



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.



CENTRES HIERACHY

Specialised Centre

Town Centre

Urban Village

Neighbourhood Centre

Local Centre

COMMUNITY FACILITIES

- Immediately adjacent to John Carver Reserve
- Rydalmere Public School
- Rydalmere Bowling Club
- 10 minutes walk to Rydalmere Ferry Wharf



BUSINESS ACTIVITIES

11 shops: 0 vacancies
Vacancy percentage: 0%

- doctors, dresser
- take away • café
- real estate • massage
- bottle shop • retail
- hair



CLEANSING SURVEY

Cleanliness rating of centre and assets



2015 - Good



2017 - Good

RECENT CAPITAL INVESTMENT

No recent investments in the last 5 years.



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.



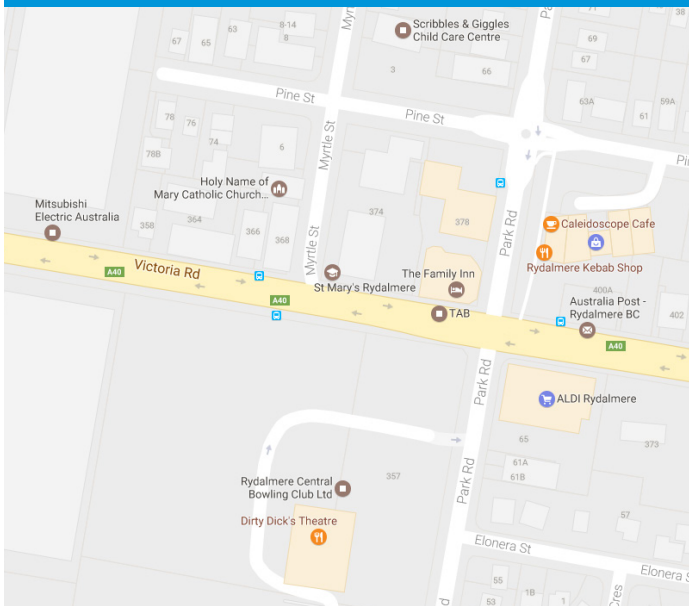
PUBLIC DOMAIN ASSET CONDITION

80% of assets surveyed were rated as good, and 20% were rated as average.



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).



WHAT WE CARE ABOUT

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

RANK	ATTRIBUTE	% OF PEOPLE ¹
#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%

