

August 1998

URBAN VILLAGES IN RYDE

Council pursues Urban Village vision

Ryde City Council has embarked on ambitious urban development and renewal program to ensure that the future development of the City is more environmentally sustainable.

Ryde's Urban Villages Strategy is about steering population and employment growth into existing commercial and employment centres which are accessible to high frequency public transport.

What is an Urban Village?

The expression "urban village" is a term to describe a place in the city which has all the characteristics of a village.

Largely as a response to managing public health and amenity, in the early part of the twentieth century our cities traditionally developed with residential, recreational, educational and work environments separated through separate land use 'zones'.

An urban village approach to controlling development seeks to combine all these activities making them more accessible within a single centre which is well served by public transport.

An urban village is an urban precinct located around a high frequency public transport node or interchange incorporating:

- a mix of land uses, including retail, commercial, employment, residential and leisure;
- attractive and well used public spaces;
- a safe and convenient pedestrian environment;
- urban design elements which promote community pride and identity.

The strategy is designed to create centres which:

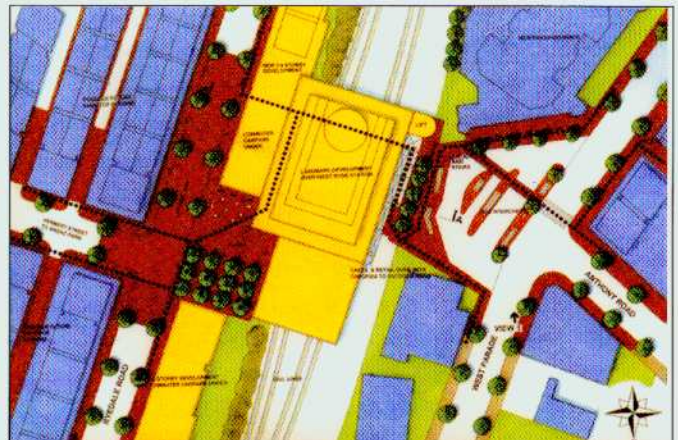
- ⇒ have a mix of land uses with easy access to public transport;
- ⇒ are vibrant, viable and profitable centres of business;
- ⇒ are specifically designed for the use and enjoyment by pedestrians;
- ⇒ allow for convenient access between work, home, shopping and leisure;
- ⇒ have attractive parks, spaces and footpaths which are well used;
- ⇒ contains new development which incorporates ecologically sustainable development principles.

A Network of Villages

In time, the Urban Villages Strategy will be applied to 2 urban village networks in the City of Ryde.

The first network incorporates the centres of West Ryde, Meadowbank, Top Ryde, Eastwood and Gladesville. Council is in the process of developing master plans for these centres.

A second network will be centered on the North Ryde Industrial Area, also known as Macquarie Park. Urban village style development can be accommodated in this area when the Parramatta to Chatswood rail link is constructed.



Total Communities

Ryde's urban villages will accommodate a full range of housing types, allowing single people, couples and families to live in an area with excellent access to work, leisure and services.

The construction of new housing in these centres will also be a key factor in expanding the market for local businesses in centres, in turn making them more viable and redressing the trade lost to the large regional shopping centres.

Council will also encourage the establishment of more local services in these centres, including restaurants, cafes, leisure and entertainment facilities, community facilities and community meeting places such as churches.



Sustainable Communities

Increased public transport use is a key strategy in effecting reduction in overall air pollution through motor vehicle use.

Locating further residential and employment development in the City of Ryde cannot be sustained on social and environmental grounds without improvements to public transport.

The Urban Villages Strategy seeks to focus new development in locations which have existing or proposed public transport services. Public transport service can only be improved with more people living and working around transit stops.

Also, in the control of new development in urban villages, Council will encourage energy-efficient building design.

A Redevelopment and Renewal Ethos...

Many of Ryde's centres comprise fragmented land ownership and narrow building allotments.

While buildings in the centres are nearing the end of their economic life, these conditions render the task of redeveloping and renewing these centres as very difficult.

In recognition of this, Council's planning instruments are designed to encourage adaptive re-use of existing buildings and new building development, through:

- ⇒ permitting additional floor space in return for the provision of public spaces and amenities;
- ⇒ relaxing car parking controls as means of encouraging favoured land uses (e.g. restaurants, dwellings)

Council seeks to build working partnerships with high quality builders and designers to achieve the urban villages goals.

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**NEXT STEPS NEXT STEPS NEXT STEPS
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- 1. The City's Residential Development Strategy will be reviewed incorporating the Urban Villages Strategy.**
- 2. Development Master Plans for West Ryde, Top Ryde, Eastwood, Meadowbank, Gladesville and Macquarie Park/North Ryde will be completed by 1999.**
- 3. New local environmental plans and development control plans will be developed following completion of the Master Plans.**
- 4. Ryde City Council will continue to advocate an early commencement of construction of the Parramatta-Chatswood railway as a primary**

FURTHER ENQUIRIES

Further enquiries on the City's Urban Villages Strategy can be directed to Mr Greg New at Ryde City Council on 9952 8185.