



# CITY OF PARRAMATTA COUNCIL CENTRES REVIEW 2019

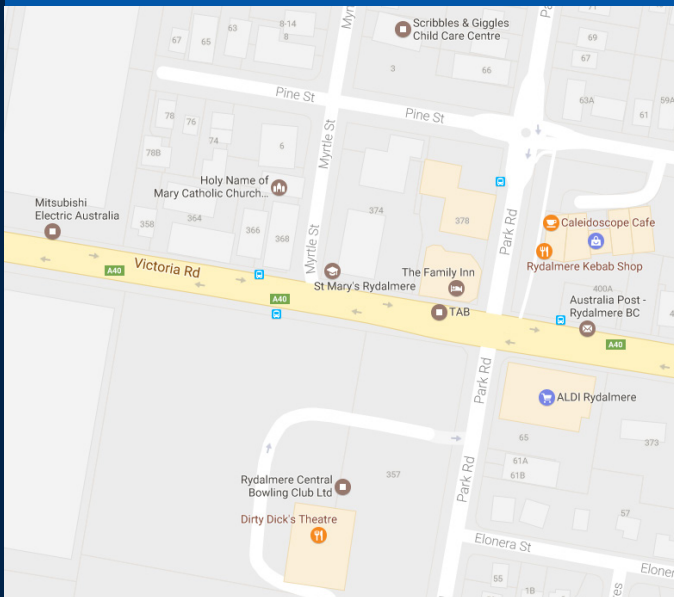
# VICTORIA AND PARK ROADS

CORNER VICTORIA AND PARKS ROADS, RYDALMERE  
DUNDAS WARD



## THE PLACE

This is a small centre close to residential housing and adjacent to Victoria Road. The centre is complimented by a small park with a children's playground. The centre is opposite a new Aldi supermarket and a hotel. The Council owned park has been rezoned to allow redevelopment of the whole precinct.



## ACCESSIBILITY

Victoria Road buses (regular service)  
Buses - Parramatta to City and Chatswood (regular service) 520 (unknown) : 521 (Eastwood): 523 (West Ryde): 525 (Burwood): M52 (Sydney CBD).



## CENTRES HIERACHY

Specialised Centre

Town Centre

Urban Village

Neighbourhood Centre

Local Centre

## COMMUNITY FACILITIES

- John Carver Reserve
- Rydalmere Park
- Hannibal Macarthur Park



## RECENT CAPITAL INVESTMENT

2018 - 2019 Centres Upgrade \$350,000



## DEMOGRAPHICS

- Between 2011 and 2016 Rydalmere experienced a 10% increase in population; from 6,663 to 7,433.
- In 2011, the largest age group (25%) was parents and homebuilders (35-49 year olds).



## ZONING

- B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use, R4 High Density Residential, R3 Medium Density Residential.



## PUBLIC DOMAIN ASSET CONDITION

73% of assets surveyed were rated as good and 27% of assets surveyed were rated average.



## BUSINESS ACTIVITIES

10 shops: 1 vacancy  
Vacancy percentage: 10%

Hairdresser, Takeaway, Real Estate Agent, Restaurant, Coffee, massage shop, video production shop



## CLEANSING SURVEY

Cleanliness rating of centre and assets



2017 - Good



2019 - Average

## WHAT WE CARE ABOUT

Your community ranked these as their top three attributes contributing to positive local place experience:

RANK	ATTRIBUTE	% OF PEOPLE
#1	Cleanliness of public space	67%
#2	Elements of the natural environment (views, vegetation, topography, water etc.)	64%
#3	Sense of safety (for all ages, genders, day/night etc.)	61%

