

Structure Plans

5

The Structure Plans form the basis for the Masterplan Options. They inform the desired outcome for movement, activity, open space and built form and take into account the community and council aspirations for West Ryde. Collaboratively, the Structure Plans are a detailed vision for West Ryde that all the Masterplan Options will deliver



Structure Plans

5.1 Concept

The leading concept for the Structure Plans identifies West Ryde as the nexus of three precincts. These precincts are connected by a series of ‘green-links’ and diverse open and civic spaces.



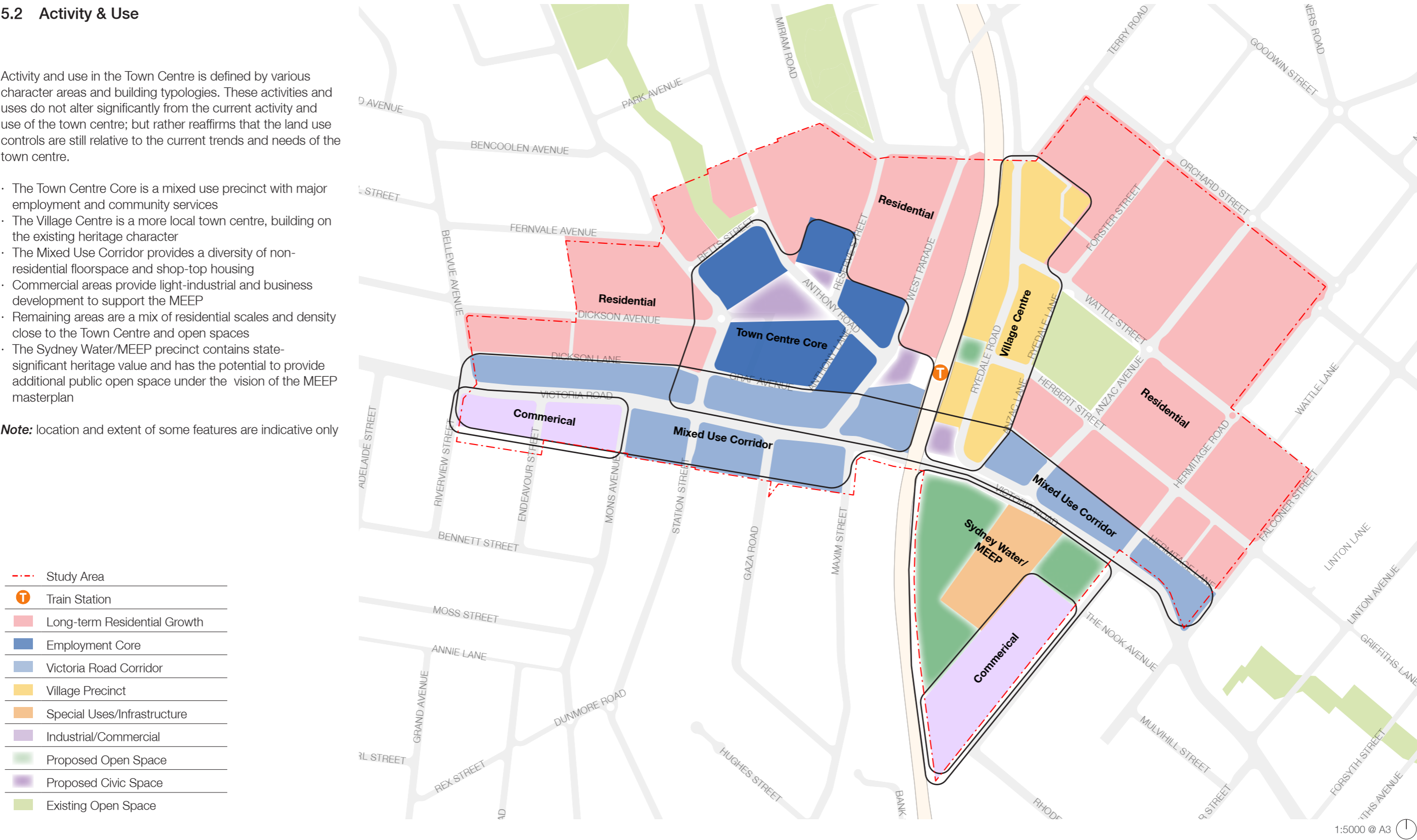
Structure Plans

5.2 Activity & Use

Activity and use in the Town Centre is defined by various character areas and building typologies. These activities and uses do not alter significantly from the current activity and use of the town centre; but rather reaffirms that the land use controls are still relative to the current trends and needs of the town centre.

- The Town Centre Core is a mixed use precinct with major employment and community services
- The Village Centre is a more local town centre, building on the existing heritage character
- The Mixed Use Corridor provides a diversity of non-residential floorspace and shop-top housing
- Commercial areas provide light-industrial and business development to support the MEEP
- Remaining areas are a mix of residential scales and density close to the Town Centre and open spaces
- The Sydney Water/MEEP precinct contains state-significant heritage value and has the potential to provide additional public open space under the vision of the MEEP masterplan

Note: location and extent of some features are indicative only



Structure Plans

5.3 Movement

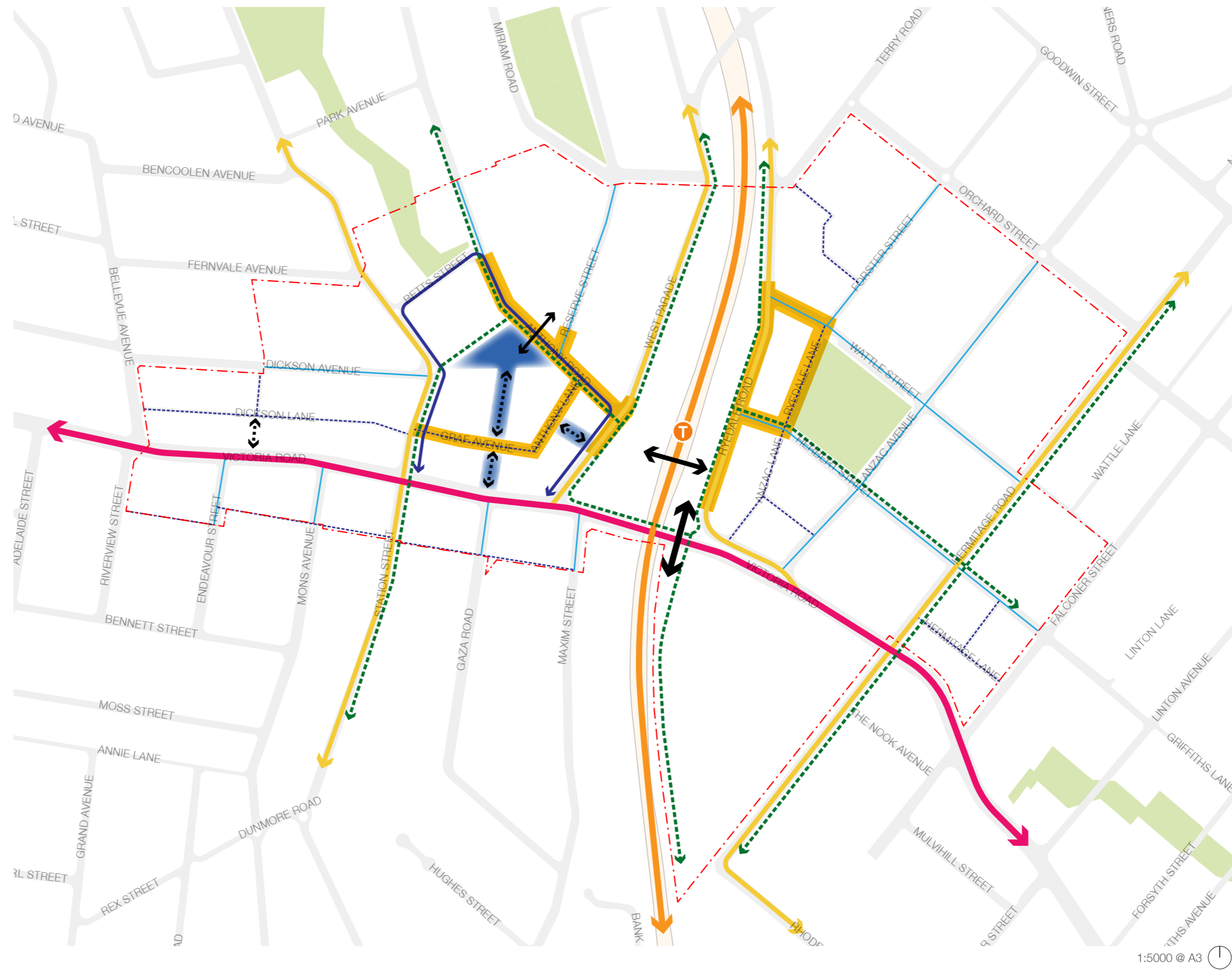
Movement throughout West Ryde could be defined by a series of secondary roads stemming from the primary route on Victoria Road. Some ideas for investigation are the use of local and service roads to provide for local businesses and service needs with a service loop around the Town Centre core providing controlled vehicular access.

A series of pedestrian priority zones could be investigated to help to define clear and safe areas for active transport movement between open and civic spaces and areas within the Town Centre. These ideas are yet to be tested and validated.

Intersections and road changes/upgrades are being explored as part of a Traffic and Parking study. The findings of this study will inform the final masterplan, and what local traffic arrangements are suitable to deliver on the vision for West Ryde

Note: location and extent of some features are indicative only

- Study Area
- Train Line / Station
- Primary Road
- Secondary Road
- Local Road
- Service Road
- Town Centre Service Loop
- Dedicated Cycleway
- Pedestrian Connection
- Arcade/Covered Connection
- Pedestrian Only Zone
- Pedestrian Priority Zone
- Existing Open Space



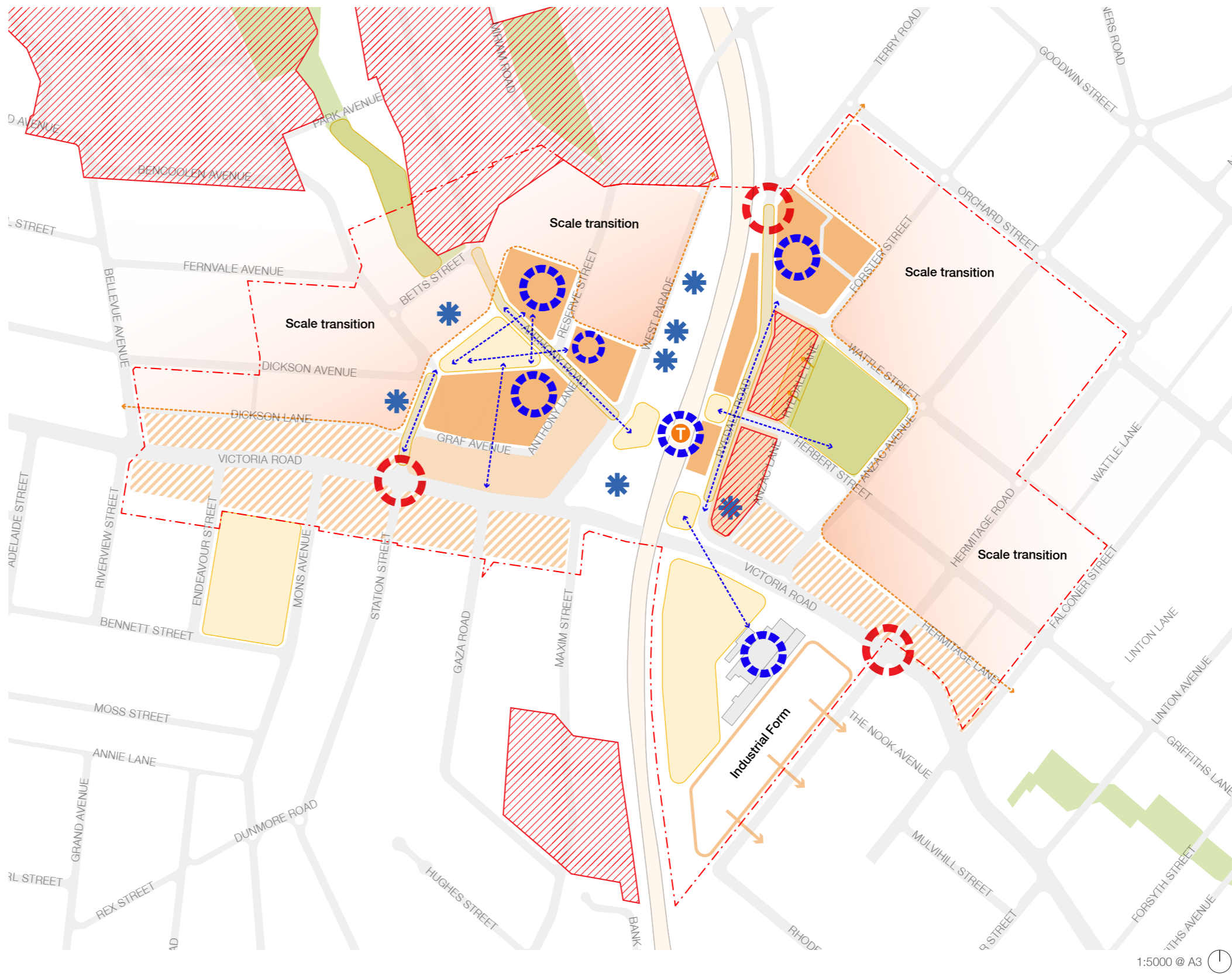
Structure Plans

5.4 Built Form Character

Built form character builds upon the existing fine-grain and heritage qualities present in the Town Centre, whilst also responding to a number of existing buildings that are relatively new and unlikely to be redeveloped. New buildings will maintain existing fine-grain characteristics and aid in legibility and permeability via gateways and built form markers. Higher scale development will primarily be located within the Town Centre Core and along the Victoria Road corridor. Transition of building height and scale will be managed in surrounding residential areas.

Note: location and extent of some features are indicative only

- Study Area
- Train Station
- Built Form Markers
- Gateways
- Existing/Approved Tall Buildings
- Heritage Conservation Area
- Industrial Interface
- Corridor Development
- Solar Protection Areas
- Existing Fine-grain
- New Fine-grain
- Height Transition
- Line of Sight Views



1:5000 @ A3

Structure Plans

5.5 Built Form Heights

Height and scale will transition up from the periphery of the Town Centre towards the Town Centre Core, west of the railway station. This will aid in creating legibility as to the location of the core activity areas of West Ryde and focus development in convenient and accessible locations. The proposed transition of heights also considers existing buildings that are relatively new and unlikely to be redeveloped (e.g. the Coles site) to respond sensitively to the existing built form and attempts to deliver a cohesive town centre.

Note: location and extent of some features are indicative only



Structure Plans

5.6 Open Space & Public Domain

The open space and public domain structure plan highlights a series of ‘green-links’ that could potentially connect the Town Centre and surrounding regions with diverse open and civic spaces and pedestrian friendly connections. New and improved open/civic spaces can be explored that fill the gaps in existing open space provision and rely on private landowners through the renewal process for providing some of these links or open/civic spaces. Those proposed within the Town Centre aim to provide a diverse range of spaces that can be adapted and used as required by the community.

Note: location and extent of some features are indicative only

- Study Area
- Train Station
- Green Link
- Investigate Potential Link
- Pedestrian Connection
- Arcade/Covered Connection
- Increased Street Tree Planting
- Existing Open Space
- Proposed Open Space
- Proposed Civic Space
- Investigate New O.S. Location
- Pedestrian Priority Zone
- Alfresco Dining
- Active Street Frontages
- Community Points of Interest
- Area NOT Within 400m of Existing Open Space



Structure Plans

5.7 Public Domain Aspirations

Council has heard from the community as part of the LSPS and draft West Ryde Revitalisation Strategy preparation that the following ideas are important to prevent the further decline of the town centre and to promote revitalisation:

- Improve pedestrian and cycle connections.
- Provide more and improved public space to promote social and cultural events and opportunities.
- Provide more trees and improve connections to surrounding open space.
- Create activated laneways and preserving the heritage and fine-grain character.
- Improve traffic, transport, and parking.
- Provide diversity in housing options, affordability, and built form.

These aspirations for the town centre were explored in the Open Space and Public Domain Structure Plan and the Movement Structure Plan. Some example photos of other town centres with these public domain outcomes are included here. These precedent photos explore the potential public domain opportunities in West Ryde should the final masterplan and resulting planning controls incentivise renewal for landowners. However, these improvements can only be delivered if the masterplan delivers planning controls that make redevelopment economically viable. As discussed in ‘Methodology’, the draft options prepared are constrained in the level of place improvements that can be delivered due to their response to community feedback to limit the amount of high-rise within the Town Centre.

Note: The exact extent and location of these elements would be determined through the masterplan options

‘Eat Street’ & Markets



Spice Alley, Chippendale



Night Winter Markets, Melbourne



Locations

- Graf Avenue
- Anthony Lane
- Market Street/Through Site Link
- Ryedale Lane

Green Links



Linear Park, Buffalo, New York



Constitution Avenue, Canberra



St John Boulevard, Barcelona

Locations

- Anthony Road
- Reserve Street
- Dickson Avenue
- Chatham Road
- Herbert Street
- Hermitage Road
- Sydney Water Site
- Station Street

Structure Plans

Laneways / Arcades



Santiago, Chile



Melbourne laneway



Liberty Place, Sydney

Active Street Frontages



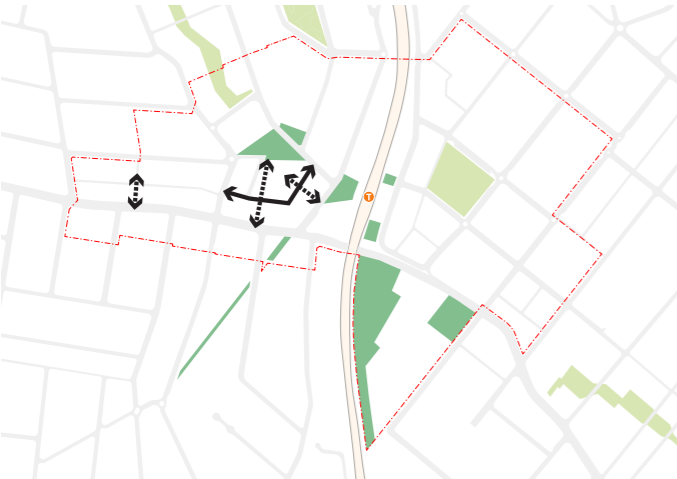
Surry Hills, Sydney



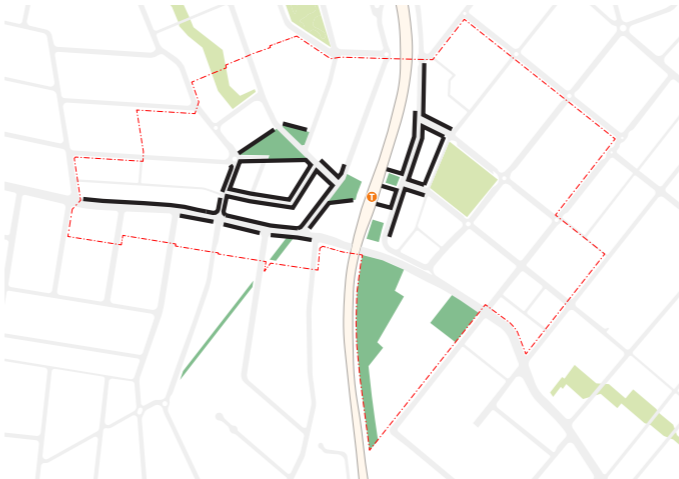
Kiaora Lane, Double Bay



Central Park, Chippendale



- Locations**
- Graf Avenue
 - Anthony Lane
 - Market Street
 - Existing and Proposed Arcades



- Locations**
- Graf Avenue
 - Anthony Lane
 - West Ryde Plaza
 - Chatham Road
 - Victoria Road
 - West Parade
 - Ryedale Road

Structure Plans

Diverse Open Spaces



Kaunas, Lithuania



Solvallsparken, Sweden



Anzac Park, West Ryde

Alfresco Dining



Verity Lane, Canberra



Bourke Street, Surry Hills



The Rocks, Sydney



Locations

- Proposed West Ryde Plaza Expansion
- Proposed Bus Interchange Upgrade
- Proposed Parks on Ryedale Road
- Proposed Sydney Water Site Areas
- Proposed Easement Link to S.E.
- Existing Darvall Park
- Existing Miriam Park
- Existing Anzac Park
- Existing Charity Creek Cascades



Locations

- Market Street/Through Site Link
- Graf Avenue
- Anthony Lane
- Ryedale Road
- Existing/Proposed Arcades
- Ryedale Lane

Structure Plans

Pedestrian Priority Zones



Mariahilfer Street, Vienna



Brighton, UK



Kensington Street, Chippendale

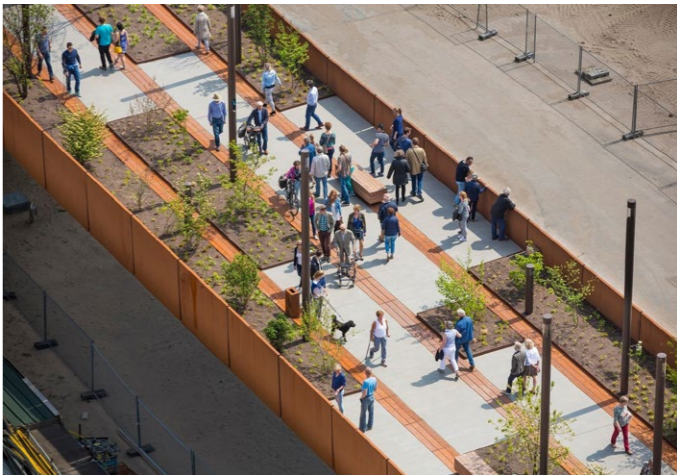
Locations

- Anthony Road
- Graf Avenue
- Anthony Lane
- Bus Interchange
- Ryedale Road
- Ryedale Lane

Bridge Connections



Torrens River Bridge, Adelaide



Railway Overpass, The Netherlands



Haifa, Israel

Locations

- Ryedale Road to Sydney Water Site
- Train Station Overpass

Structure Plans

Mode Separation



Japan



Bourke Street Cycleway, Surry Hills



Bourke Street Cycleway, Surry Hills

Locations

- Anthony Road
- Chatham Road
- West Parade
- Ryedale Road
- Herbert Street
- Hermitage Road

Creative Spaces



Community Garden and Education, New York



Sydney Art Month



Makerspace, Sydney

Locations (properties along)

- Graf Avenue
- Anthony Lane
- Ryedale Lane
- New Community Hub