement measures for pedestrian linkages between Ryde Park, Ryde Public School and the Top Ryde Shopping Centre.
- Redevelop the Argyle Centre as a cultural precinct, including provision for outdoor dining.
- Design and document plans for the historic precinct around St Anne's Church and adjoining historic buildings in Church Lane and Turner Street that will include proposals for interpretive artworks, a lookout facility and paving and lighting works.