

**ATTACHMENTS FOR: AGENDA NO. 6/19  
COUNCIL MEETING**

**Meeting Date:** Tuesday 25 June 2019  
**Location:** Council Chambers, Level 1A, 1 Pope Street, Ryde  
**Time:** 7.00pm

**ATTACHMENTS FOR COUNCIL MEETING**

**Item**

**9 PLANNING RYDE: DRAFT LOCAL STRATEGIC PLANNING STATEMENT**

Attachment 7 Town Centres Structure Plans (Attachment 6)

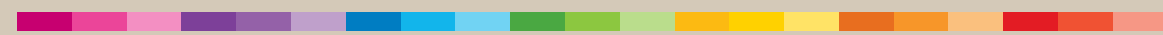


# PLANNING RYDE

Draft Local Strategic Planning Statement 2019

Attachment 6 Town Centres Structure Plans

 City of Ryde



Lifestyle and opportunity @ your doorstep

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## 1.0 Eastwood Town Centre

### 1.1 Desired Future Character

#### Eastwood will be:

- a centre with a 'sense of place' drawn from its cultural diversity and traditional built form and character
- a vibrant centre for cultural events and night time activity, building on its reputation as a centre for dining and locally owned shops and services
- a compact, mixed-use centre with easy and convenient access to bus and train services
- an important local shopping centre with a high level of expenditure and employment and a range of community services and amenities
- an exemplar for water management within a town centre
- a centre with diverse housing opportunities.

### 1.2 Strategic Priorities (refer Structure Plan)

#### Housing

A1. Encourage urban renewal for older building stocks & opportunity sites.

#### Open space / public domain

- B1. Create new open/civic space.
- B2. Expand / upgrade existing open/civic space.
- B3. Investigate opportunity to extend pedestrian mall.
- B4. Upgrade existing pedestrian mall.

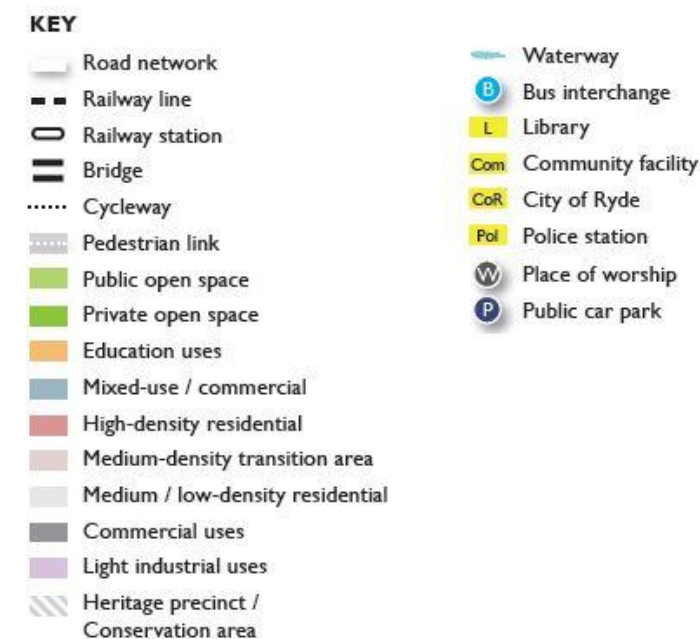
#### Transport & traffic

- C1. Create new pedestrian links as part of future development.
- C2. Upgrade existing pedestrian tunnels.
- C3. Provide new pedestrian links following existing easement.

#### Infrastructure

- D1. Create new active transport links.
- D2. Upgrade existing car parking facility.
- D3. Redevelop existing Council car park into community facility.
- D4. Provide a potential new car parking facility.
- D5. Manage flood risk.
- D6. Upgrade existing library.
- D7. Investigate opportunity to provide indoor recreation & a new plaza in future community facility.

### 1.3 Eastwood Future Structure Plan





## 2.0 Gladesville Town Centre

### 2.1 Desired Future Character

Gladesville Town Centre will evolve into a socially and economically successful mixed-use town centre. Upgrades to the public domain will improve pedestrian amenity and connectivity to support the shopping strip on Victoria Road.

Key sites will be encouraged to develop as a catalyst for change and to deliver new community benefits.

A cohesive built form and landscaped public domain will provide improved amenity while also building on the historical elements of the centre.

A series of connected public domain spaces will be developed as part of a safe convenient pedestrian network. These spaces will be well lit and designed to provide opportunities for night time activity.

Shared parking will be provided within mixed-use development and community facilities integrated into the centre.

### 2.2 Strategic Priorities (refer Structure Plan)

#### Housing

A1. Encourage urban renewal for older building stocks & opportunity sites.

#### Open space / public domain

- B1. Create new open/civic space.
- B2. Expand / upgrade existing open/civic space.
- B3. Investigate opportunity for public recreation.
- B4. Improve pedestrian environment to create 'Green Street' links.
- B4. Create a tree-lined boulevard along Victoria Road.

#### Transport & traffic

- C1. Create new pedestrian links as part of future development.
- C2. Create new street for rear access and improve traffic circulation.
- C3. Provide new pedestrian links following existing easement.

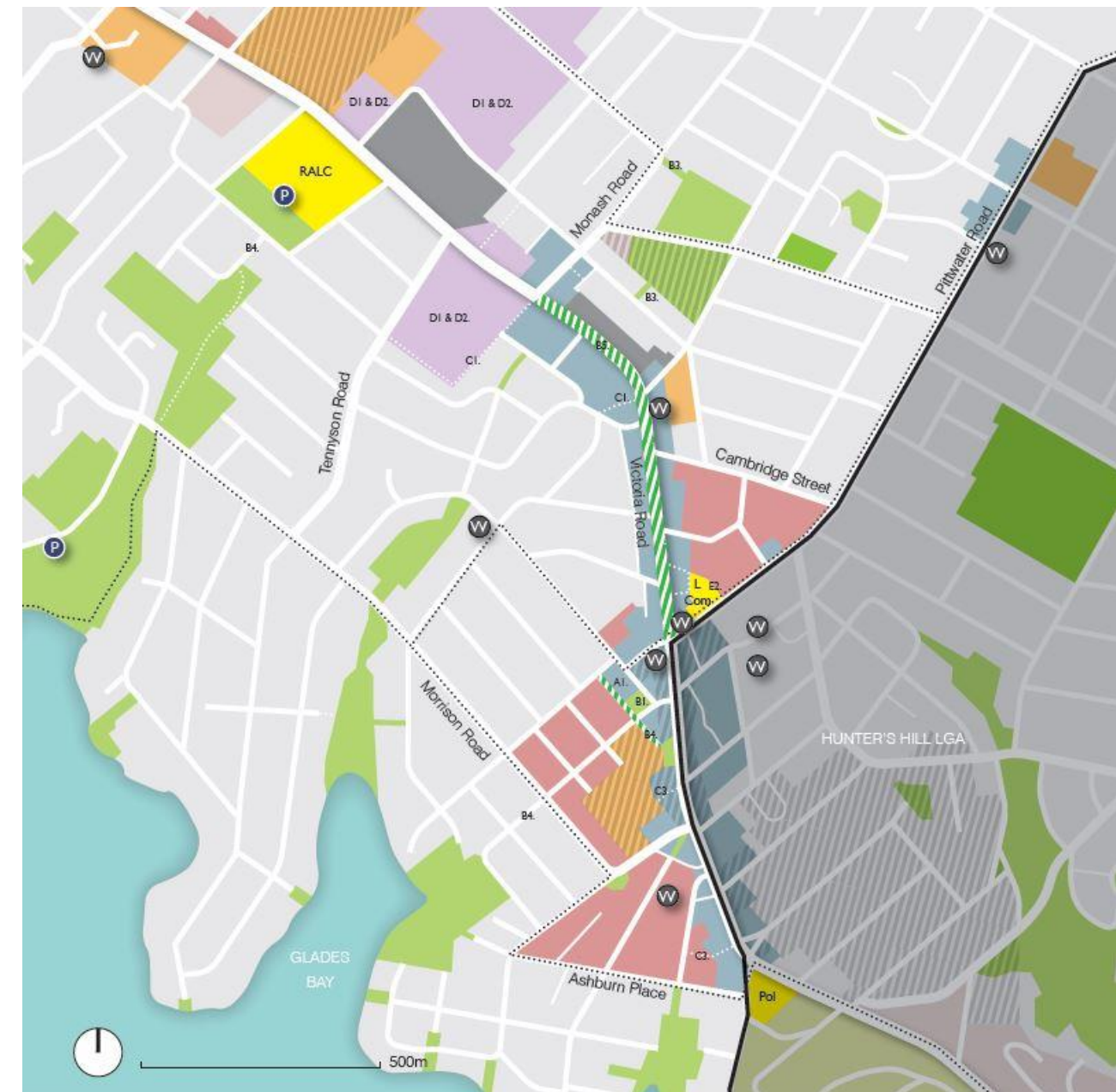
#### Retail / commercial

- D1. Encourage creative enterprise in Light Industrial areas.
- D2. Encourage indoor recreation in Light Industrial areas.

#### Infrastructure

- E1. Create new active transport links.
- E2. Investigate potential to upgrade existing library and provide additional community facilities.

## 2.3 Gladesville Future Structure Plan



#### KEY

Road network	Education uses	Waterway	Place of worship
Railway line	Mixed-use / commercial	Bus interchange	Public car park
Railway station	High-density residential	Library	
Bridge	Medium-density transition area	Community facility	
Cycleway	Medium / low-density residential	City of Ryde	
Pedestrian link	Commercial uses	Police station	
Public open space	Light industrial uses	'Green Link' street/road	
Private open space	Heritage precinct /		

### 3.0 Shepherds Bay, Meadowbank

#### 3.1 Desired Future Character

Meadowbank will continue to evolve as a Transit Oriented Development (TOD) with higher density housing within a five-minute walk of the train station and ferry wharf, in a desirable riverfront location.

Much of the centre has been recently developed, remaining sites will need to ensure that an appropriate mix of uses support the precinct. Infrastructure improvements will increase safety, manage traffic flow and improve access to open space and services. In particular, the Meadowbank Education Precinct will new school and revitalised TAFE facilities with supporting open space also accessible and connected to the residential precinct. Meadowbank will complement strategic employment centres at Macquarie Park, Rhodes Olympic Park and Parramatta.

#### 3.2 Strategic Priorities (refer Structure Plan)

##### Housing

A1. Encourage urban renewal for older building stocks & opportunity sites.

##### Open space / public domain

B1. Create new open/civic space after school relocation.

B2. Expand existing open/civic space.

B3. Investigate potential site for expansion of public recreation.

B3. Investigate potential site for private recreation.

##### Transport & traffic

C1. Create new pedestrian links.

C2. Upgrade existing bridge to improve access for people and cars.

C3. Continue to widen Porter Street.

##### Retail / commercial

D1. Enhance high street vitality & address shop vacancy.

##### Infrastructure

E1. Create new active transport links.

### 3.3 Shepherds Bay, Meadowbank Future Structure Plan



#### KEY

	Road network		Waterway
	Railway line		Bus interchange
	Railway station		Library
	Bridge		Community facility
	Cycleway		City of Ryde
	Pedestrian link		Police station
	Public open space		Gallery
	Private open space		Place of worship
	Education uses		Public car park
	Mixed-use / commercial		Ferry wharf
	High-density residential		
	Medium-density transition area		
	Medium / low-density residential		
	Commercial uses		
	Light industrial uses		
	Heritage precinct / Conservation area		



## 4.0 West Ryde Town Centre

### 4.1 Desired Future Character

A new identity and attractive character is planned for the West Ryde Town Centre.

Improvements to key public domain areas will see the creation of a series of 'green links', which extend both towards and through the core of the Town Centre. The core will become a pedestrian-priority environment. Existing open spaces will be enhanced, offering increased amenity to surrounding residential development.

New developments and increased densities will be focused at the core and in areas of high pedestrian activity such as public transport nodes and open space areas. To the west of the station, the centre will take on a mixed use and civic village character with shopping centre retail, a central plaza, and surrounding community service facilities. To the east of the station the heritage character will be retained, with improvements to pedestrian amenity and improved connectivity to Anzac Park encouraging greater activation.

### 4.2 Strategic Priorities (refer Structure Plan)

#### Housing

- A1. Encourage urban renewal for older building stocks & opportunity sites.
- A2. Provide transition between Town Centre & low-density residential areas.

#### Open space / public domain

- B1. Activate edges of Anzac Park.
- B2. Create new open/civic space as part of future development.
- B3. Expand existing open/civic space.
- B4. Improve pedestrian environment to create 'Green Street' links on Anthony Road and Herbert Street.
- B5. Investigate potential site for public recreation.

#### Transport & traffic

- C1. Increase frequency of passenger train services & increase capacity of freight trains.
- C2. Create new pedestrian links.
- C3. Create new laneways to enable service & rear access.
- D3. Expand mixed-use zone

#### Retail / commercial

- D1. Enhance high street vitality & address shop vacancy.
  - D2. Extend commercial strip along Victoria Road.
- EMPLOYMENT

- E1. Retain urban services (employment lands).
- E2. Promote creative enterprises.
- E3. Encourage indoor recreation in Light Industrial areas.

#### Infrastructure

- F1. Develop a new Education Precinct.
- F2. Create new active transport links.
- F3. Expand & improve community facilities.
- F4. Upgrade existing public school.
- F5. Investigate opportunity for a new pedestrian bridge.
- F6. Investigate purchase of site for future social infrastructure.

### 4.3 West Ryde Future Structure Plan



## 5.0 Top Ryde

### 5.1 Desired Future Character

Ryde Town Centre will be a vibrant, attractive and safe place to live, work, visit and invest, with a diversity of public spaces and opportunities for leisure, learning, shopping and business that reinforce the role of Ryde Town Centre as the civic and commercial hub of the City of Ryde.

The centre will be enlivened by outdoor dining, as well Council’s main library, and opportunities for diverse community driven arts and culture. It will consist of the civic precinct, the shopping centre and mall, the main street, the heritage precinct, and recreational opportunities centred on an expanded Ryde Park. It will be supported by shop top housing, and by mixed use developments.

### 5.2 Strategic Priorities (refer Structure Plan)

#### Housing

A1. Encourage urban renewal for older building stocks & opportunity sites.

#### Open space / public domain

- B1. Create new open/civic space.
- B2. Expand existing open/civic space.
- B3. Improve pedestrian environment to create ‘Green Street’ links.
- B4. Investigate potential site for public recreation.
- B5. Improve night time safety for pedestrians.
- B6. Enhance public domain character of St Annes Heritage Precinct.

#### Transport & traffic

- C1. Create new pedestrian links as part of future development.
- C2. Realign Blaxland Road and improve its intersection with Parkes Street.

#### Retail / commercial

- D1. Enhance high street vitality of Church Street & Blaxland Road.
- D2. Investigate potential to create indoor recreation facility on Church Street.

#### Infrastructure

- E1. Create new active transport links.
- E2. Improve existing bus facility.

### 5.3 Top Ryde Future Structure Plan



**KEY**

Road network	Waterway
Railway line	Bus interchange
Railway station	Library
Bridge	Community facility
Cycleway	City of Ryde
Pedestrian link	Police station
Public open space	Museum
Private open space	Place of worship
Education uses	Public car park
Mixed-use / commercial	
High-density residential	
Medium-density transition area	
Medium / low-density residential	
Commercial uses	
Light industrial uses	
Heritage precinct / Conservation area	



## 6.0 Macquarie Park

### 6.1 Desired Future Character

Macquarie Park will mature into a premium location for globally competitive business with strong links to the university and research institutions. It will become a vibrant, accessible CBD that balances work, recreation and entertainment.

Macquarie Park will be characterised by a high-quality, well-designed, safe and liveable environment that reflects the natural setting, with three accessible and vibrant train station areas providing focal points.

Housing will be focused in the Urban Activation Precincts (North Ryde Station Precinct and Macquarie University Station Precinct) providing opportunities for people to live and work in the area and supporting services and events that will bring vibrancy to the area beyond office hours.

### 6.2 Strategic Priorities (refer Structure Plan)

#### Housing

A1. Encourage urban renewal for older building stocks & opportunity sites.

A2. Increase housing supply & choice.

#### Open space / public domain

B1. Create new open/civic space.

B2. Create linear parks on both sides of Waterloo Road.

B3. Investigate potential site to enhance access to public recreation.

B4. Develop the Christy Park Sports Precinct.

B5. Investigate potential site for active recreation.

#### Transport & traffic

C1. Provide new pedestrian links in the commercial centre to create a fine-grained network.

C2. Investigate provision of new road for rapid bus services.

#### Retail / commercial

D1. Encourage creative enterprise in Light Industrial areas.

D2. Encourage indoor recreation in Light Industrial areas.

#### Environment

E1. Environmental conservation of Sydney Turpentine-ironbark forest along Epping Road.

E2. Environmental conservation of significant vegetation along creeklines.

E3. Protect existing significant trees.

#### Infrastructure

F1. Create new active transport links.

F2. Provide new social infrastructure as part of new development.

## 6.3 Macquarie Future Structure Plan

