



PART

3

LIVEABILITY



3.1 Housing supply, affordability, diversity and amenity

3.1.1 Vision

The housing needs and expectations of the City of Ryde community will be met through the provision of a range of housing types including affordable housing.



Putney Hill and surrounds

3.1.2 Context

Housing provides shelter, safety and security and is a fundamental human need.

A lack of affordable or available housing may also affect peoples' health and well-being. When housing choices are limited people may suffer from financial stress and a lack of certainty. Long-term residents may have close links with the local community and not wish to relocate due to changes in circumstances.

Housing affordability can also have transport implications as workers on lower incomes may be required to live further away and commute longer distances to work. This can create a strain on the economic strength of Ryde and the infrastructure requirement to cope with a high proportion of commuters. The 2016 census indicated that over 80 per cent of workers in Ryde live outside the LGA and travel to the area for work.

A range of workers are required to support the viability of commercial and industrial uses in the City. Supplying an appropriate range of housing choice can have a positive impact on local economic conditions by providing local workers with the opportunity to live locally. Providing the right mix and availability of housing can offer more options to residents and workers in the Ryde area.

In 2010, the City of Ryde undertook a targeted community and stakeholder consultation program to better understand the community's needs. This included meeting with a number of City of Ryde advisory committees and a series of public information and community consultation meetings.

As a result of this consultation, the 2010 substantive review of the Ryde Local Environment Plan (LEP) provided strategies that addressed:

- housing diversity, affordability and growth
- compact, sustainable and well-designed centres that are supported by public transport, community facilities and services including:
 - » Gladesville
 - » Ryde
 - » Shepherds Bay
 - » Eastwood
 - » West Ryde
- Macquarie Park
- the employment capacity in Macquarie Park
- the Urban Services lands in West Ryde and Gladesville industrial areas
- protection of heritage assets
- protection of environmentally sensitive lands and assets.

A comprehensive LEP amendment was brought into effect in 2014. Other LEP amendments where delivered by NSW Government and include North Ryde Station Priority Precinct and Macquarie University Station Priority Precinct.

Further housing context is provided in 2.1.2 Context.

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Ryde is experiencing one of the highest rates of growth in Greater Sydney relative to population.

3.1.3 Key challenges

- The Metropolitan Strategy requires planning for housing to encourage the renewal of centres, and to ensure new housing is delivered in locations close to jobs, transport and services.
- The North District Plan requires the City of Ryde to plan for the delivery of 7,600 new homes by 2021.
- The City of Ryde can, through past planning control amendments and strong growth, meet the short-term dwelling target provided in the North District Plan. However, the 10 to 20-year dwelling targets need to be set so that the housing diversity needs of the current and future community can also be met in the longer term.
- Delivering infrastructure that supports Ryde's residential communities, and meets the needs and expectations of the community.
- The Impacts of the Low Rise Medium Density Housing Code will be managed to ensure a balance between maintaining valued local character and providing appropriate opportunities for medium density outcomes.
- Forty-six per cent of dwellings in Ryde are separate detached homes. Recent dwelling growth in the City of Ryde has been dominated by high-density development and since 2014, growth in medium-density development has also increased. While the trend towards housing diversity is encouraging, more can be achieved.



Low density residential development

3.1.4 Targets

The following targets will guide future developments, Council policies and programs.



The North District Plan's 2021 dwelling target of 7,600 will be met.



A City of Ryde Housing Strategy will be completed by 2020 addressing Planning Priorities H1-H7.



In accordance with Council's adopted Affordable Housing Policy, five per cent of new homes delivered by 2031 will be affordable housing. Note: delivery is guided by feasibility.



Increase the proportion of the population within 400 meters of public transport connections and active transport / regional routes.



Increase the proportion of the population within 400 meters of public open space greater than 1,500m².



Local schools will meet the demand of population growth and changing demographics.



95 sqm of community space will be provided per 1,000 people. Council's Halls and Facilities Strategy will outline how current facilities and delivery of additional facilities will assist in achieving this target.

3.1.5 Planning priorities and actions

Housing Supply

The City of Ryde has experienced a significant increase in housing supply in the last few years.

The 20-year average for home completions in the City of Ryde is 600 per year compared with 4,500 home completions in the three years to June 2018. The City of Ryde is already on-track to exceed the North District Plan's 2021 dwellings target of 7,600 additional homes, with 12,786 dwellings projected to be completed by this time.

The table below summarises anticipated dwelling completions between 2016 and 2021 and the post 2022 dwellings capacity.

Table 5 Existing housing pipeline (based on Local Development Application Approvals*)

Location	2016-2021
Residential zones	2,257
Town centres	10,529
Total	12,786

*Not all approved dwellings are constructed, the proportion of approvals completed and the time to completion can vary subject to a range of factors and completion rates will also vary across locations.

Table 6 Housing supply: planning priorities and actions

Planning priority	Actions
H1 Housing supply to satisfy needs to 2039	H1.1 Prepare a City of Ryde Housing Strategy by 2020 which will: <ol style="list-style-type: none"> set a vision for housing in Ryde align with the North District Plan and deliver the target of 7,600 dwellings by 2021 set targets for 6 to 10 years and 11 to 20 years
	H1.2 Encourage residential development within existing centres that are well serviced by public transport, community infrastructure and open space
H2 Maintain the City of Ryde's current strategic planning direction to focus the majority of residential growth within town centres	H2.1 Prepare new master plans for West Ryde and Eastwood. 2025
	H2.2 Investigate residential transition areas around centres. 2025



High density and medium density housing in Putney Hill

Medium density housing – the ‘missing middle’

As detailed in Section 2.1 of this document, the NSW Government’s 2018 revision of the State Environmental Planning Policy (Exempt and Complying Development Codes 2008) (Codes SEPP) has a particular impact on the City of Ryde’s low density residential zones, by potentially enabling out of character developments and substantial population increases in these areas.

Overall the Ryde LEP 2014 includes theoretical capacity for more than 23,600 dwellings. If the codes SEPP were to be implemented in Ryde LGA, a further 23,000 additional dwellings could be theoretically permissible, for which infrastructure and other planning has not been undertaken.

In recognition of this, the Department of Planning, Industry and Environment has deferred application of the Low Rise Medium Density Code until June 2020 to allow for completion of City of Ryde’s Housing Strategy and Local Environmental Plan Review.

A key challenge for Council in developing these documents will be ensuring the valued character of low-density residential areas is protected while also providing for diverse housing types.

The table below considers the maximum theoretical capacity of Codes SEPP Part 3B, compared to City of Ryde LEP 2014.

Table 7 Comparison of RLEP 2014 and Codes SEPP Part 3B approx. medium density dwellings capacity*

Planning controls	Dual occupancy	Multi dwelling	Total
Ryde LEP 2014	2,900 lots	1,100 lots	4,000 lots
	2,900 additional dwellings	2,900 additional dwellings	5,800 additional dwellings
Codes SEPP deferred clauses	6,000 lots	(Manor House Only)	(Theoretical maximum)
	6,000 additional dwellings	8,000 lots	14,000 lots
	(14,000 if Manor house is not an option)	17,000 additional dwellings	23,000 additional dwellings

* The table above summarises the theoretical capacity under the LEP and the SEPP. Actual delivery is usually between 60 to 70 percent of the theoretical capacity.

Through Council’s Housing Strategy and subsequent updates to Council’s plans and controls, we will explore options for the most appropriate approach to deliver medium density housing at a similar quantum to current levels in the short term. It will also consider how to ensure medium density options can be appropriately increased into the future. The Impacts of the Low Rise Medium Density Housing Code will be managed to ensure a balance between maintaining valued local character and providing appropriate opportunities for medium density outcomes.

Table 8 Medium density housing: planning priorities and actions

Planning priority	Actions
H3 Protect the character of low-density residential areas	<p>H3.1 Prepare local character statements for low-density residential areas in consultation with the Department of Planning, Industry and Environment. 2025</p> <p>H3.2 Review design and landscape development controls to ensure design excellence and character retention, review design and landscape development controls. 2025</p> <p>H3.3 Prepare a housing strategy that will provide for medium-density housing in appropriate locations within the City of Ryde and support dual occupancy ‘infill’ development in keeping with local character. 2021</p>



High demand for housing for young families in Ryde

Housing affordability

The rapid increase in housing supply in the City of Ryde contributed to a heated housing market. Despite the market cooling in late 2018, housing affordability is still a concern for residents, and increasing supply alone will not address it. In 2016, based on evidence of some existing and potential future housing stress, Council adopted a policy to work towards an affordable housing

target of five per cent of all new dwellings by 2021. Implementing the policy requires amendment to the Ryde Local Environmental Plan (LEP) 2014. More recently, the NSW Department of Planning, Industry and Environment introduced new guidelines for affordable housing schemes which will require an update to Council's proposed LEP amendments.

Table 9 Affordable Housing: planning priorities and actions

Planning priority	Actions
H4 Ensure five per cent of all new dwellings are affordable by 2031	<p>H4.1 Implement Council's Affordable Housing Policy and pursue amendments to the LEP in consultation with the Department of Planning, Industry and Environment. Ongoing</p> <p>H4.2 Investigate options such as new-generation boarding houses, long-term rental homes, cooperative housing schemes and community housing providers. 2025</p>

Housing design and amenity

Table 10 Housing design and amenity: planning priorities and actions

Planning priority	Actions
H5 Provide high levels of residential amenity	<p>H5.1 Provide street tree planting in accordance with street tree master plans through Council's capital works program and the development process. Ongoing</p> <p>H5.2 Ensure future housing is within 400 metres of active open space and public transport through future development decision, Council strategies, plans and policies. Ongoing</p> <p>H5.3 Seek community input to develop character statements which will guide future planning decisions. 2021</p>
H6 Develop design excellence planning controls	<p>H6.1 Review development controls to ensure environmental, social and economic sustainability, and appropriate interface with public spaces and adjacent development. 2021</p> <p>H6.2 Consider planning incentives for design excellence. 2021</p> <p>H6.3 Review development controls across all residential development types to ensure sustainability and design excellence. 2021</p>

3.1.7 Case study – Putney Hill



Putney Hill Park, lake and fitness track



Putney Hill medium density housing

Putney Hill is a master planned village located south of Ryde Town Centre. The site is approximately 14 hectares and includes a mix of apartments and town houses of different sizes and styles, as well as community facilities and amenities.

The village is a strong example of design excellence, incorporating water sensitive urban design, interpreting local heritage, and retaining mature trees. Roads and streetscapes have been planned to maximise amenity and reduce conflicts between different modes of transport.

The village is well connected with the Rehabilitation Hospital, designed to cater to the needs of outpatients as they transition into more independent lifestyles.

It also includes a range of open spaces purpose built to encourage socialising and healthy lifestyles, such as a 3 kilometre fitness track, exercise facilities and a playground.

3.2 Centres

This section includes and LG-wide approach to centres followed by snapshots for specific town centres.

3.2.1 Vision

The City of Ryde's five centres – Ryde, Eastwood, West Ryde, Gladesville and Shepherds Bay – will be compact, sustainable, mixed centres servicing their local neighbourhoods. Each will have a distinct identity drawn from its history and community. These centres will be accessible and connected.



Trim Place, Gladesville

3.2.2 Context

City of Ryde Council adopted an Urban Village Study in 1998. The study was based on the concept of a network of villages, or centres, located in an urban setting. A similar concept later formed the basis for the NSW Government's *City of Cities: Sydney's Metropolitan Strategy, 2005*.

The study aimed to offer alternatives to urban sprawl and to:

- reduce car reliance and promote cycling, walking and public transport
- provide a high level of local containment where residents work, live and enjoy recreation in the one area
- help facilitate strong community institutions and interactions.

The study also identified two village networks. The first was a local network which included West Ryde, Ryde, Meadowbank, Gladesville and Eastwood. The second, was a network within the Macquarie Park Corridor around the train stations at Macquarie University, Macquarie Park and North Ryde.

The Ryde Local Planning Study 2010 confirmed a network of local centres and established a hierarchy based on housing numbers, commercial and retail floor space.

Based on criteria such as retail floor space and community facilities the centres hierarchy is:

Macquarie Park centres network

- Macquarie University Station Precinct
- Macquarie Park Station Precinct
- North Ryde Station Precinct

Ryde centres network

- Ryde
- Eastwood
- West Ryde
- Gladesville
- Shepherds Bay, Meadowbank

The table below compares centres in these networks.

Table 11 Centres snapshot

Centre	Retail Floor Space 2016	Commercial Floor Space 2016	Dwellings within centres 2016	Educational Facilities S= school T= Tertiary facility	Community facilities/library (m ²)	Public transport B= Bus R= Rail F= Ferry
Macquarie Park	140,000	890,000	3,900	2 S 1 T	-	R B
Ryde	67,000	20,000	4,500	1 S	4,500	B
Eastwood	47,000	39,000	1,100	2 S	2,500	R B
West Ryde	18,000	4,000	2,300	1 S 1 T	3,250	R B
Gladesville (excludes Hunters Hill LGA and Bunnings)	11,000	9,000	1,700	2 S	1,000	B
Shepherds Bay Meadowbank	10,000	2,000	2,900	1 S 1 T	250	B R F
TOTAL	293,000	966,000	16,400		11,500	



Meadowbank shops and rail station entry

What does this mean?

The conclusions to be drawn from the above table include the following:

- Macquarie Park functions very differently from the other centres within Ryde, consistent with the North District Plan classification as a strategic health and education centre, with a significant role as an office precinct. Macquarie Park is home to the Australian head office of several multi-national companies, Macquarie University and one of the largest shopping malls in Australia, and therefore has a city-shaping role.
- Ryde and Eastwood are the next largest centres in the City of Ryde. Both centres serve communities that extend beyond the boundaries of the LGA and are the focus of local government activities and events such as the Granny Smith Festival in Eastwood. Eastwood is an established multicultural centre, particularly relied upon by the Chinese and Korean communities, and Ryde Town Centre is the home of local government in Ryde.
- West Ryde and Gladesville serve local neighbourhoods. West Ryde, in particular, is well served by rail and bus public transport, with a number of large government-owned sites within the centre available for redevelopment. If developed these sites would act as catalysts for change.
- Shepherds Bay is the smallest of Ryde's centres. The area is maturing into a dormitory precinct.

There is currently approximately 2.3m² of retail floor space per resident of Ryde, which is high when compared to the Sydney metropolitan region. The Macquarie Centre (a super-regional centre) and Top Ryde City (a regional shopping centre) have catchments that extend beyond the City of Ryde LGA. Additionally, the Macquarie Centre serves the retail needs of approximately 60,000 workers and 27,000 students.

Macquarie Park and Shepherds Bay currently have fewer community facilities than other centres and this is a function of their history. Macquarie Park and Shepherds Bay are evolving from brownfield sites to become urban centres. Both have experienced fast growth over the past decade and need additional facilities to meet worker and residential needs either within the centres or nearby. There is currently 25m² / 1,000 people flexible community centre floorspace.

3.2.3 Key challenges

- Integrating place-making into urban renewal
- Ensuring a pedestrian focus rather than a focus on cars and other vehicles in public spaces
- Ensuring place planning supports sustainable and resilient communities and the community is part of place making activities
- Economic vitality and increased investment in centres
- Provide opportunity for local enterprise, small business and the creative economy
- Provide diverse jobs opportunities
- Centres need to be connected with and serve local neighbourhoods
- Centres need to retain human scale and traditional high streets while accommodating new growth
- Centres need to be supported by community, open space and transport infrastructure
- Recreation, education, health and lifestyle need should be met for existing and future residents.



Pedestrian street through the Top Ryde Shopping Centre

3.2.4 Targets

The following targets will guide future developments, Council policies and programs.



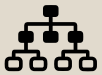
Public domain within all centres will be increased and, there will be more street trees and shade.



Our town centres will be safer for pedestrians. This is measured by an increased number of safe road crossing points, reduced speed limits and improved public domain lighting.



A West Ryde Master Plan will be prepared by 2025. The next Ryde LSPS will include targets to prepare master plans for emerging hubs, including Monash Road and Coxs Road.



Council's public domain upgrades program will be based on identified priorities and audits.



Ryde's LEP will be reviewed by 2021 to encourage creative enterprise and the local business.

3.2.5 Planning priorities and actions

Connectivity and accessibility

Connectivity and accessibility relate to the ease with which people can get to and from a place and make use of it once they are there.

Improving connectivity involves making sure the roads, public transport, active transport and pedestrian routes in the area provide efficient and convenient links to a range of other places. Improving accessibility means making sure places are safe and easy to get to and move around regardless of a person's age, gender, language background, or degree of mobility.

Table 12 Connectivity and accessibility: planning priorities and actions

Planning priority	Actions
<p>C1 Develop a network connecting the historic centres in the southern part of the LGA, including:</p> <ul style="list-style-type: none"> – Ryde – Eastwood – West Ryde – Gladesville – Shepherd's Bay, Meadowbank 	<p>C1.1 Integrate land use and transport planning to connect Ryde's historic centres. 2025</p> <ul style="list-style-type: none"> a. Prepare an active transport strategy that connects the centres and activity hubs such as the Ryde Aquatic Leisure Centre (RALC). 2025 b. Connect centres and facilities (such as the RALC) and enhance public transport services including: <ul style="list-style-type: none"> » Advocating for greater frequency of passenger train services on the north-western line » Council's local bus service



Macquarie Centre pedestrian entry

Planning priority	Actions
<p>C2 Continue to develop sustainable, compact, mixed-use centres that embody accessibility and are:</p> <ul style="list-style-type: none"> – connected to local neighbourhoods – serviced by safe, affordable, flexible public transport – able to minimise traffic and parking impacts 	<p>C2.1 Prepare an active transport strategy to explore connections and green space provision between: 2025</p> <ul style="list-style-type: none"> c. Top Ryde and West Ryde d. West Ryde and Meadowbank stations and Meadowbank Park/playing fields e. Eastwood and Macquarie Park <p>C2.2 Investigate commuter parking in centres to: 2025</p> <ul style="list-style-type: none"> a. manage demand b. enhance efficiency and convenience for users c. maximise benefit to businesses in centres d. reduce traffic congestion e. increase public transport mode share f. discourage all day parking in residential streets around centres <p>C2.3 Enhance pedestrian experience and safety within centres by: 2025</p> <ul style="list-style-type: none"> a. preparing “Movement-Place” analyses for centres within Ryde to ensure a coordinated vision for streets. b. identifying High Pedestrian Priority Areas as necessary (potentially around the Eastwood Transport Interchange)

Planning priority	Actions
<p>C3 Plan and manage parking to:</p> <ul style="list-style-type: none"> – maximise local accessibility for on-street and off-street short-stay high-value parking – encourage alternative modes for on-street and off-street long-stay, low-value parking – discourage oversupply of off-street parking in key centres – Encourage walking/cycling and public transport 	<p>C3.1 Maintain a parking area classification scheme and identify objectives of parking supply management in each type of centre. Ongoing</p> <p>C3.2 Conduct centre-based parking strategies for Eastwood, West Ryde, Meadowbank and Macquarie Park. 2025</p> <p>C3.3 Develop a kerbside allocation policy to guide decision making on parking types in each centre. 2025</p> <p>C3.4 Facilitate short-stay parking accessibility in areas which rely on drop-in trade by ensuring sufficient turnover through time regulation, enforcement and pricing. 2025</p> <p>C3.5 Provide special parking such as loading zones, bus stops, taxi ranks and car share schemes, for people with disabilities. Ongoing</p> <p>C3.6 Undertake a feasibility study for the implementation of a real-time dynamic parking management system in the City of Ryde. 2025</p>



Network Place, North Ryde

Planning priority	Actions
C4 Encourage walking and cycling for travelling to work, education or recreational purposes. Provide better connections and link facilities for pedestrians and cyclists, recognising that their safety is paramount.	<p>C4.1 Provide a legible, connected, accessible and layered network of cycling facilities. Ongoing</p> <p>C4.2 Prioritise pedestrian movements over other transport modes in centres. Ongoing</p> <p>C4.3 Review development controls to provide appropriate and sufficient end-of-trip facilities in new residential, retail and commercial developments. 2025</p> <p>C4.4 Integrate active transport networks with key public transport stops/stations through route location and design and the provision of end-of-trip facilities through the development of an Active Transport Strategy. 2025</p> <p>C4.5 Investigate safe cycling routes within one kilometre of all public schools. 2021</p> <p>C4.6 Use walking and cycling programs to encourage more people to use active transport. Ongoing</p> <p>C4.7 Maximise walking and cycling and improve access to public transport in centres. Ongoing</p> <p>C4.8 Prioritise investment in public and active transport at major employment or mixed-use development areas and enhance accessibility across the City of Ryde. 2025</p>

Vitality and vibrancy

Vitality and vibrancy relate to the activity levels of local centres. Improving vitality and vibrancy means supporting variety in local businesses and economic profitability and job development, and creating places that people want to visit.

Table 13 Vitality and vibrancy: planning priorities and actions

Planning priority	Actions
C5 Ensure the vitality of Ryde's Centres and support resilience	<p>C5.1 Ensure a strong economic base, employment opportunity and choice by reviewing the planning controls to: 2025</p> <ul style="list-style-type: none"> a. ensure mixed uses are delivered and residential development does not displace commercial development in mixed-use zones b. encourage investment in centres, by ensuring planning controls are economically feasible c. remove regulatory barriers to the night-time economy, footpath activity, markets and creative enterprise d. enhance the attractiveness and economic vitality of traditional retail 'high streets' (for example, by addressing shop vacancies in West Ryde which are visual indicators of possible economic stress) <p>C5.2 Prepare a master plan for West Ryde. 2025</p> <p>C5.3 Adopt a strategy for the redevelopment of the Ryde Central site in Ryde. 2021</p>



Graf Avenue, West Ryde

Improve liveability

Improving liveability means ensuring places are well planned and designed to meet the needs and expectations of the people who inhabit and rely on them.

Table 14 Improve liveability: planning priorities and actions

Planning priority	Actions
C6 Prioritise liveability through an attractive, sustainable and well-designed environment	<p>C6.1 Encourage people to spend time in the public domain by:</p> <ul style="list-style-type: none"> a. creating public spaces with high amenity that are accessible, clean, safe, inclusive, connected, flexible and enhance local identity b. investigating appropriate Wi-Fi and CCTV network connections to build amenity and a smart city within selected centres <p>Ongoing through Council's capital works programs and the development process.</p> <p>C6.2 Urban spaces and places should be multi-functional. Council will:</p> <ul style="list-style-type: none"> a. develop policies to support multi-function public space (for example, streets with leisure and footpath activity). 2025 b. review planning controls to remove regulatory barriers to multi-function public spaces in line with policies. 2021 c. include public art in appropriate public domain upgrades. Ongoing <p>C6.3 Expand and enhance the public domain to achieve sustainable, well-maintained environments through:</p> <ul style="list-style-type: none"> a. redevelopment (planning controls that encourage investment and the creation of new/expanded public domain). 2025 b. updating Council's capital works and s7.11 Developer Contributions plans to include public domain upgrades. 2025 c. identifying public domain opportunities through Master Plan processes. 2025

Identity

Identity relates to the uniqueness and distinct personality of a place. Improving local identity involves supporting a sense of local community, building on the unique character and history of a place, ensuring visitors have a clear idea of where they are, and making places memorable for visitors.

Table 15 Identity: planning priorities and actions

Planning priority	Actions
<p>C7 Create a sense of place and promote community identity</p>	<p>C7.1 Support the retention and reuse of valued older building stock by:</p> <ul style="list-style-type: none"> – undertaking heritage main street programs focussed on listed Heritage Conservation Areas and heritage items in: <ul style="list-style-type: none"> » Church Street Ryde. 2030 » Ryedale Road in West Ryde. 2025 » Gladesville. 2030 » Shepherds Bay shops near the station. 2030 » Rowe Street Eastwood. 2025 – continuing to operate a heritage assistance fund. Ongoing <p>C7.2 Develop heritage interpretation programs for centres that includes: 2025</p> <ul style="list-style-type: none"> – promoting awareness of heritage items (such as signage, walking trails and public art). – referencing local history and/or promoting connections with local people in Council’s public domain upgrades <p>C7.3 Implement Council’s Public Art Policy and review Council’s planning controls to ensure development certainty regarding private sector public art implementation Ongoing</p>

3.2.6 Case study

Gladesville

Gladesville is a strong example of using place-making initiatives to build on the local history of a centre to enhance its local identity. The area is a feature of one of Ryde's publicly-advertised heritage walking trails and includes a number of features which preserve and illustrate Gladesville's past.

One such feature is the Art Deco Clock-Tower, known as the Sheridan Memorial Clock, at the intersection of Wharf Road and Meriton Street. This local landmark was built in 1941 and has been recently restored using funding from nearby developments.

Art deco and internationalist styles are prominent in the Gladesville area, because the segment of Victoria Road passing through the centre was widened between the First and Second World Wars and many buildings were either built or rebuilt during those years. Today, these inter-

war architectural styles are either preserved or reinterpreted as design features of new developments. An example is the apartment building on the corner of Meriton Street and Victoria Road which has been architecturally inspired by the internationalist building it replaced.

The redevelopment of this intersection also included the closure of Wharf Road to vehicular traffic, and the creation of a new plaza with street trees, public furniture and modernised light and power pole technologies.

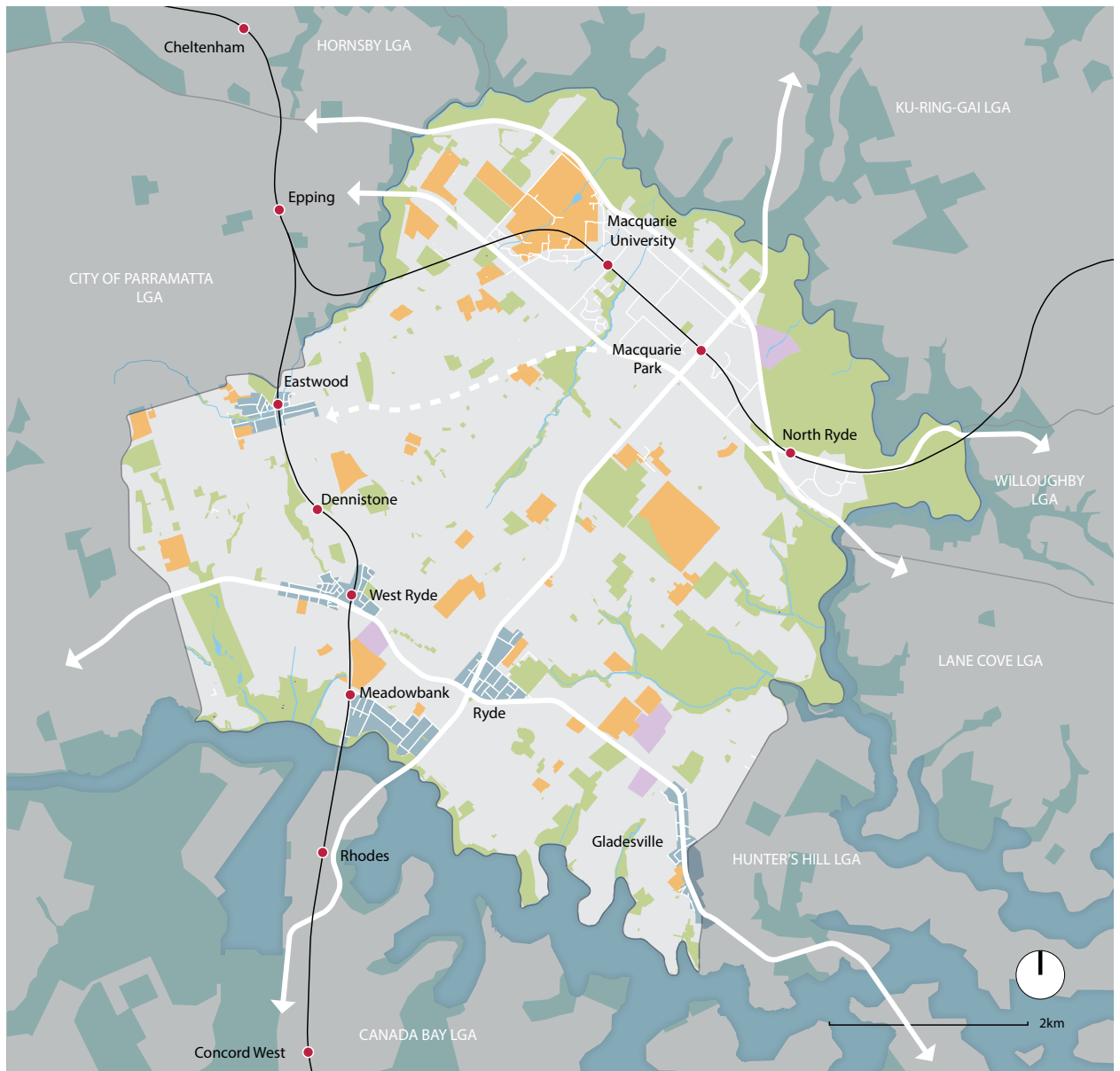


Recently restored the Sheridan Memorial Clock, Gladesville

3.2.7 Town centres

This section provides snapshots of the current status and Council’s vision for the future character of the following town centres:

- Ryde
- Eastwood
- Gladesville
- Shepherds Bay Meadowbank
- West Ryde



KEY

● Railway station	■ Green space	■ Education / hospital
— Railway line	■ Town centre	■ Local industrial area
 Main road		

Figure 17 City of Ryde town centres

3.2.7.1 Ryde Town Centre

Vision for 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.



Outdoor dining in Church Street, Ryde

Table 16 Ryde Town Centre snapshot

Centre area	– 57 Ha (including the park, school, B4 Mixed Use & R4 Residential land use zones)
Key assets/ facilities	<ul style="list-style-type: none"> – Ryde Public School – City of Ryde Council Chamber and customer service centre – 4.5 Ha Ryde Park – Public Plaza (2,200sqm) – Library (more than 700,000 visits in 2017/18) – Wesley Church Complex (incl. small community hall) – St Ann’s Church + community meeting rooms – Masonic Hall – Two childcare centre – Several Council owned off-street public parking areas
Land uses and major employers	<ul style="list-style-type: none"> – B4 Mixed land-use zone – 33.5 Ha – Shopping Mall – supermarkets, speciality and service retail, discount department stores cinema + 2,600 parking spaces – Dwellings capacity of 4,670 – Car showrooms including Holden, Ford, Nissan, Hyundai – Ryde TAFE and Culinary Institute within five minutes’ walk – Ryde Rehabilitation Centre within five minutes’ walk – Mary Potter Nursing Home within five minutes’ walk
Transport	<ul style="list-style-type: none"> – Located on Strategic Bus Corridor where several bus routes converge, therefore it has interchange possibilities – Located at intersection of arterial roads – Blaxland Road, Devlin Street and Victoria Road
Infrastructure	<ul style="list-style-type: none"> – Telephone exchange – Electricity substation upgraded in 2007 – Two pedestrian footbridges over Devlin Street
Issues	<ul style="list-style-type: none"> – Several Council-owned sites are vacant or under-utilised including: <ul style="list-style-type: none"> » Ryde Central Site » Argyle Centre » 16 Devlin Street (adjacent to the Parsonage) » Hydroponics shop – Potential for community infrastructure, affordable housing and funding sources for Council projects – Through traffic and congestion dissecting the town centre – No focal point for the town centre

Structure Plan

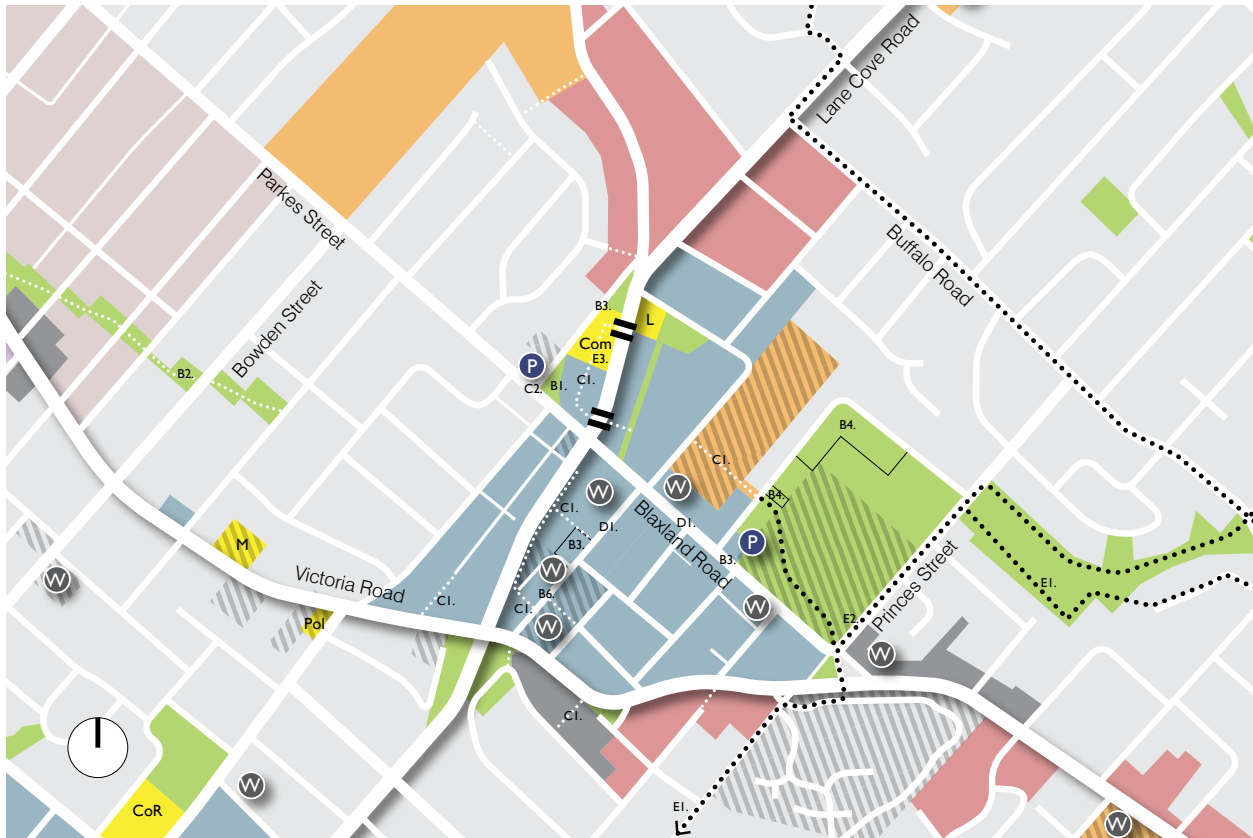



























Figure 18 Ryde Town Centre Structure Plan



Church Street heritage precinct, Ryde

Legend (refer Structure Plan)

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

Opportunities for improvements (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.
- C3. Improve active and public transport links with West Ryde and Top Ryde

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.
- E3. Provide multi-purpose cultural and community facilities as part of the Ryde Central redevelopment

3.2.7.2 Eastwood town centre

Vision for 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.



Rowe Street Mall, Eastwood

Table 17 Eastwood town centre snapshot

Centre area	– 60 Ha. (includes park, B4 Mixed Use Commercial and R4 High Density Residential land use zones)
Key assets/ facilities	<ul style="list-style-type: none"> – St Kevin’s Primary School – Eastwood Public School – Marist College – 2 childcare centres – Eastwood Hall – Library – Eastwood Park – 34,300sqm – Glen Reserve – 7,000sqm – Several public parking sites including a multi-storey car park with approx. 465 spaces.
Existing uses and employment	<ul style="list-style-type: none"> – Mixed use / commercial zone – 20 Ha – Medium to high density residential – Specialty Asian grocery and restaurants. – Retail – 33,000 sqm (2 supermarkets, specialty + service retail) – Ryde Hospital within 10-15 minutes’ walk of the centre
Transport	<ul style="list-style-type: none"> – Train station (express stop) – Several bus routes converge – Modal interchange – Pedestrian underpass connecting both sides of rail line
Issues	<ul style="list-style-type: none"> – Flood management / Sydney Water open stormwater channel through parts of the centre – Parking demand and traffic congestion – On the border of the Parramatta Local Government Area – increases in nearby development could cause potential increase the population serviced by the Eastwood commercial centre – Limited active open space to support a growth population

Structure Plan




























Figure 19 Eastwood Town Centre Structure Plan



Shopfront in Rowe Street Mall, Eastwood

Legend (refer Structure Plan)

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

Opportunities for improvements (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.
- C4. Investigate opportunity for a rapid bus transit connection.

Infrastructure

- D1. Create new active transport links.
- D2. Upgrade existing car parking facility.
- D3. Redevelop existing Council car park into a community hub.
- D4. Provide a potential new car parking facility.
- D5. Improve stormwater management and manage flood risk.
- D6. Upgrade existing library.
- D7. Investigate opportunity to provide indoor recreation & a new plaza in future community facility.
- D8. Undertake a commuter parking study to manage parking impacts and discourage all day parking in the residential areas bordering the town centre.

3.2.7.3 Gladesville Town Centre

Vision for 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.

Table 18 Gladesville town centre snapshot

Centre area	– 25.6 Ha (including mixed-use and high-density residential land-use zones and schools)
Key assets/facilities	<ul style="list-style-type: none"> – Our Lady Queen of Peace School – Gladesville Public School – Trim Place – 680sqm – Christ Church complex incl. Childcare Centre + Community Hall – St Andrews complex incl. Community Hall – Public library – Gladesville RSL Club and associated youth facilities – 2 Council owned public car parks – Ryde Aquatic Leisure Centre (RALC) is just to the west of the area
Existing uses	<ul style="list-style-type: none"> – Mixed Use Zone – 20.2 Ha – Medium to high-density residential (predominantly 1970s) apartments around centre – Retail – Supermarket, fresh food and service retail, restaurants – Offices/professional suites
Transport	<ul style="list-style-type: none"> – Strategic Bus Corridor – Busy arterial road to the city resulting in traffic congestion
Issues	<ul style="list-style-type: none"> – The town centre – east of Pittwater Road – is divided between the Hunters Hill and City of Ryde Local Governments – Lack of a defined town centre as the centre is disparate and without focus due to its linear nature – Urban renewal is reliant on small lot amalgamation – Bunnings store/warehouse is being constructed near the RALC – There is an emerging activity hub that will centre on Bunnings, the RALC, Holy Cross School and Monash Road shops – Lack of community infrastructure and open space within the centre – Congestion and pedestrian safety



Recently completed upgrades to Coulter Street, Gladesville



























Trim Place, Gladesville

Structure Plan



Figure 20 Gladesville Town Centre Structure Plan

Legend (refer Structure Plan)

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

Opportunities for improvements (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. Investigate potential to upgrade existing library and provide additional community facilities

3.2.7.4 Shepherds Bay, Meadowbank

Vision for 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 and amount of open space and services. In particular, the Meadowbank Education Precinct will deliver a new school and revitalised TAFE facilities (see figure below) 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.

Table 19 Shepherds Bay, Meadowbank snapshot

Centre area	– 43.8 Ha (includes TAFE and foreshore parklands)
Key assets/ facilities	– Meadowbank TAFE – Meadowbank Public School – Lineal Parramatta River foreshore parklands
Existing uses	– Mixed Use Zone – 24 Ha – Medium to high density residential – Shopping Mall – 10,000sqm (2 supermarkets, fresh food and service retail) – Traditional strip shopping at rail station – Offices / professional suites (SOHO)
Transport	– Rail station – Ferry – Bus (modal interchange)
Issues	– Flood management – Traffic congestion – ‘rat run’ from the west to the city and Olympic Park – Close proximity to major arterial roads – Church Street and Victoria Road – Potential dormitory suburb for city, Parramatta and Macquarie Park – Competition with Rhodes/Olympic Park for commercial/retail/residential floor space – Limited open space to meet the needs of a growing population



Recent development in Shepherds Bay overlooking Parramatta River, Meadowbank



Artist impression of future Meadowbank Education and Employment Precinct (MEEP, courtesy of Woods Bagot)

Structure Plan



























Figure 21 Shepherds Bay, Meadowbank Structure Plan



Parramatta River foreshore, Rothesay Avenue, Shepherds Bay

Legend (refer Structure Plan)

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

Opportunities for improvements (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 Meadowbank School relocation.
- B2. Expand existing open/civic space.
- B3. Investigate potential site for expansion of public recreation space and private recreation.
- B4. Investigate use of open space at TAFE site.

Transport & traffic

- C1. Create new pedestrian links.
- C2. Upgrade existing bridge to improve access for people and cars.
- C3. Continue to widen Porter Street.
- C4. Create new active transport links.

Retail / commercial

- D1. Enhance high street vitality & address shop vacancy.

Infrastructure

- E1. Create new active transport connection from West Ryde train station to Meadowbank train station (via TAFE and proposed school).

Environment

- F1. Implement Parramatta River Masterplan and swim sites.

3.2.7.5 West Ryde Town Centre

West Ryde Town Centre will be reinvigorated building on its identity and attractive character.

Vision for 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.



Ryedale Road Heritage Conservation Area, West Ryde

Table 20 West Ryde Town Centre snapshot

Centre area	– 11 Ha (B4 Mixed Use & B5 Business Development land use zones)
Key assets/ facilities	<ul style="list-style-type: none"> – West Ryde Public School – 1.6 Ha ANZAC Park – 79.6Ha Darval (lineal) Parklands – 0.9Ha Miriam Park – Public Plaza spaces – Library – Several childcare centres – Public off-street car parking – Ryde Eastwood Leagues Club
Land uses and major employers	<ul style="list-style-type: none"> – Supermarket, specialty and service retail – Existing dwellings 3266 – Car showrooms – Ryde TAFE and Culinary Institute within 5 minutes' walk – West Ryde Public School
Transport	<ul style="list-style-type: none"> – Located on Strategic Bus Corridor between Parramatta and the city – Located on Rail line from City to Hornsby – West Ryde Rail Station – Intermodal (bus/rail) interchange
Infrastructure	<ul style="list-style-type: none"> – West Ryde Pumping Station (Sydney Water) – Zone electricity substation
Issues	<ul style="list-style-type: none"> – Vacancy rates are visible signs of economic stress in the traditional retail streets – Bisected by rail line and Victoria Road – Flood mitigation works have resolved most flooding issues – Housing Diversity – proposed social housing bordering centre – While other centres in the Ryde LGA have experienced substantial growth in the last three years (approx. 4,500 new dwellings). West Ryde has only had one approved DA for 40 dwellings in the same period, indicating an issue with the planning controls and their feasibility. As a result, there is a lack of investment in the private sector, and evidence of deferred maintenance affecting the attractiveness of the centre. – Lack of open space in the town centre – Through traffic congestion – Commuter parking demand

Structure Plan

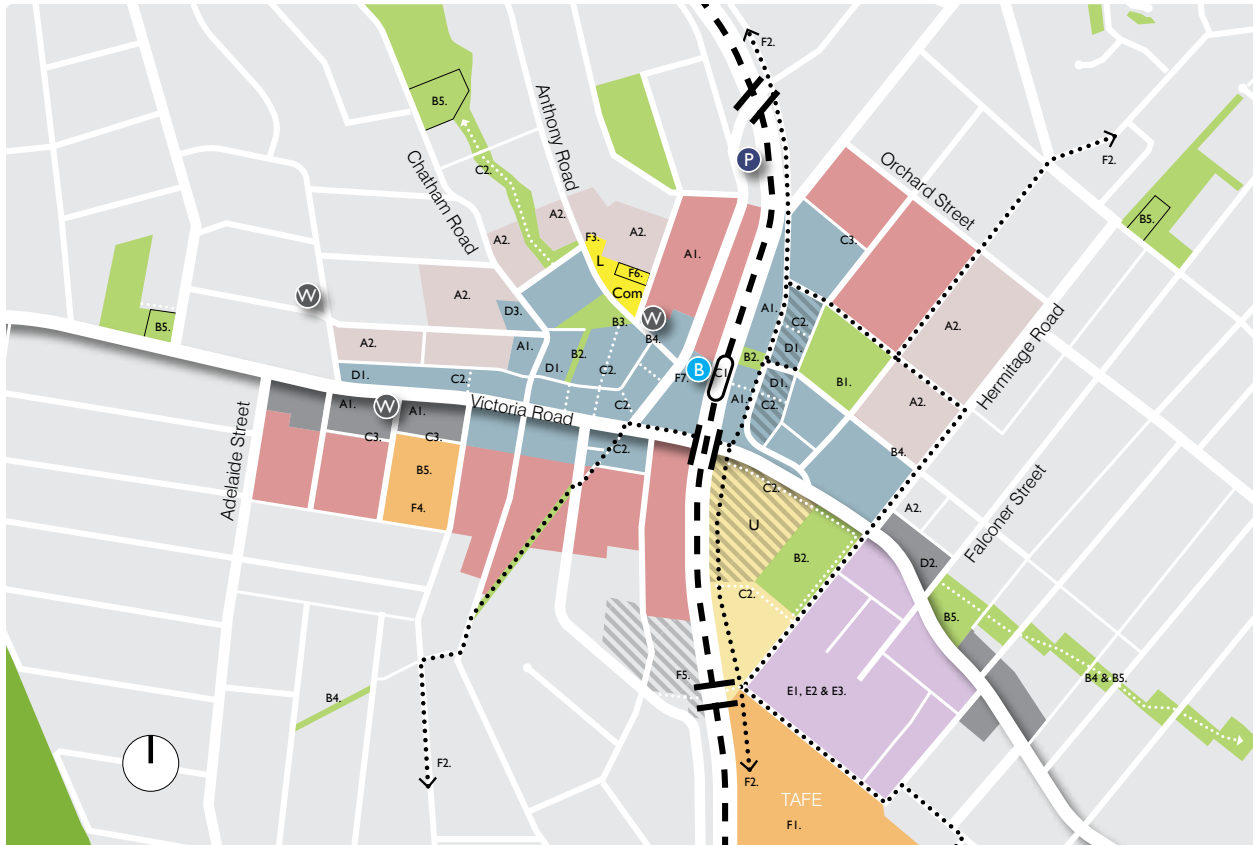



























Figure 22 West Ryde Town Centre Structure Plan



Market Street, West Ryde

Legend (refer Structure Plan)

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

Opportunities for improvements (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. Upgrade and 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.

Retail / commercial

- D1. Encourage creative enterprise in Light Industrial areas.
- D2. Encourage indoor recreation in Light Industrial areas.
- D3. Expand mixed-use zone

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 and improve community facilities.
- F4. Upgrade existing public school.
- F5. Investigate opportunity for a new pedestrian bridge or tunnel.
- F6. Investigate purchase of site for future social infrastructure.
- F7. Upgrade West Ryde bus interchange.



Curzon Hall, Eastwood

3.3 Heritage

This chapter of the LSPS outlines how Council intends to protect the area's history and preserve it for future generations.

3.3.1 Vision

Heritage and places of cultural significance that are valued by the community – including historic buildings, landscape items and places with natural and Aboriginal significance – will be well managed, conserved and positively promoted to enhance the community's sense of place.

3.3.2 Context

The City of Ryde has a long and treasured history, which is reflected in our landscape and built environment. The original inhabitants of the Ryde area were the Wallumedegal people, and the area still contains a number of places of Aboriginal significance, including rock engravings, middens, and burial sites, which provide important insights from the pre-European contact period.

European occupation of the area dates from 1792, and saw the development of an agricultural landscape, which proceeded to industrialise and suburbanise over the course of the 20th century as technology developed and the population grew. Today Ryde has become home to one of Australia's leading high-tech business precincts, as well as an increasing number of residential communities.

The City of Ryde includes over 170 legislatively protected heritage items, five heritage conservation areas, and two archaeological sites, all of which embody the history of the local area.

3.3.3 Key challenges

- The protection and enhancement of the cultural and natural heritage of the City of Ryde in accordance with community values
- Owners of heritage properties need to be supported to assist them in protecting heritage value
- The protection and enhancement of Aboriginal heritage.

3.3.4 Targets

The following targets will guide future developments, Council policies and programs.



Heritage assistance grant funding will continue to be distributed by Council every year.



Proud owners of a heritage item in Eastwood, Mr and Mrs Petro were recipients of Council heritage grant to assist with upkeep and maintenance of their property.

3.3.5 Planning priorities and actions

Table 21 Heritage: planning priorities and actions

Planning priority	Actions
<p>HE1 Protect and enhance the cultural heritage of the City of Ryde, safeguarding historic buildings, landscape items and places with natural heritage significance that:</p> <ul style="list-style-type: none"> – provide the community with an understanding of its past and contribute to the cultural life and vibrancy of the community – contribute to local distinctiveness and sense of place, together with the creation of attractive streetscapes – contribute to the local economy by attracting visitors. 	<p>HE1.1 Undertake a city-wide study of potential places of heritage significance from early settlement to World War II. 2021</p> <p>HE1.2 Undertake a city-wide study of potential landscape items and places with natural heritage significance. 2025</p> <p>HE1.3 Prepare Conservation Management Plans for Council-owned assets that are listed items of heritage significance and do not have current plans. 2021</p> <p>HE1.4 Update existing Conservation Management Plans that are over 10 years old for Council-owned assets that are listed items of heritage significance. 2021</p> <p>HE1.5 Ensure Council-owned assets that are listed items of heritage significance are protected and maintained. Review CMPs for listed Council owned assets every five years. Ongoing</p> <p>HE1.6 Ensure owners of heritage-listed properties are supported through a range of financial assistance, incentives and heritage advisory services to promote and facilitate effective conservation outcomes. Ongoing</p> <p>HE1.7 Promote and educate the community regarding the cultural heritage of the City of Ryde. Ongoing</p>

HE2 Protect and enhance Aboriginal cultural heritage

- HE2.1 Undertake a review of all places of Aboriginal heritage significance within the City of Ryde and ensure the places are sufficiently protected through statutory protection and identification. 2025
- HE2.2 Undertake projects in consultation with local Aboriginal groups including the Metropolitan LALC, undertake projects to promote an understanding and awareness of Aboriginal heritage. Bennelong Project 2020-2021
- HE2.3 Develop a Reconciliation Action Plan in collaboration with indigenous community groups including the Metropolitan LALC. 2021



Smoking Ceremony (Venture Café opening, Macquarie Park)

3.3.6 Case studies

Ryde heritage precinct

The City of Ryde is committed to honouring its long and rich history by ensuring its streetscapes showcase the area’s heritage significance. This involves preserving sites and items of historical significance, and ensuring that these physical heritage features stay relevant and can be appreciated by people today.

Ryde’s Heritage Precincts and Heritage Walking Trails serve both these purposes, linking together the heritage features of our streetscapes into a cohesive and accessible story. The publicly-available walking trail booklets take pedestrians on a tour of houses, churches, monuments and public artworks and provide brief explanations of each of these items and their contribution to Ryde’s ever-evolving identity.

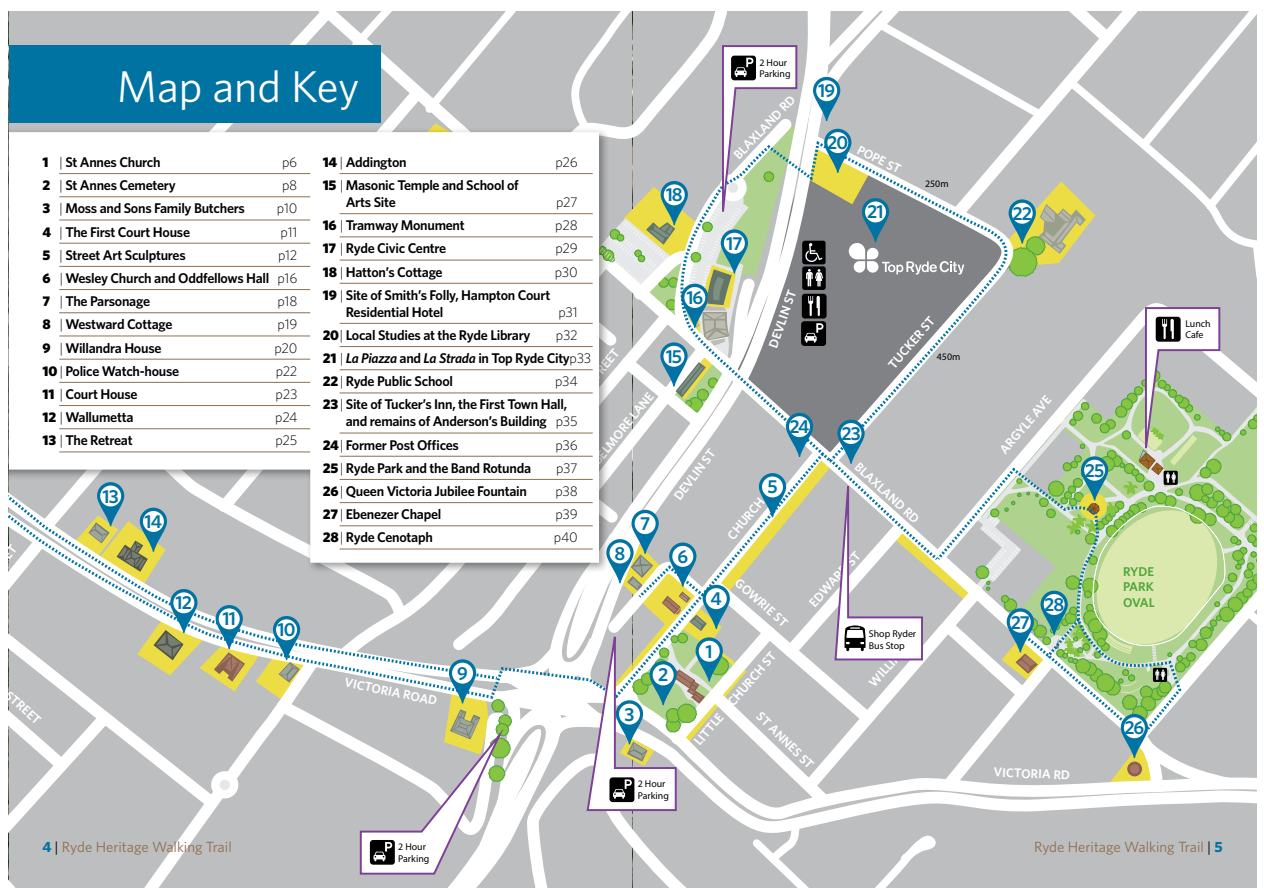


Figure 23 Ryde Heritage Precinct

Street Art Sculptures

Location Eastern side of Church St from Gowrie St to Blaxland Rd, Ryde

Year Erected 2013

Designer

Jane Cavanugh, Artlandish

The forged stainless steel artworks represent nationally significant pioneers from the local area.

**Gregory Blaxland
(1778-1853)**

Pioneer farmer and explorer, co-leader of the first crossing of the Blue Mountains by Europeans.

**Maria Ann Smith
(nee Sherwood) (1799 – 1870)**

Developed the Granny Smith Apple.

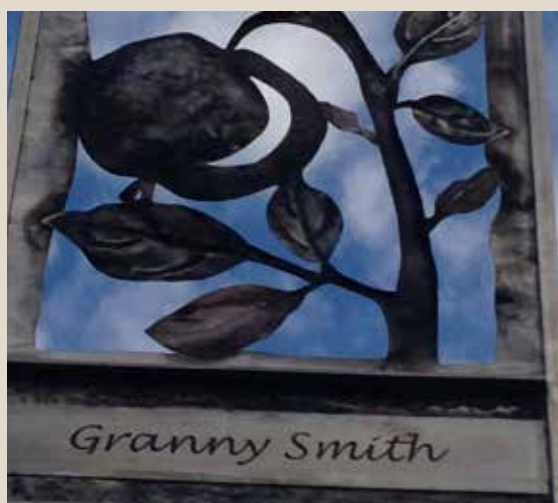


Figure 24 Street art sculptures



Brush Farm House, 19 Lawson Street, Eastwood



St Annes Church, Ryde

Heritage interpretation

The City of Ryde places great emphasis on the retention and ongoing recognition of places of historical significance and value. But it is not always possible – or beneficial – to retain all the physical elements of our heritage landscape in their entirety. In these cases, new developments are often required to interpret the heritage landscape and feature it in the new design.

One such example is the redevelopment of the historic mansion ‘Weemala’ into the Royal Rehab hospital. ‘Weemala’ was a Victorian Italianate mansion built on Meikles Hill circa 1884 by Henry Moses, a member of the Legislative Council of NSW. The name ‘Weemala’ is an aboriginal word meaning ‘house on the hill’, and in 1906 the house was dedicated to ‘NSW Homes for Incurables’ – one of the earliest names of the Royal Rehab centre still in operation today.

The mansion has since been demolished to make way for updated facilities for the Royal Rehab centre, but its beginnings have been honoured in a number of ways, including extensive formal documentation of the site and its history, the development of an interpretation strategy and ‘History Walk’ through the parkland, and the retention of the sandstone gateposts in their original state and location.

These gateposts had been damaged over time, but their remnants have been retained and re-interpreted – one into a sculpture-like wire frame and two suspended on steel inserts to convey their original height.



Weemala gate posts, Morrison Road Putney

3.4 Culture and wellbeing

3.4.1 Vision

Social and cultural infrastructure (including libraries, community services and events) will be strategically located to ensure all community members can enjoy them.



Cinema in the Park, Yamble Reserve

3.4.2 Context

The City of Ryde's population is growing and changing. Over the next 20 years, it is expected that the proportion of people aged 65 years and over will increase, as will the number of younger people moving to the area to be closer to education and employment opportunities. This will also contribute to the cultural diversity of the community.

These trends are not uniform across the LGA, often occurring in concentrated clusters. The area's population needs to be serviced by social

and cultural infrastructure (such as community halls and libraries) that have been tailored to suit local needs. Recognising these spatial trends and characteristics in this evolving population are a key step in ensuring the right infrastructure is provided in the right places.

Over the next 20 years, Council will need to increase the amount and quality of social and cultural infrastructure available to our communities through a combination of upgrades and new developments.



Top Ryde Library

3.4.3 Key challenges

Libraries

- The current configuration of libraries best serves the southern part of the LGA. Strategically, and as opportunities arise, libraries will need to be built or redeveloped in the northern part of the LGA, especially around Macquarie Park, North Ryde and Eastwood, due to increasing development and population growth.
- The number of people over 65, young adults and children is predicted to sharply increase over the next 20 years. To meet their growing needs, the library will explore innovative service delivery, marketing and programs to remain relevant and to continue to meaningfully engage with the community.
- Higher-density living will place extra demand on our libraries as people look for quiet study spaces and places to gather and engage in creative pursuits.

Social and cultural facilities and services

- The majority of community facilities within the City of Ryde are at least 30 years old, and many of them are converted residential buildings that have not been built for purpose. The high management and maintenance costs of these ageing facilities is not matched by income generated from fees and charges.
- Some of the ageing community infrastructure across the LGA is ill-suited to the requirements of modern service provision and cannot meet contemporary needs or expectations.

- The stock of facilities is insufficient to meet the needs of the current and projected population. There is little capacity in existing facilities for services to grow, change or run new programs and activities, and many facilities are overcrowded.
- Council has limited capacity to provide equitable access to affordable rental accommodation in its facilities, yet this support is often essential, given insufficient funding through state and federal programs.
- The location of existing community buildings is not evenly spread throughout the LGA.
- There are limited services offered within Council community buildings that support and/or address the needs of young people, people from culturally and linguistically diverse backgrounds and cultural and arts activities.
- Council has very few buildings that are built for purpose and offer flexible and multi-purpose space.

Events

- Providing events that cater for diverse cultural needs of the Ryde community.
- Ensuring events are responsive to the changing trends and needs of the community.
- Event space is not evenly distributed across the LGA or sufficiently available for Council and community run events.

3.4.4 Targets

The following targets will guide future developments, Council policies and programs.



The library's online collection will have expanded to include 25,000 items, and a plan for future expansion developed to reach a target of 25 per cent of the total collection online by 2024.

3.4.5 Planning priorities and actions

Libraries

The City of Ryde is serviced by five libraries, located in Eastwood, Gladesville, Cox's Road, Top Ryde and West Ryde. Each dedicated building provides free educational and entertainment resources for people of all ages and from diverse linguistic and cultural backgrounds. Council's library service also includes an extensive 24/7 online collection, events and school holiday programs, local and family history archives, and key community services.

Table 22 Libraries: planning priorities and actions

Planning priority	Actions
CW1 Provide library services in growth areas in the northern part of the LGA	<p>CW1.1 Identify options for library services growth areas, including Macquarie Park. Macquarie Park Library and Community Hub by 2030</p> <p>a. Investigate opportunities to expand or relocate the North Ryde and Eastwood libraries to better meet the needs of the community in the north of the LGA</p> <p>b. Investigate opportunities to expand or relocate Gladesville Library. 2025</p> <p>CW1.2 Ensure the library service delivery model is current. Ongoing</p>
CW2 Expand or relocate existing library spaces to keep pace with growth	<p>CW2.1 Investigate options for the redevelopment or relocation of existing libraries. 2025</p> <p>CW2.2 Expand the online library collection to achieve a collection size of 25,000 and develop a plan for future expansion to reach a target of 25 per cent of total collection online. 2025</p> <p>CW2.3 Explore innovative approaches to library service delivery. 2025</p> <p>a. Introduce a library self-service app and smart cards. 2025</p>
CW3 Ensure library services are accessible to all members of the community	<p>CW3.1 Investigate alternative service options including flexible opening hours at existing libraries. 2021</p> <p>CW3.2 Develop an accessibility plan for future library facilities and services. 2021</p>

Social and cultural facilities and services

Community facilities play a pivotal role in establishing connections and improving the quality of life of our community. They are identified by both the community and the service sector as being vital to the delivery of affordable services. Council currently supports 25 community services in subsidised accommodation, including childcare centres, baby healthcare centres, family support services, arts groups, heritage groups, community service organisations, and disability support services.

Table 23 Social and cultural facilities and services: planning priorities and actions

Planning priority	Actions
CW4 Provide multi-purpose community facilities	CW4.1 Implement the findings of the Social and Cultural Infrastructure Framework 2019-2041
	CW4.2 Identify and create community hubs from Council-owned and Council-operated properties (including the Civic Centre site) to ensure residents have more access to cultural and community opportunities. 2030
	CW4.3 Identify a suitable location for a youth recreation and services hub. 2025
	CW4.4 Create multipurpose, district-level community hub at Macquarie Park and Eastwood. 2030
	CW4.5 Create multipurpose local community hub at Gladesville and Cox's Road. 2030
	CW4.6 Investigate opportunities for Council to act as a 'space broker' linking community needs to the most appropriate space whether a Council or a non-Council facility like schools, churches, etc. 2025
	CW4.7 Develop a district level community centre and a regional arts and cultural space at Top Ryde. 2025
	CW4.8 Partner with NSW Health to identify opportunities for new community infrastructure in Gladesville, Eastwood, North Ryde and Macquarie Park and relocate health services from Ryde Early Childhood Health Centre to a community services hub in Top Ryde
	CW4.9 Investigate opportunities to expand the provision of community based pre-school places
	CW4.10 Implement the findings of the Social Plan 2019-2024 and The Creativity Strategy 2019-2024

Events

The City of Ryde runs and hosts a wide range of community events in its public spaces and facilities throughout the year. This includes large-scale annual festivals (such as the West Ryde Easter Parade and Fair and the Granny Smith Festival), more formal events (such as Ryde Remembers and Citizen of the Year Awards), programs of multiple events (such as the Cinema in the Park Series and school holiday programs), nationally and internationally recognised events (such as NAIDOC Week and International Women's Day) and competitions (such as the Sustainable Waste to Art Prize and Spring Garden Competition). These events are key opportunities for Ryde's community to come together and celebrate their differences and the things they have in common.

Table 24 Events: planning priorities and actions

Planning priority	Actions
CW5 Remove regulatory barriers to events	CW5.1 Prepare planning proposal to amend exempt development provisions in LEP to assist with streamlining approvals for events
	CW5.2 Review the approvals process with respect to public events on Council-owned and/or controlled land and on private land. 2021
	CW5.3 Develop a community toolkit for event management. 2025
	CW5.4 Prepare one Development Application for key sites to permit ongoing/multiple Council and community events. 2021
CW6 Deliver safe events for our community	CW6.1 Review the need for safety barriers at event sites to protect pedestrians and event attendees
	CW6.2 Prepare and implement a safe events strategy to deliver a wide range of events across the City of Ryde
	CW6.3 Prepare a special event clearway/traffic policy for adoption by Council's Traffic Committee
	CW6.4 Prepare a Risk Management Strategy for use by Council and community-run events. 2021
	CW6.5 Prepare a Traffic Management Plan for key event sites. 2021



Storytime, Top Ryde Library



Chinese New Year celebration, Eastwood

3.4.6 Case studies

Granny Smith Festival

The City of Ryde's annual Granny Smith Festival began in 1985 and is now regarded as one of Sydney's largest street festivals. It attracts over 90,000 people each year and is supported by local businesses, sporting and service organisations, schools and the wider community.

The festival celebrates the life and legacy of one of the district's most famous citizens, Maria Ann Smith – aka Granny Smith – who, in 1868, 'accidentally' grew the first batch of little green apples that bear her name and are now grown all over the world. Held in the Eastwood Town Centre, this event showcases and caters for Ryde's diverse community and talents, and celebrates its unique local identity. The festival includes a parade, stalls, entertainment and ends with a fireworks display.



Granny Smith Festival, Eastwood

3.5 Design excellence

3.5.1 Vision

All development activity in the City of Ryde will showcase design excellence, contributing positively to the natural, cultural, visual and architectural character of the City.



Public plaza in Top Ryde delivered through redevelopment

3.5.2 Context

As the City of Ryde continues to grow and develop over the next 20 years, maintaining a high quality of design in both public and private spaces will ensure our suburbs and town centres remain attractive and liveable for years to come.

We have heard from our community that the general condition and upkeep of public open spaces is the single most important characteristic of an attractive neighbourhood. A close second is keeping elements of the natural environment in built spaces and ensuring a sense of neighbourhood safety.

Well-designed buildings and public spaces play a significant role in:

- ensuring the environmental sustainability an area
- contributing to a sense of local identity and interest
- facilitating healthy lifestyles
- promoting safety and inclusion for people of all ages, genders, incomes, and ethnicities.

This chapter of the LSPS outlines the City of Ryde’s plan to ensure our LGA becomes and remains known for its excellent design over the next 20 years and beyond.

3.5.3 Key challenges

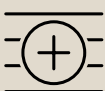
Coordinating public and private sector investment in building character and public areas to ensure good design outcomes.

3.5.4 Targets

The following targets will guide future developments, Council policies and programs.



All planning proposals that increase floorspace and/or height will be referred to Council’s Urban Design Review Panel.



All development applications for proposals that are four storeys or more will be referred to Council’s Urban Design Review Panel.

3.5.5 Planning priorities and actions

Design quality

Design quality refers to how well our places and buildings:

- have been tailored to meet the needs and wants of their users
- are suited to their surroundings
- how well they have been built.

High design quality will ensure the City of Ryde becomes and remains sustainable, functional, beautiful, and unique.

Table 25 Design quality: planning priorities and actions

Planning priority	Actions
D1 Ensure Development is guided by precinct scale, place-based planning	<p>D1.1 Seek community feedback to create character statements to reflect the existing essence and desired future of all town centres and residential areas. Council will use the final statements to guide future planning and development. 2025</p> <p>D1.2 Implement a design-led, place-based planning approach by developing the following masterplans:</p> <ul style="list-style-type: none"> – West Ryde Town Centre, 2025, prioritising: <ul style="list-style-type: none"> » enhancement of local character and identity » improved connectivity to, from and within the Town Centre – Waterloo Road in Macquarie Park, 2021 (See Macquarie Park chapter for more detail) <p>D1.3 Recommence the Macquarie Park Strategic Investigation, 2021 (See Macquarie Park chapter for more detail)</p>



Banjo Paterson Park

Planning priority	Actions
<p>D2 Ensure all new buildings throughout the City of Ryde are examples of excellent design</p>	<p>D2.1 Influence the planning stages of major projects by referring all developments over a certain scale to the Ryde Urban Design Review Panel at both the pre-application and post-lodgement stages. Ongoing</p> <p>D2.2 Update Ryde’s Development Control Plan (DCP) to enhance Design Excellence Guidelines, 2025, addressing:</p> <ul style="list-style-type: none"> – suitability of location and design for the development’s purpose – the relationship between public and private spaces – compatibility with existing and future character – environmental sustainability (including urban heat and green building principles) – universal design, social inclusion and safety <p>D2.3 Update Ryde’s LEP to include design excellence provisions and establish competitive design process requirements. 2025. This will include a high positive impact requirement for all buildings:</p> <ul style="list-style-type: none"> – over 35 metres tall in the Macquarie Park Corridor, and over 30 metres tall elsewhere in the LGA – located on sites over 1Ha – located on mapped opportunity sites (to be identified at a later date)



Macquarie University Library

Placemaking

Placemaking involves providing physical infrastructure to support the aspects of a place which make it attractive. This might include providing outdoor, shaded seating, which allows people to comfortably spend time outdoors together and contributes to a friendly community culture. It can also include building creative landmarks which people driving through the area see and remember, contributing to the way people see and think about the City of Ryde.

Table 26 Placemaking: planning priorities and actions

Planning priority	Actions
D3 Ensure Ryde’s key centres are designed to facilitate an appropriate balance of travel through centres and spending time in and using these places	D3.1 Complete movement-place analyses of all six key centres, in consultation with transport agencies and community groups. 2025
D4 Ensure public spaces are well used and enhance local identity	D4.1 Prioritise the development of public spaces through Council’s capital works program that are designed to: <ul style="list-style-type: none"> – encourage social interaction – be accessible, safe, inclusive and equitable – contribute positively to a sense of local identity – demonstrate innovation and best practice – provide cool spaces for community use in hot weather Ongoing D4.2 Continue to implement the current Neighbourhood and Centres Improvement Program, which includes ongoing monitoring of the condition and quality of public spaces. Ongoing D4.3 Update City of Ryde’s current Public Domain Manual (a guide for Council, developers, consultants and residents involved in the future planning and design for our town centres) to reflect Ryde’s design excellence priorities. 2025 D4.4 New development is to contribute to the safety and enjoyment of the public domain including ensuring that waste collection services are off-street, vehicular egress is managed and pedestrians are prioritised.

3.5.6 Case studies

Novartis building Waterloo Road

The Novartis Australia Building has won and featured in several design excellence awards since its construction in 2015. This development is a strong example of design excellence in a commercial area. Located in the Macquarie Park Innovation District, this commercial office is designed to reflect its purpose as an innovative scientific environment, while maintaining a focus on the human scale so it integrates seamlessly with its surrounding landscape.

The building is the Australian head office of the Novartis medical technology company. The interface between the public and private areas has been well considered, and the building has earned five-star ecological sustainability and energy ratings due to a number of sustainable features, including facilities for cyclists and access to natural light and fresh air to enhance workers' wellbeing.

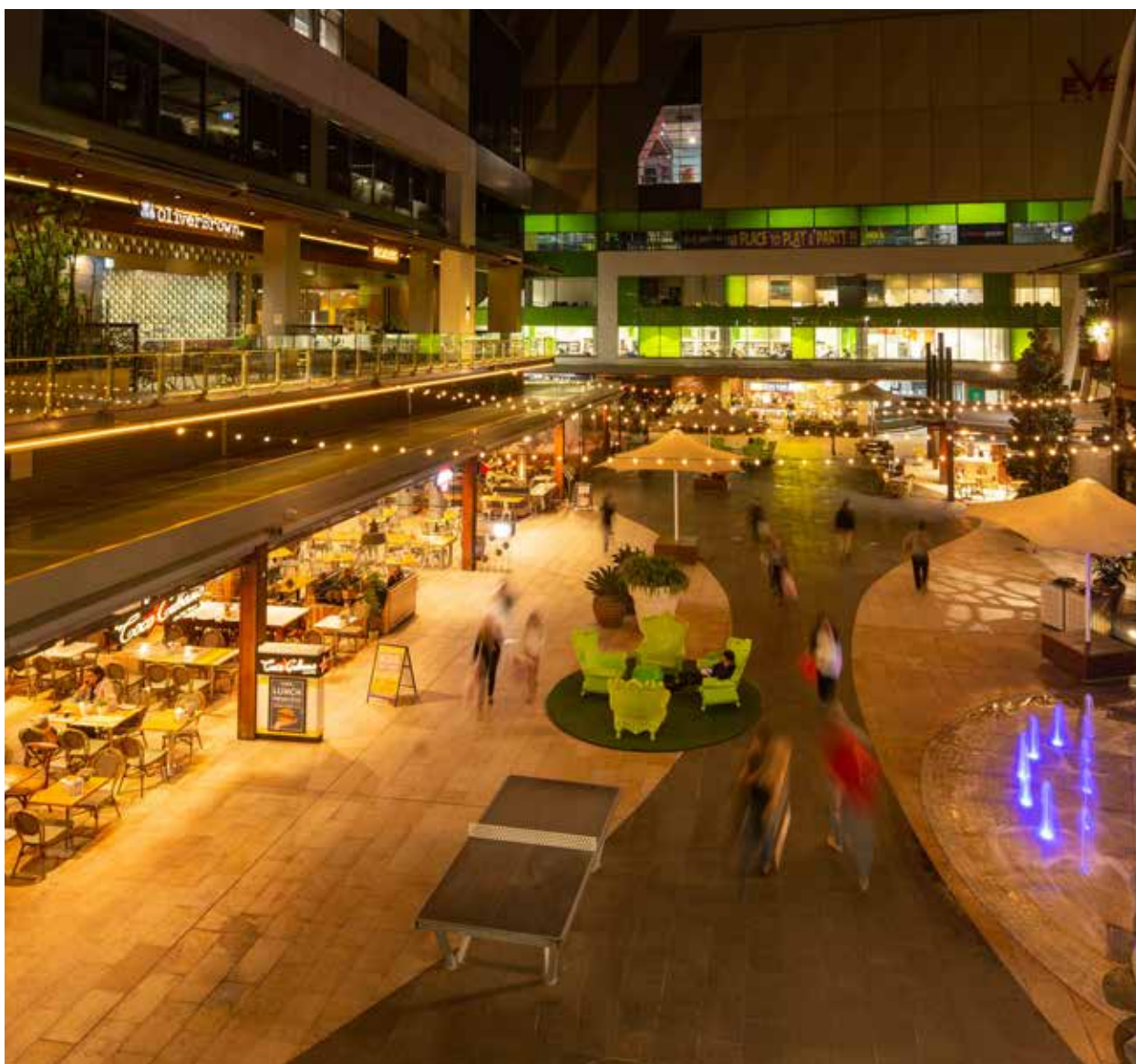


Novartis Building Waterloo Road, Macquarie Park

Ryde Town Centre Plaza

The Ryde Town Centre Plaza is an example of design excellence in the creation of new public space. Embedded within the Top Ryde Shopping Centre, the plaza is part of a network of open public spaces providing pedestrian links into and through the site as well as designs that facilitate casual use and social interaction.

Council's site-specific design requirements for the site included a minimum size and proportion of public open space, separation of pedestrians and traffic, direct street access, connections to community facilities (such as the Ryde Library) and wide building setbacks to ensure public spaces have access to sunlight.



Top Ryde Centre plaza is a place for people to meet and socialise