



OUR VIBRANT AND LIVEABLE CITY

Ryde is a city of welcoming and vibrant neighbourhoods – a range of well-planned, clean and safe neighbourhoods and public spaces, designed with a strong sense of identity and place.

They are places with character that support sustainable growth and demographic change.



PRIORITIES FOR THIS OUTCOME:

PRIORITY 1

GREAT PLACES, VIBRANT NEIGHBOURHOODS

Centres are the focus of vibrant communities

Places are designed for people

- Protecting the local amenity of neighbourhoods and ensuring they are well maintained, regulated, accessible, and safe.
- Creating active places and spaces in town and neighbourhood centres and well-connected open spaces that encourage active lifestyles and social interaction.

PRIORITY 2

COLLABORATIVE DEVELOPMENT

People are at the heart of planning and influence how the City grows and changes

- Actively advocating to the State Government and the Greater Sydney Commission for future developments that are appropriately considered and well-planned to ensure that the character and liveability of their immediate neighbourhoods are maintained.
- Actively consulting with the community on all major developments in and bordering the City.



Meadowbank Skate Park opening



Diwali Festival

PRIORITY
3

SUSTAINABLE DESIGN

Neighbourhoods support sustainable growth

Developments add to the character of their neighbourhoods

- Planning and designing our City to uphold and protect its unique character and encourage sustainable development, while also delivering diversity and housing choice.
- Ensuring the City of Ryde maintains leadership in the application of best-practice planning and sustainable urban development.



Karaoke Plaza



Building a vibrant and liveable city

As the City of Ryde continues to be a desirable place to live and work, it will be crucial to ensure our growing community has access to diverse housing and employment opportunities as well as vital services. With projected population increases calling for an extra 17,000 homes by 2031, considerable pressure will be placed on our local character and heritage, and on our natural and urban environment over the coming decade.

Our residents expect Council to control development to ensure that growth brings with it urban renewal and vibrancy to areas of need. Our residents also want to see our tree canopy, natural areas and open spaces protected and increased, as well as have access to efficient transport options that connect them to places locally and across the wider Sydney area.

In planning for the future, it is important to consider what infrastructure, facilities and services are required to support growth. This will include ensuring that the City's current town and neighbourhood centres are well placed to serve the local community in the long term through continued investment in upgrades and renewal; providing sufficient open space, and diversifying and increasing recreation opportunities to support a growing, active and healthy community; monitoring and managing our natural areas and environmentally sensitive lands to ensure they are not compromised by future growth; providing new infrastructure that matches the pace of development and growth; and exploring additional transport connections to meet the future requirements of a population that is projected to grow by more than a third over the next decade.

Achieving the best future for the City of Ryde requires Council to continue to advocate across government, guiding development to diversify housing supply while protecting and maintaining the character and liveability of our City, and securing investment in infrastructure that matches the needs of the growing population and builds vibrant, liveable neighbourhoods for our diverse, multi-generational communities.



116,298
residents in 2016

160,750
residents in 2031

= 38%
projected change



43,020
households in 2016

62,000
households in 2031

= 44%
projected change



46,149
dwellings in 2016

66,000
dwellings in 2031

= 43%
projected change

48,519
rateable properties

52.9% of dwellings in the City of Ryde are medium or high density, compared with 44% in Greater Sydney

QUARTER 4 RESULT FOR THIS OUTCOME

('000)	BUDGET	ACTUAL
Income	-5,979	-5,140
Expenditure	12,477	12,246

Council programs that support this outcome

- Centres and Neighbourhoods program
- Community and Cultural program
- Customer and Community Relations program
- Environmental program
- Land Use Planning program
- Open Space, Sport and Recreation program
- Regulatory program
- Strategic City program

Who is guiding our progress?

- Local Planning Panel
- Heritage Advisory Committee

How we monitor progress

- Renewal of town and neighbourhood centres
- Community sentiment
- City of Ryde's housing targets

In 2018/19, we asked you about

- Changes to parking controls – Gladesville, Ryde, Marsfield and Macquarie Park
- Graffiti vandalism in the City of Ryde
- Litter perception in Laurel Park
- Parking changes in Gladesville
- Future improvements to parking in Eastwood
- Pedestrian crossing points – West Ryde
- Planning proposals – 112 Talavera Road, Macquarie Park, Dunbar Park Estate, Marsfield
- Re-establishing alcohol-free zones
- Ryde Central
- Traffic and parking around schools
- Wilga Park public art
- Improvements at Avon Road shops
- Future upgrades to Eastwood Plaza

Pedestrian improvements at Rowe Street, outside Eastwood Public School



Services

HIGHLIGHTS

Reviewing our Local Environment Plan and developing our draft Local Strategic Planning Statement

We reached a major milestone with the Draft Local Strategic Planning Statement being placed on public exhibition. This statement is an important document for the City of Ryde, translating our Community Strategic Plan (CSP) to land use and planning priorities and setting the direction for the Local Environment Plan (LEP) and other Council planning instruments. See page 52 for a detailed story on this achievement.

Completing open space masterplans

The ELS Hall Park Masterplan was adopted by Council. The Gannan Park and Meadowbank masterplans were finalised and scheduled to be presented to Council in Quarter 1 (Q1) 2019/20. Our Children's Play Plan was finalised and will be reported to Council in Q1 2019/20. We completed an internal review of our Integrated Open Space Plan with peer review of our findings scheduled for Q1 2019/20.

Installing street libraries

An additional ten street libraries were installed throughout the City, joining five existing libraries. These are highly valued by the community, and provide opportunities for community members to meet, connect and socialise while enlivening and activating public spaces.

Planning for Denistone East Bowling Club's future use

We undertook a consultation program to determine the community's preferred uses for the former bowling club site. The outcome of this consultation will form the basis for guiding the future use of the property – including the tender process.

Installing the "Illuminotrope" sculpture

An eye-catching new sculpture was installed at Banjo Paterson Park in Gladesville. Known as 'The Illuminatrope', the artwork was donated to the City of Ryde by local artists Gabrielle Bates and David Hashimoto and is designed to reflect the theme 'Shared values and shared future'.

Retaining Macquarie Centre's ice rink

The City of Ryde, along with thousands of local residents, successfully advocated for a review of the proposed demolition of the Olympic sized ice skating rink at Macquarie Centre following a development application by AMP Capital. See page 53.



Boronia Park Street Library



Illuminatrope sculpture, Banjo Paterson Park



CITY STRATEGIC PLANNING

Delivering land use planning activities including the development of statutory land use plans and development control plans that support the delivery of vibrant, livable, productive, and sustainable neighbourhoods and centres. Assessing planning proposals, providing land use planning certificates and strategic planning and urban design advice.



Putney Hill

2,808
of 3,462 (81%)
Section 10.7
certificates issued
within 3 days.

99.7%
of
10.7 certificates
were processed
within
10 days.



NEIGHBOURHOOD ACTIVATION

Promoting the City's neighbourhoods and town centres and working with local businesses and the community to deliver upgrades, activities and improvements to ensure that they continue to be vibrant and productive places within our City.

PROJECTS

PROJECTS

- **LEP Review project**
Year one of two complete. The City of Ryde's Local Strategic Planning Statement (LSPS) was developed following extensive public consultation. Placed on public exhibition in June 2019.
- **Purchase aerial photography for LGA**
We now have access to updated aerial photography for Council's mapping system.
- ✔ **Open space master plans**
To undertake open space master plans for level 1 and 2 parks in line with the actions outlined in the Sport and Recreation Strategy (2016-2026).

- **Neighbourhood centre renewal**
Upgrades and improvements completed for West Ryde Plaza, Avon Road, North Ryde neighbourhood centre and Coulter Street, Gladesville.
- **Night time economy implementation (Stage 1)**
We hosted a series of creative lighting installations and events in town centres and the public domain to progress the objectives identified in the Night Time Economy Study.
- **Denistone East Bowling Club – future use**
Public consultation was held to determine the community's preferred uses for the site. The concept design for the Kings Park site was finalised.
- **Street tree planting program**
400 street trees were planted to shade streets and footpaths, help mitigate the urban heat island effect and improve the amenity of our City.



Avon Road construction complete



Gladesville
creative lighting installation

KEY: ● Complete ✔ On track ⚠ Delayed / Did not achieve target ✖ Cancelled



HERITAGE MANAGEMENT

Providing heritage management advice to identify and then guide the retention and restoration of items of local heritage significance.

PROJECTS

- **Ryde Heritage Study update**

Citywide study completed. Consultation on proposed LEP changes arising from the study is scheduled for 2019/20.

- **Ryde Heritage Information Centre**

Ryde Heritage Information Centre upgrade complete.

- **WWI house names Ryde and Eastwood**

Publication of a book documenting houses in Ryde and Eastwood that were named after World War I battles, troop transport ships and individuals, and to tell their stories.

- **Heritage Grants Scheme**

\$20,000 allocated in grants for maintenance and conservation works to heritage items throughout the City of Ryde.



WWI house names Ryde and Eastwood book launch



Stained glass on a heritage home



Eastwood Park grandstand



DEVELOPMENT ASSESSMENT SERVICES

Assessment of development applications, including applications for alterations and additions to dwellings, new dwellings and dual occupancies, waterfront dwellings, multi-dwelling developments and subdivisions. Also includes assessment of more complex applications involving public submissions, and larger scale developments that are required to be reported to either the Sydney North Planning Panel or the Local Planning Panel.

The Building and Development Advisory Service offers a pre-lodgement service providing free and personalised advice on planning, building and engineering aspects of development applications to all members of the community.

PERFORMANCE

	2018/19	2017/18
Amount of approved new commercial floor space	39,918.7 m ²	35,940.1m ²
Number of approved new dwellings	880	3,430
Number of commercial, retail, office DAs	73	69
Number of residential DAs	133	166
Number of single new dwelling DAs	131	161
Total number of DAs received	691	796
Mean gross assessment time		
Mean gross determination time:	97 days	93 days
① Commercial, retail, office (target <= 91)	107	83
✔ Residential alts and adds (target <= 77)	64	58
✔ Single new dwellings (target <=105)	98	82

Dwelling and commercial premises assessment and determination

Value of development applications determined

14/15	\$544.4 million
15/16	\$1.5 billion
16/17	\$1.6 billion
17/18	\$1.5 billion
18/19	\$702.4 million

Number of applications determined

14/15	799
15/16	839
16/17	836
17/18	796
18/19	691

Number of DA-related enquiries received

14/15	22,100
15/16	23,074
16/17	20,068
17/18	20,757
18/19	22,032



Development Assessment Services




BUILDING CERTIFICATION AND COMPLIANCE

Providing building approvals, certification processes and compliance services to ensure compliance with building legislation and industry standards. This includes regular monitoring to help ensure public safety through fire safety investigations and compliance and swimming pool barrier audits.



Swimming pool audits

PERFORMANCE

	2018/19	2017/18
 Number of private swimming pool barrier fence audits conducted, annually (Target >= 450)	501	225



Illegal dumping



RANGER SERVICES

Providing compliance rangers to reduce illegal dumping and littering, investigate abandoned vehicles, implement the Companion Animal Act, investigate footpath and road obstructions and enforce heavy vehicle regulations.

PERFORMANCE

	2018/19	2017/18
 Rate of dogs returned to owner (Target >= 80%)	93%	89%



COMMUNITY AND ENVIRONMENTAL HEALTH AND SAFETY

Providing regular monitoring and compliance services across regulated premises to help prevent the spread of infectious disease and manage public health risks from cooling towers, public swimming pools, food retail businesses and other registered premises.

PERFORMANCE

	2018/19	2017/18
 Number of food premises/businesses routinely inspected, annually (Target >= 850)	812	904

The year in review

West Ryde Plaza embellishment

The much-anticipated upgrade to West Ryde Plaza was completed during the year. Improvements include a new play area for kids, additional seating and trees as well as an open paved area for other activities, such as market stalls or live performances. Free public Wi-Fi has also been installed, as well as CCTV and additional feature lighting. Another highlight is a new, eye-catching leaf-shaped shade structure, which will provide the area with shade during the warmer months.

Transformation of Eastwood

While vibrant and popular, Eastwood Town Centre is beset by chronic traffic and parking problems that negatively impact the

local economy, we are considering a range of proposals to improve traffic and parking in Eastwood Town Centre, while also creating new and modern open spaces for the community.

A new multi-storey car park will be built on the current Rowe Street East car park site to help address chronic parking shortages for shoppers in the area. The car park will have up to 150 parking spots and will feature charging stations for electric vehicles. At the time of finalising this report, the development application for this carpark was approved by the Sydney North Planning Panel in October 2019.

We have consulted with the community to gauge their support for relocating the Glen Street car park to the nearby Shaftsbury Road Precinct. The former car park site will then be transformed into a public plaza, creating a more vibrant open space for the community.



West Ryde Plaza shade installation



West Ryde Plaza play area



Development of our Draft Local Strategic Planning Statement

All councils in NSW are required to prepare a Local Strategic Planning Statement (LSPS) to guide land use planning within the local area over the next 20 years. The LSPS brings into effect the Greater Sydney Commission's Metropolitan and Region plans by implementing their directions at the local level. However, it also identifies the special characteristics that contribute to local identity, the shared community values that need to be maintained and enhanced across the life of the plan and how growth and change will be managed into the future.

The LSPS is a high-level strategic land use planning document that translates the Community Strategic Plan (CSP) to land use and planning priorities and sets the direction for the Local Environment Plan (LEP) and other Council Planning Instruments.

The City of Ryde's draft LSPS was developed during the year and contains a number of key ideas and actions including an overall structure for future open space, transport linkages and environmentally sensitive lands. It sets the scene for amendments to our LEP and includes a range of options to meet diverse housing needs, supports different housing character areas by ensuring high density housing is co-located with transport nodes, and identifies opportunities for appropriate medium density development.

This strategy proposes a linear park along Waterloo Road to improve the amenity in this area, and recommends the revitalisation of West Ryde to build a unique identity based on the area's heritage and strong community interest in well maintained open spaces, and more movement choices, such as active transport and general accessibility rather than the need for more car infrastructure.

In addition, the LSPS identifies a number of key studies required to build a stronger evidence base for future planning. These include a developer contributions plan, housing strategy, resilience plan, active transport strategy, economic development plan, heritage study and creative enterprise strategy.

Public comment on the LSPS will be invited from July 2019.

Macquarie Centre Ice Rink retention

In a huge win for the Ryde community, the owner of Macquarie Centre – AMP Capital – has confirmed that any future redevelopment of the shopping centre will include an Olympic-sized ice rink. The announcement came shortly after the City of Ryde held an extraordinary Council meeting expressing opposition to the proposed closure of the Macquarie Ice Rink and advocating for any redevelopment to retain an Olympic-sized ice rink.



Macquarie Ice Rink

Challenges

State Planning legislation affecting Ryde (Medium Density Housing Code)

In 2017, the State Government announced changes to the NSW Housing Code that meant additional sites would be eligible for medium density development.

Developments would only be required to satisfy the standards defined in the NSW Government's Policy (known as the 'Codes SEPP') and allow developers to circumvent Council's assessment against local requirements and conditions.

The City of Ryde strongly objected to the proposed changes because of the negative impact they would have on the City's environment and infrastructure.

Council then commenced proceedings in the Land and Environment Court on behalf of residents, alleging the government failed to consider certain environmental issues it was legally required to undertake before implementing the code.

In May 2019, the Land and Environment Court dismissed the claim and ruled that the Medium Density Housing Code was valid. While Council accepted the judgement, it is continuing to advocate for an exemption from the Medium Density Housing Code. It is also seeking support to continue to its program of delivering a diverse and affordable housing supply for the community.

Council's review of the Ryde Local Environment Plan is due to be completed by 1 July 2020. The Implementation of the Code in the City of Ryde has been deferred to allow Council to progress its review of the Ryde Local Environment Plan. There is also a pause on planning proposals that would increase the amount of residential development permissible in Ryde to allow Council to complete relevant strategic and infrastructure planning.

The City of Ryde sent a clear signal with respect to the need for a pause in the rate of development to allow the completion of necessary strategic and infrastructure planning and for infrastructure provision to match the pace of growth.

Council is now collaborating with the Greater Sydney Commission and other State Government agencies to finalise its Local Strategic Planning Statement.

Heritage Review 2019

Preserving our heritage is an important part of creating a Vibrant and Liveable City. Balancing community sentiment and the desire to preserve heritage with matters such as ownership, heritage and development is always a complex undertaking, and accounts for sometimes multiple competing interests.

Government legislation conserving heritage properties prioritises the 'public good' over the rights of the individual. As the community, government departments, property owners, purchasers and developers try to reconcile differences in opinion as to the value of conserving different types of properties, the major challenge for Council is to strike a balance between the rights of owners to develop their properties and protecting the City's heritage precincts and items of heritage value throughout the our City.

In response to growing concerns by the community over the loss of local heritage, a comprehensive heritage review was commissioned by the City of Ryde.

Ryde's last heritage study was undertaken in 2010, leaving properties identified without protection. About 20 percent of properties identified in this review have since been demolished or significantly altered, thereby losing their heritage significance.

The review recommended amending the Ryde LEP to create six new heritage conservation areas and add 44 new heritage items across the City. The former Squire's Brewery and Halvorsen's Boat Yard in Putney and the Glades Bay Baths in Gladesville would also be listed as archaeological sites.

In addition, the review recommended allocating an additional \$500,000 to Council's Local Heritage Assistance Fund and an increase in the size of individual grants available from the fund from \$5,000 to \$15,000 to help with the cost associated with repairing and conserving privately-owned heritage-listed items.

At the time of finalising this report Council was yet to vote on the outcome of this review.



Advocacy for changes to the private certification system

Since a number of examples of poor performance by private certifiers emerged in 2018, the City of Ryde has been a leading advocate for change in the building sector and has sought to reform the private certification system in NSW.

Our actions include lobbying against private certifiers being able to approve sensitive medium density developments, and instead making those approvals the responsibility of Council certifiers.

We have also warned about the consequences of allowing certain sensitive classes of development to be considered as complying development as this would lead to a proliferation of medium density housing in unsuitable residential zones certified by lax or conflicted private certifiers.

We have now called on the State Government to review the process of accrediting private certifiers and the sanctions that are applied to private certifiers found to have acted inappropriately, and drawn attention to private certification reforms outlined in NSW Government legislation and their limitations in protecting landowners.

The year ahead

The City of Ryde is a highly desirable place to live and work. Over the coming years we are committed to continuing our efforts to improving housing affordability and liveability across our City. Completing Council's Local Strategic Planning Statement will be of particular importance in 2020, as this document will set the vision for the shape and form of the City, and match growth with infrastructure.

\$55.1 million in investment is planned for this outcome over the next four years.

In 2019/20, we have the following projects planned:

Centres and Neighbourhood program

- Gateway signage
- Neighbourhood centre renewal
- Night time economy implementation

Community and Cultural program

- Updating of heritage conservation management plans

Customer and Community Relations program

- Rowe Street East – smart pole banners

Environmental program

- Solar My Schools

Land Use Planning program

- Local Strategic Planning Statement
- LEP Review project
- Ryde Heritage Study update

Open Space, Sport and Recreation program

- Open space master plans
- Street tree planting program

Regulatory program

- Trapeze - to allow faster assessment of development applications

Strategic City program

- Street art

