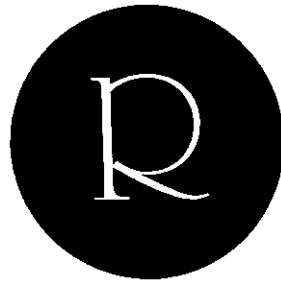


North Ryde Industrial Area



City of Ryde

INTRODUCTION

The North Ryde Industrial Area is regarded as one of the finest, high technology industrial estates in Australia.

To examine the success of the development of the area, it is necessary to consider the planning history of the area, the original concept for its development and the development control standards which have all been an integral part of its evolution.

PLANNING HISTORY

In the 1940's Ryde was at the western edge of the Sydney Metropolitan Area. North Ryde was the market garden area for the city and land holdings were comparatively large with allotments ranging in area from 1 to 2 hectares.

In 1946, the Local Government Act was amended to make provision for town planning and, in 1951, the North Ryde area was included in a "Green Belt" zone under the County of Cumberland Planning Scheme, a scheme which covered the whole of the Sydney Region.

The purpose of the "Green Belt" was to contain the expansion of the Metropolitan Area. However, it was not long before the growing demand for residential, commercial and industrial land within the close proximity to the city led to erosion and eventual abandonment of the "Green Belt" principle.

In fact, the first large release of land occurred in 1961, some ten years after the County Scheme came into operation. One of the first industrial releases in North Ryde occurred in 1965.

With Sydney's population growing westward, a third University, Macquarie University, was proposed to be established in the North Ryde area and the University commenced its operations in 1968.

CONCEPT

The underlying principle of the development of the North Ryde Industrial Area was based on an American concept of an industrial area surrounding the Stanford University in San Francisco.

The concept provided for the interaction of industries and the University, resulting in the education of students qualified in the fields which best serve those industries. The industries financially support the University and research facilities of both the University and the industries are utilized in the training of students and employees of those industries.

This concept of University/industry interaction for the development of the North Ryde Industrial Area was adopted and stringent planning controls to regulate intended uses and the physical development of the area were set.

USE RESTRICTIONS

In 1965, the only industrial uses which were permissible within the North Ryde Industrial Area were industries which were compatible with and had an affinity with the curricular activities which were to be carried on at Macquarie University, which was, at that stage, in the process of being established.

At that time, the Planning and Environment Commissions of N.S.W. was the authority responsible for determining the compatibility of industries and there were no published guidelines to establish the suitability of industries.

This altered in October, 1972 when the Commission transferred the responsibility to Council to determine compatibility and, in so doing, set the following criteria.

The industries were required to:

- 1 be a light industry;
- 2 be based on a scientific process; and
- 3 include in their activities, facilities for scientific research and development.

Consequently, a large proportion of the industries which have been established are science or technology based, such as pharmaceutical, electronics, publishing and computer industries.

The Ryde Planning Scheme which came into force in June, 1979 and the provisions of which now supersede previous controls, defines permissible industries as light industries which involve the carrying out, on the land upon which the industry is carried out, of scientific research and scientific development as an integral aspect of those industries.

DEVELOPMENT CONTROL STANDARDS

The development standards, which have been used since 1965, provided the following development control standards:

<u>Site Coverage</u>	:	Maximum	35%
<u>Setbacks</u>	:	Main Roads	30m
		Other Roads	15m
		Side boundaries	15m

Parking : At least one car space per two employees.

Landscaping : Required for curtilage of building and parking areas.

Additionally, the Ryde Planning Scheme now provides development standards for:

Parking : At least one car space per 46m² of floor space or one space per two employees, whichever is the greater of the two requirements.

Floor Space Ratio : Maximum 1:1

A result of these development control standards was that only large tracts of land, i.e. multiples of the original 1 to 2 hectare holdings, were capable of development and, consequently, the fine quality of industrial development as is evident, emerged.

As a further consequence, the area attracted the large prestigious industrial companies who enhanced their corporate image by the standard of development which they undertook in the area.

At the time of original release of land in 1965, it was thought that development may not proceed at a reasonable rate and in attempt to distract likely land speculators, it was mandatory for owners of applicant for approval, to enter into an agreement with council to commence the development within a specific period, generally two years.

The land was not sewered at the time of release and developers were required to make satisfactory financial agreements with the Water Board for the provision of water and sewerage facilities to the site prior to obtaining approvals to develop the land.

APPLICATION OF CONTROLS

In respect to the restrictions on industrial uses to be permitted in this area, Council has been required to defend its decisions on the suitability of uses both at the Local Government Appeals Tribunal and the Supreme Court of New South Wales.

Council has been successful in all these challenges.

Despite pressures to vary the development control standard for the area, Council has maintained those controls since their inception.

GENERAL

As Macquarie University received Government funding for its academic and research programs, the University has had limited control over its own destiny. Due to the manner in which the University has developed, the original concept of University/industry interaction has not occurred as was envisaged in the original concept for the development of the area.

The University's curriculum has, in the past, been mainly directed toward the humanities, law, earth sciences and arts, all of which have limited association with industry.

However, with stringent use controls originally adopted, prestigious science based industries were established in the area. The establishment of these industries attracted similar and complementary industries, and, towards the middle of the 1970's, the area being self-generating with ever-increasing affinity between the industries on the area.

More recently, the University has developed considerable strength and balance across the complete spectrum of the humanities, social sciences and "hard" sciences.

The most recent teaching initiative has been the development of a range of technology degree programs in biotechnology, atmospheric sciences, opto-electronics and information technology which will culminate in the awarding of a Bachelor of Technology. The programs commenced in 1990.

Recognition of the high standard of research undertaken at Macquarie University is reflected in the recent establishment of several additional research centers. These research centers include the Commonwealth Special Research Centre for Lasers and Applications, the National Centre for English Language Teaching and Research and the Centre for Studies in Money, Banking and Finance.

Another major initiative from Macquarie University has been its proposal to develop a Research and Development Park. Essentially, this will be a center for pure and applied research utilising the combined skills and resources of the University, industry and public instrumentalities.

In the 25 years since the University/industry concept was first promoted for North Ryde, there have been considerable changes in education, research, technology and industry. The North Ryde Industrial Area is now the principal location for private sector involvement in the research and education function which Ryde has developed. Business oriented educational institutions such as the Australian Film, Television and Radio School and the Graduate School of Management have broadened the range of specialist training courses available to satisfy the contemporary needs of industry. Expansion of the operations of the C.S.I.R.O. and other research organizations has reinforced the pre-eminent role of North Ryde in research.

North Ryde through Macquarie University, the industrial area and other research and education centers has attained an international and domestic reputation for excellence in

several areas of education, research and the application of technology. This reputation will be enhanced through the future development and specialization of institutions and industries.

Those industries and activities which will benefit from the continued growth of research and education at North Ryde include:

- Laser Technology and Applications
- Information Technology
- Media Production
- Language, Linguistics and Communication
- Teaching Methods of Technology
- Management and Corporation Training
- Finance and Banking
- Biological Sciences and Health
- Food Production, Food Processing and Nutrition
- Earth Sciences and Environmental Management
- Building Technology, Materials and Construction.

The North Ryde Industrial Area has attained a unique position as the foremost center for technology based industry in Australia, a position that will be maintained and strengthened in the future.

TABLE

Column I	Column II	Column III	Column IV	Column V
Zone and colour or indication on scheme map.	Purposes for which buildings or works may be erected or carried out or used <u>without</u> the consent of the responsible authority.	Purposes for which buildings or works may be erected or carried or used <u>subject to</u> such conditions as may be imposed by the responsible authority.	Purposes for which buildings or works may be erected or carried out or used <u>only with</u> the consent of the responsible authority.	Purposes for which buildings or works <u>may not</u> be erected or carried out or used.
(d) Industrial Special (University). Purple with dark red edging and lettered 4 (d).	Dwelling-houses used in conjunction with an industry referred to in this column and situated on the same land as the industry; laboratories; scientific and educational research establishments; industries referred to in Schedule 6; film and television schools; open space; utility installations (other than gas holders or generating works).	Any purpose other than those referred to in Column IV.

SCHEDULE 6.

Clause 22.

An industry –

- (a) which involves the carrying out, on the land upon which the industry is carried out, of scientific research and scientific development as an integral aspect of that industry; and
- (b) which does not interfere with the amenity of the neighbourhood by reason of the industry creating noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, waste water, waste products, grit, oil or otherwise.