

**Meeting Date:** Tuesday 28 November 2023  
**Location:** Council Chambers, Level 1A, 1 Pope Street, Ryde and Online  
**Time:** 6.00pm

*Council Meetings will be recorded on audio tape for minute-taking purposes as authorised by the Local Government Act 1993. Council Meetings will also be webcast.*

*Statement of Ethical Obligations  
Councillors are reminded of their Oath or Affirmation of Office made under Section 233A of the Local Government Act 1993 and their obligation under Council's Code of Conduct to disclose and appropriately manage Conflicts of Interest.*

## **NOTICE OF BUSINESS**

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## **LATE COUNCIL REPORTS**

### **12 REJECTION OF GRANT FROM STATE GOVERNMENT FOR THE EASTWOOD COMMUNITY CENTRE**

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**Report prepared by:** Senior Coordinator - Infrastructure Services  
**File No.:** GRP/23/11 - BP23/736

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#### **REPORT SUMMARY**

On the 26 September 2023, Council resolved that the Chief Executive Officer of the City of Ryde:

- (a) *Explores avenues to reinstate the State Government's original grant offer of \$400,000 for the planning and design of a community centre on top of the newly built Rowe Street East car park and report back to the October Ordinary Council meeting.*
- (b) *Prepare a report to the next Council meeting outlining which staff and Councillors were aware of the decision, and what processes and discussions were had about the decision, before the email was sent to Councillor Purcell.*

This report has been prepared in response to item (b) of the above Council Resolution.

Council staff received information on the 1 August 2023 from the Community Engagement Group of the NSW Premier's Department pertaining to the Local Small Commitments Allocation (LSCA). The communication outlined the LSCA Program, a \$32.7 million grants initiative managed by the NSW Government, providing \$400,000 to each NSW electorate for small local projects benefiting community wellbeing.

The Executive Leadership Team assessed Council's ineligibility for the LSCA grant based on the attached LSCA Program guidelines (**ATTACHMENT 1**). Specifically, the absence of a project for a Korean Cultural Centre in Council's Delivery Program or Operational Plan led to the rejection of this specific grant offer. Allocating a substantial sum of money not designated by the Council for this project was deemed financially unfeasible.

Consequently, a letter declining the grant was circulated to all Councillors via a Council Information Bulletin (CIB) on 26 September 2023.

Following the Council meeting on 26 September 2023, in response to part (a) of the aforementioned Council resolution, an application (**ATTACHMENT 2**) was submitted to the NSW Premier's Department for the LSCA grant, as resolved by Council.

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On the 20 November 2023, Council received a letter of determination (**ATTACHMENT 3**) for the revised application, stating that:

- *The LSCA Program Office assesses all projects to ensure the Organisation and the project meet the eligibility requirements outlined in the LSCA Program Guideline (the Guideline). Ineligible projects will not progress to Merit Assessment.*
- *The LSCA Program Office has reviewed your submission (LSCA428) and determine that it does not meet the eligibility criteria as outlined in Section 3.2 of the Guideline.*

**RECOMMENDATION:**

- (a) That Council acknowledge the efforts made by staff and the Executive Leadership Team in pursuing all reasonable actions to reinstate the grant funding amount of \$400,000 under the “NSW Government – Local Small Commitments Allocation”.
- (b) That Council note that in accordance with section 2.2 of the Guideline the \$400,000 LSCA funding will be redistributed by the Special Minister of State across the LGAs within the electorate of Ryde after all nominated project submissions have been assessed and considered for funding approval. This is estimated to occur in early 2024.
- (c) That Council seek clarification from the Premier’s Department on the comment in the letter received from the Executive Director Local Small Commitments Allocation Program Office (Attachment 3) that states that “the \$400,000 LSCA funding will be redistributed by the Special Minister of State across the LGAs within the electorate of Ryde after all nominated project submissions have been assessed and considered for funding approval. This is estimated to occur in early 2024.” and to understand whether this will involve the State Member for Ryde, City of Ryde Council and/or Ms Lyndal Howison, former Candidate for Ryde.

**ATTACHMENTS**

- 1 Local Small Commitments Allocation - Program Guide 2023
- 2 Application-LSCA428 - Small commitments allocation grants
- 3 Letter - LSCA Program Office to CEO Ryde Council (LSCA428)

Report Prepared By:

**Chaitanya Tadikonda**  
**Senior Coordinator - Infrastructure Services**

Report Approved By:

**Meroeh Suesser**  
**Acting Executive Manager - City Infrastructure**

**Charles Mahfoud**

**Acting General Manager - Business and Operations**

**ITEM 12 (continued)**

**ATTACHMENT 1**

Premier's Department

# Local Small Commitments Allocation

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Program Guideline

31 July 2023

A5818905



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**ITEM 12 (continued)**

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## Acknowledgement of Country

The NSW Premier’s Department acknowledges the Traditional Custodians of the lands where we work and live. We celebrate the diversity of Aboriginal peoples and their ongoing cultures and connections to the lands and waters of NSW.

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## Overview of the Local Small Commitments Allocation Program

The Local Small Commitments Allocation (LSCA) Program was established by the NSW Government following the 2023 election.

The LSCA will provide grants up to the value of **\$400,000** in 2023-24 in each of the 93 NSW electorates. These grants will help fund small local projects for the purpose of enhancing community wellbeing and providing benefits to communities in NSW.

The total cost of the LSCA is **\$37.2 million** and it will be funded from the NSW Generations Fund – Community Services and Facilities Fund (CSFF).

All grants made through the LSCA program are one-off or ad hoc grants. Identified local councils and community organisations will be invited to submit proposals to deliver small local projects. These include upgrades to community centres, playgrounds and parks, and the delivery of welfare services, educational programs and community events.

The NSW Special Minister of State is the final decision maker about which projects are to be funded. The LSCA Program will be administered by the LSCA Program Office within the NSW Premier’s Department.

All LSCA grants will be administered in accordance with the [NSW Grants Administration Guide \(Guide\)](#), the grants administration requirements in Section 10.3A of the *Government Sector Finance Act 2018* (NSW), and the requirements of the CSFF and the *NSW Generations Funds Act 2018* (NSW).

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### 1 Purpose of the Guideline

This Guideline outlines the processes for the administration of the LSCA. It provides a guide for those organisations submitting project information for consideration about the program’s purpose and objectives, eligibility criteria, assessment and approval processes, and timeframes.

#### 1.1 Key dates

Program Stage	Date
Online Information sessions	7, 8 and 10 August 2023
Submission of project details – nominated projects	From 31 July 2023
Submission of project details – playground and park upgrades	From 4 September 2023
Assessment process	From 7 August 2023
Successful application advised	From mid-August 2023
Funding agreements executed	From mid-August 2023
Project Delivery	Up to 2 years from signing of agreement

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## 2 Projects nominated for LSCA funding

Projects to be assessed for funding through the LSCA Program must have been nominated as election commitments prior to the March 2023 election.

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### 2.1 Nominated community projects

In some electorates community projects totalling \$400,000 for the electorate have been *nominated* and, if approved, will be delivered by community organisations and local councils.

The projects cover a broad range of *capital works, services and programs, events, supplies and equipment and charitable donations projects*.

In some electorates a number of community projects have been specified, with the remaining portion of the allocated \$400,000 nominated for *playground and park upgrade projects* to be delivered by local councils (see Section 2.2)

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### 2.2 Projects to upgrade playgrounds and parks

In those electorates where some, or all of the \$400,000, was nominated for *playground and park upgrades projects* to be delivered by local councils, the NSW Special Minister of State will determine the funding to be made available to each local council in the electorate having regard to the following advice from the LSCA Program Office:

- The amount of funds nominated for playground and park upgrade projects in each electorate
- The number of Local Government Areas (LGAs) within those electorates
- The proportion of the electorate's population living within those LGAs (2021 ABS data)
- The LGA location for existing nominated projects located within those LGAs.

The LSCA Program Office will contact the local councils identified by the Special Minister of State, inviting them to *specify playground and park upgrades projects* for assessment in accordance with Section 6 of this Guideline.

In the event that a local council is unable to specify a playground or park upgrade project in the identified electorate, those funds will be redistributed by the Special Minister of State across other LGAs within the same electorate having regard to the factors above.

The Special Minister of State is the final approver of the distribution of LSCA funds for specified playground and park upgrade projects in LGAs within electorates with projects yet to be specified.

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## 3 Eligibility

The following eligibility criteria must be met before an organisation is considered for LSCA funding:

### 3.1 Eligible Organisations

Eligible organisation
<p><b>You must be either:</b></p> <ul style="list-style-type: none"> <li>✓ A nominated organisation invited to submit a project identified as an election commitment prior to the 25 March 2023 election.</li> <li>✓ A Not-for-profit organisation, agency or group including but not limited to:               <ul style="list-style-type: none"> <li>• Incorporated organisation registered as a not-for-profit association</li> <li>• Community organisation registered as an incorporated not-for-profit association</li> <li>• Unincorporated organisation</li> <li>• Trusts that are registered with the Australian Charities and Not-for-profits Commission (ACNC)</li> <li>• Local Aboriginal Land Councils</li> <li>• An Aboriginal and/or Torres Strait Islander Corporation registered under the <i>Corporations (Aboriginal and/or Torres Strait Islander) Act 2006</i> (Cth)</li> </ul> </li> <li>✓ A government related organisation including:               <ul style="list-style-type: none"> <li>• NSW Government Agency</li> <li>• Local Council</li> <li>• Joint Organisation of Councils, or council grouping or association</li> </ul> </li> </ul>
Ineligible organisation
<ul style="list-style-type: none"> <li>✗ Proprietary companies and companies limited by shares</li> <li>✗ Individuals or groups of individuals</li> <li>✗ For-profit organisations</li> <li>✗ Incorporated organisations that are insolvent</li> </ul>

The Department, at its sole discretion, may take any other factors into account to determine that an organisation is ineligible for funding. These factors include, but are not limited to, personal or business issues that could cause reputation damage or other risk to the NSW Government, and poor past performance of the nominated organisation or their key project personnel.

### 3.2 Eligible Projects

All Projects must:

- Have been nominated as an election commitment prior to the March 2023 election
- Have commenced after 26 March 2023
- Be delivered in the NSW electorate from which funding was allocated:
  - While a project may be delivered across multiple locations, those locations must all be within the identified electoral boundary

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- Have, or be able to obtain, appropriate Public Liability Insurance
- Be able to be delivered within 2 years of the execution of a Funding agreement.

**Projects may be:**

- Partially or fully funded by LSCA Program funds:
  - Where projects are partially funded by the LSCA, details of all funding (including other NSW Government grants) and project deliverables must be fully disclosed in the *Project Details Form*.

**Projects must not include:**

- Funding to recover costs for existing debt and/or budget deficits
- Administrative, operational and maintenance costs not related to the subject project
- Costs already fully funded by insurance or other NSW or Commonwealth Government Programs.

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# 4 Submission of a Project Details Form

All nominated community organisations and local councils must complete a *Project Details Form*. The process for completing and submitting this form is outlined below.

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## 4.1 Access to the SmartyGrants system

The representative of a nominated organisation will receive an email from the LSCA Program Office providing access to SmartyGrants (the NSW Premier's Department online grants administration portal), and inviting them to complete the *Project Details Form*.

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## 4.2 The Project Details Form

Before you start entering information into the *Project Details Form*, you are advised to read this Program Guideline. In particular, make sure you understand the requirements for organisational and project eligibility.

You should read through the sections of the *Project Details Form* and commence filling it out, ensuring you:

- fill in each section
- save your form regularly
- upload all the required supporting documentation (see Section 5).

**NOTE:** Please ensure you click the '**SUBMIT**' button to upload your completed form.

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## 4.3 Where to get further help

If you need additional support to complete the *Project Details Form* you can:

- register to attend an online information session run by the LSCA Program Office:
  - [Information Session #1: 7 August 2023, 12:00 – 1:00pm](#)
  - [Information Session #2: 8 August 2023, 9:00 – 10:00am](#)
  - [Information Session #3: 10 August 2023, 5:30 – 6:30pm](#)
- contact the LSCA Program Office directly by:
  - Email at [lscapremiersdepartment.nsw.gov.au](mailto:lscapremiersdepartment.nsw.gov.au)
  - Telephone on (02) 9228 5260.

### Important notes

- Your *Project Details Form* must be accurate and fully completed before pressing Submit
- Submission of your *Project Details Form* does not guarantee funding. Your project will be assessed in line with the processes outlined in Section 6 below
- Any cost associated with completing the *Project Details Form* will be met by the nominated organisation
- The declaration section of your *Project Details Form* must be authorised:
  - by a member of the executive or committee as deemed under your organisation's constitution or governance arrangement, or
  - by the General Manager/CEO or a delegated officer of the local council.



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## 5 Supporting documentation

As you complete the *Project Details Form* for your project you will be prompted to provide supporting documentation to verify some of the details of your project.

The types of evidence you may need to include in your submission will largely depend on the type of project, and whether the proposed LSCA grant would cover the entire cost of the project or be a co-contribution towards a larger project.

The list below covers the main types of evidence you may require.

Where you have requested LSCA funding as a co-contribution towards a larger project being delivered by another organisation, you will need to provide supporting documentation about both the larger project and the organisation delivering the project.

If you have any questions about the type of evidence your project requires, please contact the LSCA Program Office at [lscapremiersdepartment.nsw.gov.au](mailto:lscapremiersdepartment.nsw.gov.au).

### Your organisation and the organisation delivering the project

You will be asked to provide relevant documents including:

- evidence of organisational governance, structure or constitution
- recent financial information including evidence that your organisation is not insolvent, or subject to ongoing legal proceedings, and
- evidence that your organisation has appropriate insurance including the public liability insurance arrangements (where required) for the project.

### Capital works projects

Where funding is sought for improvements to land or building, or freestanding equipment that will be fixed or installed to the land or building, you will be asked for evidence of:

- Property/landowner's consent for your works to be undertaken at the project location
- All planning approvals, including development consent, from local councils, Crown Lands and Heritage Councils, DA approval or evidence of lodgement (if required).

### Services and program delivery projects

Where funding would support the new or ongoing delivery of educational, health and other welfare services and programs, you will be asked for evidence of:

- The current program or services, and details of how the LSCA funding would be used to enhance or support ongoing delivery
- The design of a new program or service, and details of how the LSCA funding would support the delivery.

### Events projects

Where funding would support the delivery of a time-limited activity, you will be asked for:

- Where the event has already occurred, evidence confirming the event, and a breakdown of the total costs incurred and source of available funds to meet those costs, and specifically identifying how the LSCA funds have been utilised.
- Where the event is yet to occur evidence of the planning for that event and a breakdown of the costs to be incurred and available funding sources to meet those costs, including the specific use of the LSCA funding.

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### Supplies and equipment

Where funding would be expended on supplies and equipment for the ongoing delivery of a program or a service you will be asked for:

- Receipts for those supplies or equipment already purchased relying on LSCA funds
- List of supplies and equipment to be purchased with LSCA funds, with receipts provided later in the acquittal process.

### Charitable donations

Where funding would support a charitable donation, you will be asked for:

- Evidence of the organisation's charitable organisation status including the Australian Charities and Not-for profits Commission (ACNC) registration number
- Evidence of the organisation's charitable donation agenda for the current financial year (may also specify where LSCA funds will be directed).

### Combination projects (projects that include more than one of the above)

Where funding would support a project that combines elements of the categories listed above, you will be asked provide evidence as appropriate for the project key deliverables.



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## 6 Assessment of your project

All nominated projects will be assessed through a two-step process as outlined below. Each project will be assessed on its own merits without reference to the comparative merits of any other LSCA project submission.

Project assessments will occur on a rolling basis as submissions are uploaded to SmartyGrants.

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### 6.1 The Assessment Process

#### Step 1: Eligibility assessment

The LSCA Program Office will assess all projects to ensure the organisation and the project meet the eligibility requirements outlined in this Guideline. Ineligible projects will not progress to Step 2.

#### Step 2: Merit assessment

All eligible projects will be assessed by two independent expert assessors (the Assessment Panel). The Assessors will be appointed by the LSCA Program Office and will have relevant experience in the assessment of community-based grant applications.

The LSCA Program Office will contact your representative directly if your *Project Details Form* has missing information or any of the information requires clarification.

Where LSCA funding is going to one organisation to be used as a co-contribution towards a larger project being delivered by another organisation, the Assessment Panel will need to have sufficient information to assess the larger project and the organisation delivering the project.

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### 6.2 Merit Assessment Criteria

Each member of the Assessment Panel will independently undertake a merit assessment of each eligible submission that has progressed to Step 2. They will award a score of either a **(1) low, (2) satisfactory or (3) high** against each of the following three merit criteria:

**1. The project will enhance wellbeing and deliver benefits to the local community:**

The assessor will have regard to:

- the community need the project is seeking to address
- who the target beneficiaries are
- whether the benefits identified are logical and achievable.

**2. The project is an efficient, effective, economical, and ethical use of money and will deliver value for money:**

The assessor will have regard to:

- whether the benefits to be delivered are reasonable when compared with the costs
- whether the LSCA grant is a co-contribution to a larger project
- whether the project's deliverables are fit for their intended purpose
- the estimated utility period for the deliverables
- whether the deliverables are capable of realising the benefits identified.

**3. The project can be delivered by the organisation as described:**

The assessor will have regard to:

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- the internal management, governance arrangements and financial viability of the organisation that is delivering the project
- the experience of the organisation that is delivering the project in delivering this type of project
- the internal capacity (resources and personnel) of the organisation that is delivering the project
- the likelihood of essential project commencement requirements being met, such as land use approval or availability of total project funds
- Whether the project can be completed within 2 years of the execution of a funding agreement.

To determine the final assessment score, the LSCA Program Office will combine the individual scores provided by each member of the Assessment Panel.

**The project will be deemed as having merit if it scores a combined minimum score of four in each of the three merit criteria.**

Where a project has scored less than four in any of the merit criteria, the LSCA Program Office will convene a moderation session of the Assessment Panel to review the scoring and reach a consensus on a final overall score. The moderation session will be chaired by a member of the LSCA Program Office and will involve a Probity Advisor.

The Assessment Panel may also identify special conditions that would support the successful delivery of the project. These could include things like special reporting requirements, arrangements for co-funding, or changes to the proposed governance arrangements. Any special funding conditions will be approved by the Special Minister of State and included in the funding agreement.

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## 7 The Approval Process

The NSW Special Minister of State is the final decision maker about which projects are to be funded. The Executive Director of the LSCA Program Office will consider the Assessment Panel reports and provide written advice making recommendations to the NSW Special Minister of State about the projects seeking funding including any special funding conditions. The advice provided to the Minister will comply with the requirements of Section 6.3.1 of the **Guide**.

Any departure from the recommendations of the Executive Director of the LSCA Program Office will be documented as part of the approval process.

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### 7.1 Input from stakeholders

The Special Minister of State may choose to seek advice from a Probity Advisor about any issues that arise throughout the administration of the LSCA Program.

Where advice is received from any other Ministers, Members of Parliament or other stakeholders in making a decision about the approval of LSCA projects, this will be documented.

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### 7.2 If a project is successful

Successful organisations will be notified in writing by the LSCA Program Office in accordance with the timeframes outlined in Section 1.1 above.

Successful organisations will be required to enter into a funding agreement that will outline the organisation's responsibilities in terms of reporting and acquittal of funds. The funding agreement will be either a NSW Government funding agreement (Short Form) or (Long form) depending on the value, complexity and risk profile of your project.

The template for these funding agreements can be found at <https://www.nsw.gov.au/grants-and-funding/grants-administration-guide>.

Any special conditions approved by the Special Minister of State will be included in the funding agreement.

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### 7.3 If a project is unsuccessful

The LSCA Program Office will notify unsuccessful organisations in writing and will outline the reasons why the submission was not successful.

The LSCA Program Office will provide any unsuccessful organisations with an opportunity for an individual feedback session to discuss the details of their submission.

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### 7.4 Appeals

The Special Minister of State's decision, based on advice from the LSCA Program's Executive Director, on all projects is final. There is no mechanism for a review or appeal.

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## 8 Probity and Governance

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### 8.1 Governance

As outlined in the Overview section the LSCA will be funded from the CSFF.

The LSCA will be managed in accordance with the requirements of the **Guide**, the grants administration requirements in section 10.3A of the *Government Sector Finance Act 2018* (NSW) and the and the requirements of the CSFF and the *NSW Generations Funds Act 2018* (NSW) (<https://www.nsw.gov.au/grants-and-funding/grants-administration-guide>).

The LSCA Program Office within the NSW Premier's Department will co-ordinate the expert external assessment of submissions and develop recommendations to the Special Minister of State for approval and funding.

The LSCA will be managed through the NSW Premier's Department grant administration portal (SmartyGrants) and all documentation and record keeping will meet the requirements of the *NSW State Records Act 1998* (NSW).

Organisations with projects approved for funding will be required to enter into a funding agreement with the NSW Premier's Department and report regularly on the progress of their project, in accordance with the terms and conditions of their funding agreement.

#### Probity

The NSW Premier's Department will appoint independent Probity Advisors who will develop a Probity Plan for the LSCA Program.

All issues related to conflicts of interest will be managed with advice from the Probity Advisors.

From time to time, it may be necessary for the LSCA Program Office to seek specific probity advice (internal or external) for grant opportunities that are complex, high-risk or of high value.

#### Reporting

All approved LSCA funding will be published on the NSW Government Grants and Funding Finder website no later than 45 calendar days after the funding agreement takes effect.

Expenditure of money from the LSCA program will also be referenced in the NSW Premier's Department annual report for 2023-2024.

#### Acknowledgement of the NSW Government

All recipients of NSW Government funding should acknowledge the NSW Government in accordance with the NSW Government Funding Acknowledgement Guidelines (<https://www.nsw.gov.au/branding/sponsorship-and-funding-acknowledgment-guidelines/funding-acknowledgement-guidelines>).

At a minimum, the NSW Government acknowledgement should be in annual reports, media releases, digital and printed materials, web pages and online documents, advertising, and any plaques and signs for the period in which funding is received.

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### 8.2 Terms and Conditions of Funding

The NSW Premier's Department will manage the administration of the LSCA Program and ensure all funding is appropriately managed and acquitted in accordance with Section 6.6.2 of the **Guide** such that:

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- Before any funds are issued, recipients must sign a funding agreement agreeing to the funding terms and conditions.
- Recipients must use the funds for the stated purpose for which the funding was awarded unless written permission has been obtained from the NSW Premier's Department.
- Recipients must provide evidence of expending the funds for the agreed purpose (acquittal) within the agreed timeframe in their funding agreement.
- Recipients must return any unspent funds in accordance with the terms and conditions of the funding agreement entered into by grant recipients.

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### 8.3 Complaints

Any concerns about the LSCA Program should be submitted in writing via <https://www.nsw.gov.au/departments-and-agencies/the-cabinet-office/contact-us>.

The NSW Premier's Department is committed to responding to external complaints fairly, efficiently and effectively. Concerns and complaints procedures follow the processes set out in the NSW Premier's Department External Complaints Handling Policy (<https://www.nsw.gov.au/departments-and-agencies/department-of-customer-service/publications-and-reports/complaint-handling-policy>). This policy sets out the steps for managing an external complaint regarding the LSCA Program. If you are a person with a disability or experience difficulties in providing your complaint in writing, you can make a verbal complaint by contacting (02) 9228 5555. NSW Premier's Department may require a verbal complaint be made in writing in circumstances where the matter is complex or contentious. If you do not agree with the way the Department handled the issue, you may wish to contact the NSW Ombudsman via: [www.ombo.nsw.gov.au](http://www.ombo.nsw.gov.au).

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### 8.4 Privacy statement

NSW departments and agencies are required to comply with the *Privacy and Personal Information Protection Act 1998 (NSW)* (the Privacy Act) and any personal information (as defined by the Privacy Act) collected by NSW Premier's Department in relation to the LSCA Program will be handled in accordance with the Privacy Act and NSW Premier's Departments privacy policy and privacy management plan (<https://www.nsw.gov.au/departments-and-agencies/premier-department/contact-us/privacy>).

Information provided by nominated organisations to NSW Premier's Department in connection with this submission will be collected and stored on a database held and managed by the NSW Premier's Department in accordance with the Privacy Act and the *State Records Act 1998 (NSW)* and will only be used for the purposes for which it was collected (including, assessing the funding submission or a directly related purpose (for example, program evaluation).

NSW Premier's Department may also disclose information provided by applicants to other Government agencies and external subject matter experts or advisers for the purpose of the agencies, external subject matter experts or advisers assessing the submission in connection with the LSCA Program or as otherwise permitted by the Privacy Act. Nominated organisations must take steps to ensure that any person whose personal information (as defined by the Privacy Act) is included in their submission has authorised collection of their personal information and is made aware of the purposes for which it has been collected and may be used (which include assessing a funding submission), and the fact that the personal information will be collected by NSW Premier's Department and may be disclosed to other Government agencies for this purpose.

#### Access to Information

Applicants should be aware that information submitted in submissions and all related correspondence, attachments and other documents may be made publicly available under the *Government Information (Public Access) Act 2009 (NSW)* (GIPA Act).



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- The GIPA Act gives the public an enforceable right to access submissions for government information
- Restricts access to information only when there is an overriding public interest against disclosure.

Before information is released in response to a submission under the GIPA Act, there will be an assessment of the public interest considerations in favour of and against disclosure of that information and there may be consultation requirements that apply.

Information may also be made publicly available as a result of an order for papers made by the NSW Legislative Council under Standing Order 52.

Applicants should be aware that information included in their submission may be shared with persons from other government agencies, third party subject matter experts and other professional advisers to facilitate the assessment process.

If a submission is successful, information about the project and the applicant may be shared in media releases, NSW Government websites and social media accounts. This information may include the name of the applicant and their business, a description of the funded project, the project's expected community benefits, and the funding amount.

### Disclaimer

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**ITEM 12 (continued)**

**ATTACHMENT 1**

**Premier's Department**

52 Martin Place  
Sydney NSW 2000

GPO Box 5341  
Sydney NSW 2001

Office hours:  
Monday to Friday  
9:00am – 5:00pm

T: (02) 9228 5260  
E: [lsca@premiersdepartment.nsw.gov.au](mailto:lsca@premiersdepartment.nsw.gov.au)

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**ITEM 12 (continued)**

**ATTACHMENT 2**

**LSCA Program - Ryde**  
**LSCA Project Details Form**  
**Application No. LSCA428 From Council of the City of Ryde**  
Form Submitted 16 Nov 2023, 10:49AM AEDT

**Local Small Commitments Allocation Program**

**The Local Small Commitments Allocation (LSCA) Program was established by the NSW Government following the 2023 election.**

**The LSCA will provide grants to the value of \$400,000 in 2023-24 to each of the 93 NSW electorates and will fund small local projects to enhance community wellbeing and provide benefits to the people of NSW.**

**For more information please refer to the [Local Small Commitments Allocation Program Guidelines](#) or contact [lsc@premiersdepartment.nsw.gov.au](mailto:lsc@premiersdepartment.nsw.gov.au)**

If you do contact us throughout the submission period, please quote the submission number below

**Submission Number**

LSCA428

This field is read only.

The identification number or code for this submission.

**Funding Details**

**These fields are read only, and have been pre-populated by the LSCA Program Team**

**NSW Electorate**

Ryde

This question is read only.

**Tranche**

Tranche A

This question is read only.

**Organisation Details**

**\* indicates a required field**

**Tell us about Your Organisation**

**What is the name of your organisation? \***

Council of the City of Ryde

**Organisation Postal Address \***

3 Richardson Pl

North Ryde NSW 2113 Australia

Suburb/Town and State/Province are required.

**Project Contact**

**Please provide the contact details for the Project Contact person:**



ITEM 12 (continued)

ATTACHMENT 2

**LSCA Program - Ryde**  
**LSCA Project Details Form**  
**Application No. LSCA428 From Council of the City of Ryde**  
Form Submitted 16 Nov 2023, 10:49AM AEDT

**Contact Name \*** Meroeh Suesser  
**Position: \*** Acting Executive Manager City Infrastructure  
**Telephone: \*** 0466 482 959  
**Email: \*** [meroehs@ryde.nsw.gov.au](mailto:meroehs@ryde.nsw.gov.au)  
Must be an email address  
**Is the Head of the Organisation the same as the Project Contact? \***  Yes  No

**Head of Organisation**

**Head of Organisation \***  
Wayne Rylands  
(CEO or equivalent)

**Head of Organisation Telephone**  
(02) 9952 8101

**Head of Organisation Email:**  
[waynery@ryde.nsw.gov.au](mailto:waynery@ryde.nsw.gov.au)

**Organisation Type**

**Please select your organisation type from the list below: \***

- Local Council
- Joint Organisation of Councils, or council grouping or association
- Incorporated organisation registered as a not-for-profit association
- Community organisation registered as an incorporated not-for-profit association
- Trust registered with the Australian Charities and Not-for-profits Commission (ACNC)
- Local Aboriginal Land Council
- An Aboriginal and/or Torres Strait Islander Corporation registered under the Corporations (Aboriginal and/or Torres Strait Islander) Act 2006
- NSW Government Agency
- Unincorporated community organisation
- I don't know

**Does your organisation have an ABN (Australian Business Number) \***  
 Yes  No

To find your ABN please look it up at <https://abr.business.gov.au/>

**Your Organisation's ABN \***  
81 621 292 610

Information from the Australian Business Register

**ITEM 12 (continued)**

**ATTACHMENT 2**

**LSCA Program - Ryde**  
**LSCA Project Details Form**  
**Application No. LSCA428 From Council of the City of Ryde**  
Form Submitted 16 Nov 2023, 10:49AM AEDT

<b>ABN</b>	81 621 292 610
<b>Entity name</b>	COUNCIL OF THE CITY OF RYDE
<b>ABN status</b>	Active
<b>Entity type</b>	Local Government Entity
<b>Goods &amp; Services Tax (GST)</b>	Yes
<b>DGR Endorsed</b>	No
<b>ATO Charity Type</b>	Not endorsed <a href="#">More information</a>
<b>ACNC Registration</b>	No
<b>Tax Concessions</b>	No tax concessions
<b>Main business location</b>	2113 NSW

*Information retrieved at 10:44am today*

Must be an ABN

**Will you be using LSCA funds to make a co-contribution to another organisation that will deliver the project? \***

- No, we will deliver the project
  - Yes, we will be making a co-contribution to another organisation
- This does not include contractors e.g. plumbers, painters*

**Governance Structure of Your Organisation**

**Tell us about the governance structure of your organisation?** (Board/Committee of Management/Council committee)

\*

City of Ryde Council is empowered by the Local Government Act 1993 to make decisions informed by the priorities of the community. The Act empowers the City of Ryde to define and enforce local laws, regulations and policies necessary to effectively manage and govern the local government area.

The elected Council of the City of Ryde consists of 12 Councillors, being the Mayor and 11 Councillors, and must act in accordance with the Local Government Act 1993 and the associated State and Federal legislation.

In accordance with the Local Government Act 1993 (s377-s381), Council can delegate some of its decision-making authority and functions to the General Manager. The General Manager is able, in turn, to delegate functions to nominated employees within the City's staff establishment.

The Executive Leadership Team provides clear and consistent leadership and decision-making, which supports delivery of strategic priorities and outcomes expected by Council. The Team oversees the implementation and operation of a series of strategic and service plans.

**Please provide a copy of your organisation's key governance documentation. This may include:**

- a Constitution (or rules), or
- a Statement of purpose, or

**ITEM 12 (continued)**

**ATTACHMENT 2**

**LSCA Program - Ryde**  
**LSCA Project Details Form**  
**Application No. LSCA428 From Council of the City of Ryde**  
Form Submitted 16 Nov 2023, 10:49AM AEDT

- Articles of association, or
- a Trust Deed

**File Upload - Governance Documentation \***

Filename: Governance.pdf  
File size: 44.7 kB

**Financial Viability of Your Organisation**

**Is your organisation financially viable and able to demonstrate that it is likely to remain so over the duration of the project \***

Yes  No

**Please provide a copy of your organisations financial statements including:**

- Annual Report, or
- Audited Financial Statements

If your not for profit organisation is not required to produce audited financial statements, please provide a detailed profit and loss statement for at least the last 12 months.

**File Upload - Financial Documentation \***

Filename: CoR Annual financial report 2022.pdf  
File size: 6.0 MB

If your organisation is not required to produce either of these document please provide a detailed annual profit and loss statement.

**Capacity to Deliver**

- **What experience does your organisation have that demonstrates your capacity to complete the project?**
- **What previous projects have you completed successfully?**
- **Describe the internal and external resources you have to support project delivery?**

\*

City of Ryde has a commitment to deliver projects addressing social and community needs detailed in the Community Strategic Plan, which underpins future planning, decision-making , and allocation of resources.

Projects that Council have completed can be found on its website at the following link <https://www.ryde.nsw.gov.au/Projects/Completed-Works-Program>

The works under this grant would involve the planning, design and construction of a Cultural Community Centre situated in Eastwood, on the rooftop of an existing parking facility. The total cost of the project is likely to exceed \$15 million.

As per the grant nominated under this application, the \$400,000 is insufficient to cover the cost of the planning, design and construction of the Cultural Community Centre. Council does not have additional resources or funding to complete the planning, design and construction of this project.

**ITEM 12 (continued)**

**ATTACHMENT 2**

**LSCA Program - Ryde**  
**LSCA Project Details Form**  
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**Organisation Bank Account**

**Bank Account \***

Account Name: Council of the City of  
Ryde- Debtors  
BSB Number: 062245  
Account Number: 10529767  
Must be a valid Australian bank account format.

**Please provide a recent bank statement of the account you would use to receive the grant funding if you are successful.**

You do not have to show transaction details, however, the statement must:

- Be for a business account in the name of the legal applicant entity
- Be a statement on financial institution documentation
- Not be an online transaction list
- Clearly show the name, account number and BSB

**File Upload - Bank Statement \***

Filename: COR Bank Statement.pdf  
File size: 718.5 kB

**Public Liability Insurance**

**Does the organisation who will deliver the project have at least \$20 million in public liability insurance, or is willing to obtain \$20 million in public liability insurance? \***

- Yes  
 No, but willing to obtain

**Please explain the arrangements in place to ensure the organisation delivering the project has appropriate public liability insurance in place**

All relevant insurances will be obtained from the relevant stakeholders involved in the project to ensure they satisfy Councils procurement policy requirements.

**File Upload - Please upload a copy of any relevant Public Liability Insurance Certificate**

Filename: Certificate of Currency - Public Liability Professional Indemnity.PDF  
File size: 32.1 kB

**Project Details**

**\* indicates a required field**

**Tell us about Your Project**

**ITEM 12 (continued)**

**ATTACHMENT 2**

**LSCA Program - Ryde**  
**LSCA Project Details Form**  
**Application No. LSCA428 From Council of the City of Ryde**  
Form Submitted 16 Nov 2023, 10:49AM AEDT

<b>Project Name *</b>	Investigation and construction of a Cultural Community Centre on top of the Rowe Street East Carpark
<b>Initial Project Description</b>	<p>Deliver up to \$400,000 to Ryde Council towards a new Korean Cultural Centre in Eastwood.</p> <p><i>This question is read only.</i></p> <p><b>Brief Project Description:</b> <b>Describe what you want to do, how will it be delivered and what benefits will be delivered to the community</b> <b>If the LSCA funds are a contribution to a larger project, please describe the larger project.</b> <b>Examples:</b> <i>This project will deliver an upgraded clubhouse and amenities building, with ramps, disability access toilets and new female changeroom facilities at our local soccer club. This will benefit people with impaired physical mobility to access all areas of the clubhouse and amenities. It will also allow female players to have culturally appropriate changing facilities so that we can increase their participation and enjoyment in soccer at our club</i> <i>This project will provide funding that will allow our organisation to purchase much needed office equipment and upgrade our computers. This will benefit people who attend adult literacy and computer training courses at our centre. These people are mostly people from linguistically diverse backgrounds or older people in our local community.</i></p>
*	<p>The delivery of this project is NSW State Labor Government's promise to the community from the 2023 NSW State Elections. The project involves the planning and design of a Cultural Community Centre on top of the Rowe Street East Carpark, Eastwood. The works would involve engaging external consultants and contractors to undertake the planning, design and construction of the Cultural Community Centre.</p> <p>The total cost of the project of the Cultural Community Centre is likely to exceed \$15 million.</p> <p>As per the grant nominated under this application, the \$400,000 is insufficient to cover the cost of the planning, design and construction of the Cultural Community Centre. Council will require additional funding of \$14.6 million to complete the works. Council does not have these additional funds and will require a commitment from the NSW Premier's Department, to fund the project.</p> <p><i>Must be no more than 200 words</i></p>

**ITEM 12 (continued)**

**ATTACHMENT 2**

**LSCA Program - Ryde**  
**LSCA Project Details Form**  
**Application No. LSCA428 From Council of the City of Ryde**  
Form Submitted 16 Nov 2023, 10:49AM AEDT

**Anticipated Project start date: \*** 01/07/2024  
Must be a date and no earlier than 26/3/2023.

**Anticipated Project end date: \*** 30/06/2028  
Must be a completed within 2 years of the execution of a funding agreement

**Will the LSCA funding be contributing to a larger project? \***  
 Yes, funding will contribute to a larger project  
 No, LSCA funding is the only funding source

**Project Location**

**Your project must be delivered in the NSW electorate from which funding was allocated**

While a project may be delivered across multiple locations, those locations must **all** be within the identified electoral boundary.

For more information on your electoral boundaries please visit <https://elections.nsw.gov.au/elections/how-voting-works/electoral-boundaries>

**Will your project be delivered in more than one location? \***  
 Yes  No

**Is your project (including all project locations) located within the identified electoral boundary? \***  
 Yes  No

**What is the Primary Project Location? - Use the pin on the map if you are uncertain of the physical address \***

71 Rowe St  
Eastwood NSW 2122 Australia



Latitude: -33.79059 | Longitude: 151.08442  
Suburb/Town and State/Province are required. Country must be Australia

**Project Description**



ITEM 12 (continued)

ATTACHMENT 2

**LSCA Program - Ryde**  
**LSCA Project Details Form**  
**Application No. LSCA428 From Council of the City of Ryde**  
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**\* indicates a required field**

**Project Type and Evidence**

**The types of evidence you may need to include in your submission will largely depend on the type of project and whether your LSCA grant would cover the entire cost of the project or is a co-contribution towards a larger project**

**What type of project will you deliver? (multiple selections are possible) \***

- Capital Works - improvements to land or building, or freestanding equipment that will be fixed or installed to the land or building
- Service and Program Delivery - supporting the new or ongoing delivery of educational, health and other welfare services and programs
- Events - supporting the delivery of a time-limited activity
- Supplies and Equipment - supporting the delivery of services and time-limited programs
- Charitable Donation - a direct contribution to an organisations' existing fundraising activities

**Capital Works**

**Improvements to land or building, or freestanding equipment that will be fixed or installed to the land or building.**

Please provide:

- Property/landowner's consent for your works to be undertaken at the project location
- All planning approvals, including development consent, from local councils, Crown Lands and Heritage Councils, DA approval or evidence of lodgement (if required).

**Describe the capital works you want to deliver, who is involved and what approvals are required? \***

The delivery of this project is NSW State Labor Government's promise to the community and involves the planning, design and construction of a Cultural Community Centre on top of the Rowe Street East Carpark, Eastwood. The works under this grant project involves the planning, design and construction of the Cultural Community Centre. It will require Council's internal teams as well as external consultants. The required approvals for this project will be development application approvals and compliance with the Ryde Development Control Plan 2014, Ryde Local Environmental Plan 2014, and the Environmental Planning and Assessment Act 1979.

The grant amount of \$400,000 is insufficient to cover the cost of planning, design and construction of the Cultural Community Centre. As per our previous response, to cover the cost of the planning, design and construction of the Cultural Community Centre, Council will require additional funding of \$14.6 million to complete the works. Council does not have these additional funds and will require a commitment from the NSW Premier's Department, to fund the project.

**File Upload - Please upload any information about your capital works including quotes, designs, plans or approval documentation.**

Filename: Map of Location.png  
File size: 1.6 MB

**Project Need and Benefit**

**ITEM 12 (continued)**

**ATTACHMENT 2**

**LSCA Program - Ryde**  
**LSCA Project Details Form**  
**Application No. LSCA428 From Council of the City of Ryde**  
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**Why is the LSCA funding needed? What is the community need the project will meet? \***

The total cost for the design and construction of a 1500m<sup>2</sup> Cultural Community Centre is likely to exceed \$15 million. As such, with the available grant funding under this application of \$400,000, Council has insufficient funding to undertake the planning, design and construction of the Cultural Community Centre.

The project was initiated by NSW State Labor Government's promise to the community during the 2023 NSW State Elections to deliver the Cultural Community Centre on top of the Rowe street Carpark. The Cultural Community Centre is perceived to promote cultural interaction among diverse community members and enhance public spaces, like the Rowe Street East carpark, marrying aesthetics with functionality. Strategically located between key economic zones, Eastwood stands to benefit significantly from boosted visitor influx, supporting local businesses and job creation.

**How do you know there is a community need?**

Describe the evidence, for example:

- Is the facility difficult to access or lack of repairs preventing access and usage?
- Is there a waitlist for services?
- Are you anticipating population growth?
- Do you have feedback from community surveys?

\*

There is no evidence indicating that the planning and design of the Cultural Community Centre is a community need. The delivery of this project is the NSW State Labor Government's promise to the community.

**Who will benefit from your project? Are there any specific groups within the community that your project will target? \***

The delivery of this project is the NSW State Labor Government's promise to the community. This is not a Council project. Council is aware that the Korean Community of Commerce in the City of Ryde (KCCR) have been advocating for this facility through State & Federal Governments channels. Council has not undertaken any due diligence to understand any benefits that can be attributed to this project.

**Please specify the benefits the project will deliver for the community.**

Provide 4 - 10 dot points describing the benefits, for example:

- opportunities for community to participate
- improved financial literacy in migrant communities
- culturally appropriate change room facilities
- increased places in counselling program
- safer electrical systems in community facility

The delivery of this project is the NSW State Labor Government's promise to the community. This is not a Council project. Council is aware that the Korean Community of Commerce in the City of Ryde (KCCR) have been advocating for this facility through State & Federal Governments channels. Council has not undertaken any due diligence to understand any benefits that can be attributed to this project.



**ITEM 12 (continued)**

**ATTACHMENT 2**

**LSCA Program - Ryde**  
**LSCA Project Details Form**  
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**Project Budget**

**\* indicates a required field**

**LSCA Funding Available:** \$400,000  
 This number/amount is calculated.  
 Must be a dollar amount

**LSCA Funding Requested \*** \$15,000,000  
 Must be a whole dollar amount (no cents).  
 What is the total financial support you are requesting in this application?

**Total Project Cost: \*** \$15,000,000  
 Must be a whole dollar amount (no cents).  
 Must be a dollar amount

**Budget**

**As part of your grant application, you are required to provide a detailed budget showing what the grant funding will be used for.**

**Budget Checklist**

Project Plan – Plan so you know exactly what you need to make your project a success  
 Quotes – Obtain quotes from suppliers to support your grant application  
 Details – Ensure clear details are provided for each budget item, on separate lines  
 Funding – Include any other funding streams already in place for your project  
 Amounts – Provide exact amounts for each budget item

The more detail you provide the better. Lack of information may delay the assessment process

**If LSCA funding is contributing to a larger project please include details of other funding that has been confirmed or applied for**

Please note the following budget items are **NOT** eligible:

- Funding to recover costs for existing debt and/or budget deficits
- Administrative, operational and maintenance costs not related to the subject project
- Costs already funded by insurance or other NSW or Commonwealth Government Program

Where other NSW Government funds contribute to the costs of a larger project this must be detailed in your budget

<b>Income Description</b>	<b>\$ (GST Excl)</b>	<b>Expenditure Description</b>	<b>\$ (GST Excl)</b>
List income sources (confirmed and unconfirmed)	Must be a dollar amount.	List all items you will purchase or contract	Must be a dollar amount Must be a dollar amount.
Nil	\$0.00	Nil	\$0.00
	\$		\$

**ITEM 12 (continued)**

**ATTACHMENT 2**

**LSCA Program - Ryde**  
**LSCA Project Details Form**  
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	\$		\$
	\$		\$
	\$		\$

**Please describe the status of any additional project funding.**

- Where does the funding come from? (grant/donation/fundraising)
- Is it confirmed or unconfirmed?
- Is it in cash or in-kind?

Respond with **Not Applicable** if there is no additional project funding

**Describe status of other project funding \***

Not Applicable

Please write names separated by commas

**File Upload - Attach costs, estimates, quotes or budget documents if required**

*No files have been uploaded*

**Key Project Milestones**

<b>Milestone</b>	<b>Start date</b>	<b>End date</b>
One per row. e.g. Planning; recruitment; evaluation. Add more rows if you want to list additional milestones.	Leave blank if date is unknown or not relevant. Must be a date.	Leave blank if date is unknown or not relevant. Must be a date.
Project Kick-off		
Site Analysis & Surveys Completion		
Preliminary Architectural Designs Submission		
Engineering Assessment Report		
Community Engagement Sessions		
Legal & Regulatory Overview		
Financial Analysis & Forecasting Report		
Final Feasibility Report Compilation		
Procurement for Development Application		

**ITEM 12 (continued)**

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**LSCA Program - Ryde**  
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Development Application Completion		
Project Review & Decision Point		
Request for Tender issued for Design and Construction		
Assessment of Tender Submissions		
Engagement of Successful Tenderer		
Final Design Completed		
Final Design Endorsed for Construction		
Construction Commencement		
Construction Completion		
Project Closure		

**Key Project Risks**

- What is the likelihood of essential project commencement requirements being met, such as land use approval or availability of total project funds?
- What are the key risks to delivering the project on time and on budget?

\*

Land Use Approval - Community Cultural Center is on Council owned land, therefore no land use approval is required. However, this project hinges on the feasibility study's results and community feedback.

Project relies income from grant sources to commence and complete the project from design to construction. Council currently does not have the total project budget of \$15million.

Key Risks to Project Delivery

1. Site Issues

- Unexpected structural challenges identified during investigations might lead to delays and cost increases.

2. Regulatory Delays

- Acquiring necessary permits can take longer than planned, causing delays.

3. Stakeholder Differences

- Disagreements among stakeholders can result in changes, affecting timelines and budgets.

4. Cost

- Council has not allocated any budget for the planning, design and construction of this project. This project has not been identified within any future delivery program.

- Market changes can push up material or labor costs.

**ITEM 12 (continued)**

**ATTACHMENT 2**

**LSCA Program - Ryde**  
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**5. Design Changes**

- Planning and design revisions present a considerable risk in terms of both timing and financial resources. These revisions often stem from unforeseen technical complexities that emerge once a deeper understanding of the site and its limitations is gained. Furthermore, these changes can extend the project timeline, as new designs must be drafted, reviewed and approved before construction can proceed. This iterative process, while sometimes essential to optimise the project outcome, has the potential to significantly strain the initial budget and extend the project schedule beyond original projections. Additionally, the design must take into account traffic management, the effects on the Eastwood town center and the issues with parking, all of which pose considerable risks.

**7. Contract Disputes**

- Misunderstandings between the city and contractors can halt progress.

Proactive planning and open communication are vital to navigate these potential challenges.

**File Upload - Please upload any documentation relating to project delivery such as project management plans, resource plans or gantt charts**

*No files have been uploaded*

**Declaration and Privacy Statement**

**\* indicates a required field**

**Disclaimer**

The Applicant acknowledges and agrees that:

- submission of this application does not guarantee funding will be granted for any project, and the Department expressly reserves its right to accept or reject this application at its discretion.
- it must bear the costs of preparing and submitting this application and the Department does not accept any liability for such costs, whether or not this application is ultimately accepted or rejected; and
- it has read the Funding Guidelines for the Program and has fully informed itself of the relevant program requirements.

**Use of Information**

By submitting this application form, the Applicant acknowledges and agrees that:

- if this project application is successful, the relevant details of the project will be made public, including details such as the names of the organisation (Applicant) and any partnering organisation (state government agency or non-government organisation), project title, project description, location, anticipated time for completion and amount awarded. • the Department will use reasonable endeavours to ensure that any information received in or in respect of this application which is clearly marked 'Commercial-in confidence' or 'Confidential' is treated as confidential, however, such documents will remain subject to the Government Information (Public Access) Act 2009 (NSW) (GIPA Act); and
- in some circumstances the Department may release information contained in this application form and other relevant information in relation to this application in response to a request lodged under the GIPA Act or otherwise as required or permitted by law.

**Declaration and Authorisation**

**ITEM 12 (continued)**

**ATTACHMENT 2**

**LSCA Program - Ryde**  
**LSCA Project Details Form**  
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The Applicant represents and warrants that this application has been submitted by an authorised representative of the Applicant (e.g. CEO, Chief Financial Officer, General Manager, Director, Chair of the Board, President, authorised manager etc).

Where this Application is submitted in the course of employment by a representative of any kind (e.g. authorised representative or agent) of the Applicant, you: (i) acknowledge and agree that the Applicant is deemed to be jointly and separately bound by this application; and (ii) represent and warrant that you have the authority to represent and bind the Applicant as contemplated by this provision.

By submitting this application form I hereby declare that:

- I agree for my project to be automatically considered in other NSW funding programs;
- I have read and understood each of the acknowledgements, agreements, representations and warranties provided above, and that each of these are true and correct;
- All information provided including the responses to each question in the relevant sections of this application is true and correct to the best of my knowledge;
- Any information contained in this application may be disclosed to other Government agencies, staff administering the program, and to external stakeholders (including consultants, lawyers and other advisers) as part of the assessment of this application;
- I am authorised to submit this application on behalf of, and have the authority to represent and bind the Applicant;
- I understand that any false declaration may render this application ineligible/invalid; and
- All relevant conflicts of interest have been declared

**I am authorised to complete this application and have read and understood the declaration and privacy statement \***  Yes

**Authorised Person's Name \*** Meroeh Suesser

**Position held \*** Acting Executive Manager City Infrastructure

**Date of declaration \*** 16/11/2023

**ITEM 12 (continued)**

**ATTACHMENT 3**

OFFICIAL

**Premier's Department**



Ref: A5906840  
20 November 2023

**Wayne Rylands**  
Chief Executive Officer  
Email: [ceo@ryde.nsw.gov.au](mailto:ceo@ryde.nsw.gov.au)

---

Re: Local Small Commitments Allocation – Nominated Community Project - LSCA428

Dear Mr Rylands,

I am writing in regard to the Council of the City of Ryde's submission under the Local Small Commitments Allocation Grants Program (LSCA) of \$400,000 for *Investigation and construction of a Cultural Community Centre on top of the Rowe Street East Carpark*.

The LSCA Program Office assesses all projects to ensure the organisation and the project meet the eligibility requirements outlined in the LSCA Program Guideline (the Guideline). Ineligible projects will not progress to Merit Assessment.

The LSCA Program Office has reviewed your submission (LSCA428) and determine that it does not meet the eligibility criteria as outlined in Section 3.2 of the Guideline which states that:

*"All projects must be able to be delivered within 2 years of the execution of a Funding agreement."*

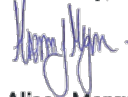
The Council of the City of Ryde submission has indicated that the project would take approximately 4 years to complete:

- Anticipated Project start date: 01.07.2024
- Anticipated Project end date: 30.06.2028

As a result LSCA428 is deemed ineligible and will not proceed for assessment. In accordance with section 2.2 of the Guideline the \$400,000 LSCA funding will be redistributed by the Special Minister of State across the LGAs within the electorate of Ryde after all nominated project submissions have been assessed and considered for funding approval. This is estimated to occur in early 2024.

If you have any questions, please contact the LSCA Program Office at (02) 9228 5260 or via email at [lscap@premiersdepartment.nsw.gov.au](mailto:lscap@premiersdepartment.nsw.gov.au).

Sincerely,



**Alison Morgan**  
Executive Director  
Local Small Commitments Allocation Program Office, Premier's Department

OFFICIAL

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## 13 APPROVAL TO TAKE THE WEST RYDE - MEADOWBANK RENEWAL STRATEGY TO PUBLIC EXHIBITION

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**Report prepared by:** Executive Officer - City Places  
**File No.:** URB/23/118 - BP23/747

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### REPORT SUMMARY

The *West Ryde – Meadowbank Renewal Strategy*, provided as **ATTACHMENT 1** to this report, has been developed to set a strategic vision for the future of two key town centres, West Ryde and Meadowbank, to deliver “Lifestyle and Opportunity at your Doorstep”.

The Strategy considers and builds on previous works for the precinct including the Greater Cities Commission’s *Meadowbank Education and Employment Precinct Masterplan* (MEEP) and Council’s previous *West Ryde Draft Masterplan* (not endorsed by Council) and the *West Ryde Revitalisation Strategy*.

The approach to developing this Strategy is a deliberate departure from the way that masterplans are typically developed. Usually, by the time a strategic document goes on public exhibition, most of the detailed work has been done and the direction has been set, so the purpose of the public exhibition becomes endorsement, rather than genuinely seeking community feedback on the strategic direction and vision to then shape the detailed work.

For the *West Ryde – Meadowbank Renewal Strategy*, our approach to public exhibition is to seek feedback on the vision and strategic direction. This feedback will inform the strategic direction allowing staff to deliver a Strategy that genuinely reflects the needs and desires of the local community. Work to date has been significantly shaped by Councillors through workshops, and their feedback and direction is also integral to this important work.

### RECOMMENDATION:

- (a) That Council approves the *West Ryde – Meadowbank Renewal Strategy* to go on public exhibition between 30 November 2023 and 18 February 2024; and
- (b) That staff report back to Council on the outcomes of public exhibition with a view to move forward with the detailed work and complete the Strategy for Council endorsement by June 2024.

### ATTACHMENTS

- 1 West Ryde-Meadowbank Renewal Strategy

Report Prepared By:

**Mel Fyfe**

**Executive Officer - City Places**

Report Approved By:

**Michael Galderisi**

**General Manager - City Shaping**



## ITEM 13 (continued)

### Context

During 2023, the *West Ryde – Meadowbank Renewal Strategy* (the Strategy) has been developed with a fresh and innovative perspective. This work has been done collaboratively and in-house with staff across the City of Ryde, and by engaging with Councillors, key stakeholders, businesses and landowners.

The *West Ryde – Meadowbank Renewal Strategy* considers and builds on the prior work of:

- 2019 - *West Ryde Revitalisation Strategy* (City of Ryde Council);
- 2020 - *Meadowbank Education and Employment Precinct Masterplan* (Greater Cities Commission); and
- 2021 - *West Ryde Draft Masterplan* (City of Ryde Council - not endorsed).

The *Meadowbank Education and Employment Masterplan* was finalised and publicly released and guided the delivery of the combined Meadowbank Public School and Marsden High School on Rhodes Street, Meadowbank. This was in addition to the Institute of Applied Technology (IAT) co-located on the adjoining TAFE site and which houses the IAT - Digital and IAT - Trades.

The two Council produced documents went to public exhibition in November 2019 (*West Ryde Revitalisation Strategy*) and April 2021 (*West Ryde Draft Masterplan*) but were not endorsed by Council following the public exhibition process.

The development of the *West Ryde – Meadowbank Renewal Strategy* combines the two key centres of West Ryde and Meadowbank as a singular precinct and has also considered the previous community consultation feedback from these three strategic documents which has actively helped shape the strategic direction for this Strategy.

### Discussion

The Strategy is built around Council's value proposition stated in the *Community Strategic Plan 2028* that the City of Ryde will deliver "Lifestyle and Opportunity @ your doorstep" and a vision on how this can be achieved for the West Ryde – Meadowbank precinct.

In developing this Strategy, staff have interpreted 'Lifestyle' to broadly mean access to quality, diverse housing (including affordable housing), improved amenity including access to public open space, quality public domain, vibrancy during the day and night, and access to arts, culture and entertainment. For 'Opportunity' staff have interpreted this to align with the creation of new jobs and industries in the precinct, providing local amenity for the modern hybrid worker including greater integration of an advanced technology precinct with existing businesses, and businesses that provide products and services to workers and residents alike (e.g. co-working spaces, function spaces, day and night-time hospitality and retail businesses).



**ITEM 13 (continued)**

The approach to developing this Strategy is a deliberate departure from the way that masterplans are typically developed. Usually, by the time a strategic document goes on public exhibition, most of the detailed work has been done and the direction has been set so the purpose of the public exhibition becomes endorsement, rather than genuinely seeking community feedback on the strategic direction and vision to then shape the detailed work.

In Council's *Community Strategic Plan 2028*, the 'Open and Progressive City' outcome refers to ensuring the community is actively engaged in shaping the future of our City. It is with this intent to "actively engage in shaping the future" that staff seek to move into the public exhibition phase for the *West Ryde – Meadowbank Renewal Strategy*.

For the *West Ryde – Meadowbank Renewal Strategy*, our approach to public exhibition is to seek feedback on the vision and strategic direction. This feedback will inform the strategic direction allowing staff to deliver a Strategy that genuinely reflects the needs and desires of the local community.

The proposed public exhibition period, should Council approval be received, will take place from **30 November 2023 through to 18 February 2024**. This **extended** exhibition period acknowledges that businesses and residents will be busy in the lead up to the festive season with end-of-year activities and heading away for the school holidays, and in the early new year as well. Extending the exhibition period allows for additional time to maximise the community's opportunity for input.

During exhibition, we will be engaging widely, but there will be a focus on two key cohorts: young people and professionals as they are the dominant groups living in the area now and are forecast to be the dominant groups into the future. As a result, much of the exhibition materials and methods of engagement are digitally focused and highly visual, as well as allowing for in-person sessions. However, the whole community will be catered for in terms of engagement methodology.

The key method of receiving feedback will be on a project Have Your Say page that will be hosted on Council's website, and via a survey that can be accessed via QR codes on pavement decals, via videos being produced to highlight the project, on social media, as well as on project collateral such as posters and flyers.

The project team are also mindful that the key target cohorts are likely to be busy and will not want to stop and complete a survey if they are on their way to work or a meeting, so by providing the option to link to the project materials via a QR code or a website, people are able to engage with the exhibition materials and provide feedback in their own time.

### ITEM 13 (continued)

The project team will be holding dedicated, one-to-one meetings with businesses between 15-25 January 2024 to gather feedback on the vision, and to provide an opportunity for detailed feedback or questions so that we can collaborate on shaping the precinct. We are not engaging with businesses during the busy December festive season period, but the opportunity will be available to book ahead for a meeting in January.

In addition, Council staff are organizing an Industry Briefing in late January 2024 regarding the West Ryde Advanced Technology precinct and the job creation and investment opportunity it presents for the existing West Ryde industrial lands.

The project will also hold the following in-person sessions:

Date(s)	Location	Type
<b>5 December 2023</b>	West Ryde station	Flyer handout
<b>6 December 2023</b>	Meadowbank station	Flyer handout
<b>10 December 2023</b>	Ryde Wharf Markets	Project stall
<b>12 December 2023</b>	ANZAC Park	Drop in session
<b>14 December 2023</b>	West Ryde plaza	Drop in session
<b>Festive season shut down</b>		
<b>15-25 January 2024</b>	Online or in person	Business 1:1 meetings
<b>Late January 2024</b>	TBC	Industry Briefing
<b>6 February 2024</b>	West Ryde – <i>location TBC</i>	Flyer handout
<b>8 February 2024</b>	Meadowbank – <i>location TBC</i>	Flyer handout
<b>14 February 2024</b>	West Ryde – <i>location TBC</i>	Flyer handout
<b>15 February 2024</b>	Meadowbank – <i>location TBC</i>	Flyer handout

The February session locations may be adjusted following the December sessions to ensure we are engaging as effectively as possible across key locations.

The key document on exhibition will be the *West Ryde – Meadowbank Renewal Strategy* itself, which has been developed with a focus on how the vision and Place Tactics will be applied in seven key places in the precinct. These seven key places are:

1. West Ryde town centre;
2. Ryedale Road;
3. West Ryde station;
4. Victoria Road;
5. Sydney Water site;
6. West Ryde Advanced Technology precinct; and
7. Meadowbank town centre.

The document is concise and easy to read and will include diagrammatic views of the key moves for that place plus indicative visualisations of how the vision of the Strategy can be applied in these places. It is important through this period of engagement that the community and stakeholders can have a clear sense of what the future could look like, so they can provide their feedback on that potential future.

**ITEM 13 (continued)**

Following public exhibition, staff will compile and analyse the feedback, and then prepare a way forward including how the Strategy needs to be iterated against the Action Plan for detailed work. Staff will then advise Council of the outcomes with a view to move forward with the detailed work and complete the Strategy for Council endorsement by June 2024.

A high-level timeline for next steps is:

- **February 2024:** collate and analyse feedback from public exhibition;
- **March 2024:** Council meeting to report on public exhibition outcomes and the Action Plan;
- **March – June 2024:** Carry out the Action Plan and finalise the Strategy; and
- **June 2024:** Council meeting to seek endorsement for the *West Ryde – Meadowbank Renewal Strategy*.

**ITEM 13 (continued)**

**ATTACHMENT 1**



# WEST RYDE-MEADOWBANK RENEWAL STRATEGY

NOVEMBER 2023



**ITEM 13 (continued)**

**ATTACHMENT 1**

## ACKNOWLEDGEMENTS

The City of Ryde acknowledges the Traditional Custodians of this land—the Wallumedegal clan—and their connections to land, sea and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples.

### Publication and contact details

For more information on the West Ryde-Meadowbank Renewal Strategy go to:

[www.ryde.nsw.gov.au/haveyoursay/WRMRS](http://www.ryde.nsw.gov.au/haveyoursay/WRMRS)

or scan the QR code below



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WEST RYDE-MEADOWBANK RENEWAL STRATEGY

CITY OF RYDE

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**ITEM 13 (continued)**

**ATTACHMENT 1**



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**ITEM 13 (continued)**

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WEST RYDE-MEADOWSBANK RENEWAL STRATEGY

01

**INTRODUCTION**  
OVERVIEW OF THE RENEWAL STRATEGY

**ITEM 13 (continued)**

**ATTACHMENT 1**

## WHY ARE WE DOING THIS?

**Our promise to you: Lifestyle and Opportunity at your Doorstep.**

Our 2026 Community Strategic Plan outlines our promise to the community which is to deliver 'A place of lifestyle and opportunity @ your doorstep'.

But we asked ourselves, despite the work that has been already done, are we delivering on this promise to our community?

We are bringing this strategy to the community for feedback to check we are on the right track, and to ask you to help us shape how we progress it.

The basis of this renewal strategy for West Ryde-Meadowbank is to develop actions to work towards making this promise a reality. It will take more work in collaboration with the community, key stakeholders and Government agencies to make it a reality.

The outcome of this consultation will be to understand the concepts and project opportunities that the community and stakeholders are supportive of so that we can do further work to explore or develop these options, including new planning controls.

A sign of a thriving place is a high level of investment and development activity. However, we also need to make sure that investment and development activity is guided to deliver the right balance of lifestyle – with diversity of housing, things to do and places to go, and opportunity – with access to local jobs across a range of employment types including professional and technical services, hospitality, retail and health and education sectors.

West Ryde-Meadowbank has excellent connectivity with both heavy rail and high-frequency bus services, making it a place that is easy to get to. With the focus on increasing housing from the NSW Government, there is pressure on lands that are currently used for employment to be rezoned to residential. While this might make some sense in the short term, removing lands for jobs is only going to create bigger, long term issues where people have to travel long distances to get to work, placing pressure on our public transport systems, increasing congestion on our roads, and losing the opportunity to build West Ryde – Meadowbank into a destination.

The right approach is to strike a balance between places to live and play (i.e. lifestyle) and places to work (i.e. opportunity) in a variety of fields, including jobs that are critical to our future and in high demand, like cybersecurity and other Advanced Technology professions.

By delivering a renewal strategy with a vision for the future, and then following through with planning controls and design guidelines, we can give developers and investors clarity and signals of what to expect in terms of urban outcomes – which are both vital to reducing investment risk – and providing community with ownership over what their future place will look like.

WEST RYDE-MEADOWBANK RENEWAL STRATEGY





**ITEM 13 (continued)**

**ATTACHMENT 1**

## A STRATEGICALLY IMPORTANT PRECINCT

The precinct of West Ryde-Meadowbank is strategically located between the commercial cores of Sydney CBD, Parramatta CBD, and the Macquarie Park Innovation District, and is only five (5) kilometres from Sydney Olympic Park.

With two train stations on the T4 line, a ferry service from Meadowbank, and rapid bus services from Victoria Road, it is a precinct that has all the tools it needs to facilitate renewal and drive housing—both market and affordable—on key transport corridors.

Both Meadowbank and West Ryde have excellent 'bone structure'. They have access to blue and green networks, transport services, retail and cafes, high quality education facilities, and some good streets that can drive activation and public life.

But their potential is currently hindered by the railway line and Victoria Road creating 'quadrants'; a dominance of vehicles on streets, including heavy vehicles; disjointed walking and cycling connections; a lack of high quality architecture and defined civic centres; and few places that are nice to just hang out in.

Currently, West Ryde and Meadowbank behave as dormitory or commuter suburbs. This means that people live here, but they leave in the morning for work and arrive back at night which creates problems for creating activation and a night-time economy.

The rise of the modern hybrid worker and the high proportion of professionals living here provides a unique opportunity to develop places for people to visit locally during the day or night. But this means we need to create job opportunities locally that support the workforce of professionals which then creates demand for activities before and after work, and on the weekend. It also means we need to create environments to work from, meet at, or even just somewhere to grab a coffee if you're working from home.

By having more things to do and places to go locally means that not only do people who already live here decide to stay local, but West Ryde-Meadowbank becomes the destination that people come to visit. In creating demand for other activities, there is the ability to create more jobs through the hospitality and retail sectors which supports a night time economy and daytime activation.

The West Ryde-Meadowbank Renewal Strategy is taking a fresh look on how to create a place that is a destination to live, work and play for generations to come.

WEST RYDE-MEADOWBANK RENEWAL STRATEGY



The railway line and Victoria Road create 'quadrants' that disconnect the precinct and hinder its potential.



**ITEM 13 (continued)**

**ATTACHMENT 1**





# WEST RYDE-MEADOWBANK PROFILE

## Population

West Ryde-Meadowbank is home to a majority of young, well-educated professionals, and this profile is forecast to continue.

The challenge for West Ryde-Meadowbank is to provide for these young professionals with the opportunity of local, high-paying jobs in industries that will support this workforce and deliver a diversity of housing stock that will support them as well as students and families.

The population of West Ryde-Meadowbank SA2 is on average younger and more educated than the average NSW or Australian resident. The working age population in 2021 accounted for 71.3% of the population, which is much higher than the Australian average of 64.7% (ABS, 2021).

Table 1 – Key demographics for West Ryde-Meadowbank (SA2) (Source: ABS, 2016 & 2021 Census)

Year	West Ryde – Meadowbank (SA2)		NSW		Australia	
	2016	2021	2016	2021	2016	2021
Population	19,375	20,102	7.48m	8.01m	23.40m	25.42m
Dwellings	8,180	9,119	3.06m	3.35m	9.90m	10.85m
Median Age	34	36	36	39	38	38
Bachelor's degree & above attainment	43.6%	48.1%	23.4%	27.8%	22.0%	26.3%

## Ancestry

The populations of West Ryde and Meadowbank are culturally diverse, with large portions of residents with Chinese, Korean, English and Indian ancestry.

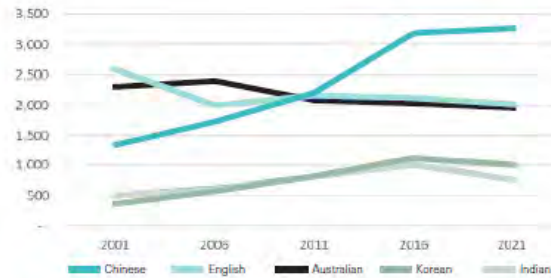


Figure 1 – West Ryde Ancestry (Profile ID, 2022)

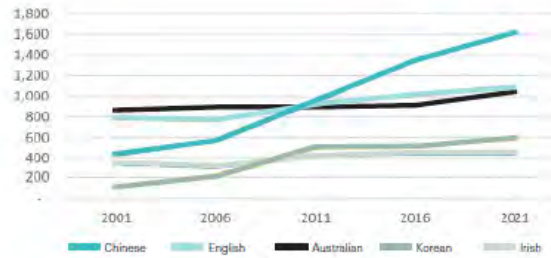


Figure 2 – Meadowbank-Melrose Park Ancestry (Profile ID, 2022)

## Projections

The NSW Department of Planning projects that the precinct will grow by 2,211 from 22,020 people in 2021 to 24,231 people in 2041, a 0.48% increase. This projected growth rate is lower than the state projection of 0.95% growth.

The projection for West Ryde-Meadowbank is conservative as it is based on historical changes through migration and does not include planned development or latent development opportunities, which could provide housing and growth at a level greater than the historical growth rate. For example, the Parramatta Light Rail – Stage 2 corridor has enabled a significant development investment at nearby Melrose Park which will see population growth and new infrastructure including schools and shops.

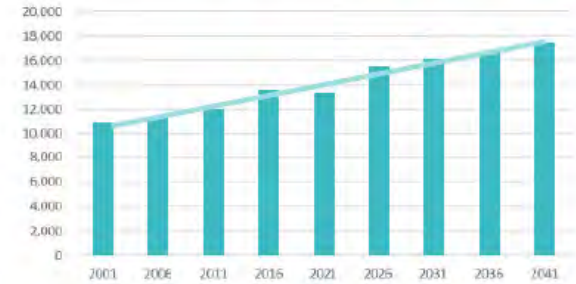


Figure 3 – West Ryde Population Forecast (Profile ID, 2022)

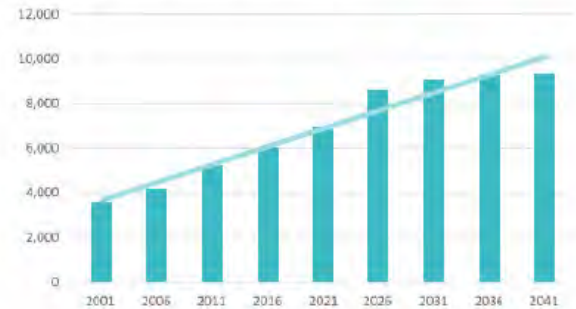


Figure 4 – Meadowbank Population Forecast (Profile ID, 2022)

**ITEM 13 (continued)**

**ATTACHMENT 1**

**Housing**

In 2021 there was an estimated 9,119 dwellings in West Ryde-Meadowbank. The majority of these houses are flats or apartments (59.6%), with the other major housing stock being separate houses (23.2%) (ABS, 2021).

There was significant growth between 2016 and 2021 in the number of dwellings (939 additional dwellings), which was not reflected in the population growth (727 more residents). At an occupancy rate of 2.1 people per dwelling, a growth of 939 additional dwellings should see an additional 1,972 residents. This is a difference of over 1,200 people. It should be noted that an estimate of 2.1 persons per dwelling is lower than the 2016 and 2021 occupancy rate of 2.4, as the new housing stock has typically been apartments with fewer bedrooms on average than the former stand-alone housing stock it replaced.

There was a significant change in the number and rate of unoccupied dwellings with 815 dwellings (9.2%) unoccupied in 2021 compared to only 525 (6.6%) in 2016 (ABS Census). During this period, there was also a change in household structure, with growing numbers of lone person households and decreases in family households.

Whilst changes in household structure may account for some of the differences the differences may be due to a combination of factors including the timing of completion of new dwellings and residents moving in, people living elsewhere during the pandemic and health restrictions, as well as property owners holding onto stock. Further analysis and monitoring would be beneficial to establish an understanding of why there is a gap between the increase in dwelling numbers and the increase in the population.

**Future Community profile**

**This demographic profile forecasts that the West Ryde – Meadowbank community will continue to be young professionals into the future who are raising their families in the area.**

**The strategic need this profile presents is to provide high-paying professional jobs in the local area, amenity that supports young families including outdoor spaces, and night-time activities that are centred around food, culture and entertainment for all ages.**

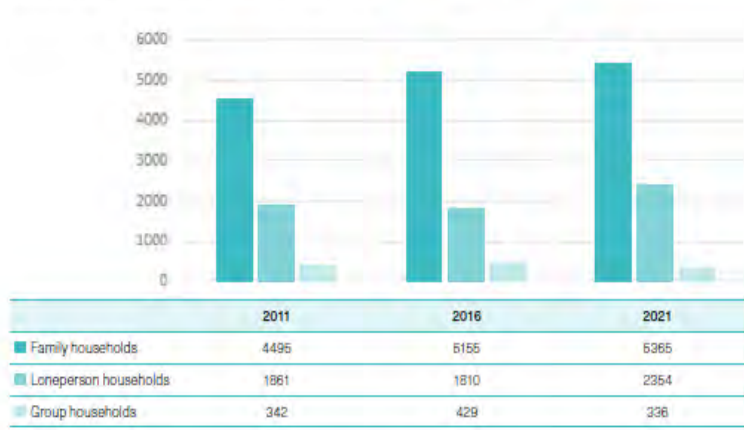


Figure 5 – West Ryde-Meadowbank Household Structures 2011-2021



ITEM 13 (continued)

ATTACHMENT 1

# TIMELINE

The West Ryde - Meadowbank Renewal Strategy is building on the work that has come before it through Council's draft West Ryde Masterplan and the Greater Cities Commission's Meadowbank Education and Employment Precinct Masterplan



ITEM 13 (continued)

ATTACHMENT 1

# WHAT YOU TOLD US YOU WANTED FOR WEST RYDE AND MEADOWBANK



## BETTER URBAN + ARCHITECTURAL DESIGN

Despite significant investments to date, both West Ryde (particularly on the western side) and Meadowbank are not living up to their full potential as places. The renewed streetscape on Ryedale Road in West Ryde is successful, but the train station and new commuter car park create some barriers to connection and drawing people in at all times of the day.

West Ryde on the western side of the station is generally lacking in amenity from a pedestrian perspective, but the likes of Graf Avenue between Chatham Road and the library with its laneway feel, restaurants, tree canopy and through-site links provide a glimmer of what is possible in this place.

Meadowbank has some shops around the train station but the public domain which provides access to/from the TAFE and education precinct is squeezed between a small and unnecessary car park and the bus turning area. Although the shops are located in beautiful (but partly rundown) buildings and have outdoor dining, they are still overwhelmed by the street.

Unfortunately, neither Meadowbank nor West Ryde are notable success stories in terms of built form design and/or building quality except for public buildings like the redeveloped Meadowbank TAFE with its Institute of Applied Technology Digital, or the heritage Sydney Water Pumping Station.

In your earlier feedback, you told us that more density isn't the problem. The problem is a lack of quality architectural and urban design, and management of traffic.

By integrating a principle of Design Excellence and Universal Design that will be carried through to more detailed work, we get to set the standard for what the community expects.



## BETTER MANAGED TRAFFIC

West Ryde is characterised by traffic-dominated streets including heavy vehicles accessing the supermarket loading docks that face the street. Although congestion isn't as significant a problem away from Victoria Road, the focus on vehicles in place reduces the potential for walkable streets and to provide spaces for activities like outdoor dining, parklets or entertainment.

Meadowbank has less heavy vehicle impacts, but with the high density living, there is increasing pressure on Constitution Road as a collector to service the district, and this becomes congested. In both West Ryde and Meadowbank, the pedestrian environment is less than desirable, with a lack of crossing facilities on key desire lines, a high proportion of roundabouts which are not pedestrian-friendly, and in West Ryde there is a disproportionate amount of pedestrian-guardrail fencing which also diminishes the aesthetic of the place.

There needs to be an approach to traffic management that leverages the precinct's access to existing mass transit and rethinks the way that parking is managed on-street and as part of any new development to reduce traffic and parking impacts over the long term.

Similarly, given West Ryde and Meadowbank are only 900m apart, it is an easy walk or cycle between them once the right connections are provided.



## MORE OPEN SPACE

Meadowbank is an important active recreational space for the region, with its vast sportsfields, waterfront access, play and skate park, and cycleway along the river.

West Ryde, on the other hand, is lacking access to open space with ANZAC and Miriam Parks the only sizable green spaces in the area. While there are limited opportunities to increase open space in West Ryde as it currently stands, by setting a strategy this can unlock sites for redevelopment that include quality, public open spaces.

In high-density areas, there needs to be increased open space access to make the place liveable for people in all age groups. The Sydney Water site presents one of the most significant opportunities to create new public open space in the precinct, but of course, this requires access to it over Victoria Road which was outlined in the Meadowbank Education and Employment Precinct and is echoed in this renewal strategy.

Council has developed a data-driven validation tool to assess any new development application against open space needs to get open space in the right locations to support as many in our community as possible.



**ITEM 13 (continued)**

**ATTACHMENT 1**



**ACCESS TO LOCAL, PROFESSIONAL JOBS**

The demographic profile of West Ryde – Meadowbank is strongly geared towards young, well-educated professionals, but there is a lack of local, high-paying jobs to support this demographic. As a result, people leave to go to work during the day, and when they return in the evening there are limited options for things to do.

This renewal strategy considers where and how we can unlock local high-paying professional jobs to support the young professionals in the area, and that will in turn create demand for new jobs in hospitality and retail as well as other supporting services.

It is creating local jobs to support the existing and forecast demographics of young professionals that will unlock much of the activation and economy that the community has called for and allow young professionals to continue living in West Ryde-Meadowbank.

Additionally, having access to local jobs and education opportunities expands the range of people who choose to live in West Ryde-Meadowbank, including families and students but also to open up opportunities for diverse housing types.



**FAMILY-FRIENDLY NIGHT TIME ECONOMY**

Community feedback on the West Ryde Masterplan was strongly supportive of creating a night-time economy to give people living and working in the area places to go to before after work, and on the weekend.

There was not a desire to make the area a bar or nightclub district, but instead providing a vibrant place with access to activities that are more focused on art, events and an 'Eat Street' culture.

Opportunities exist around Graf Avenue or the bus interchange in West Ryde, the Sydney Water precinct which has the opportunity for a 'Grounds of Alexandria' type experience, and along Railway Road in Meadowbank as a gateway to the education and employment precinct and the Parramatta River.



**MORE WALKING AND CYCLING**

In strategic planning for the City of Ryde, the community repeatedly provides feedback that they want less cars, and more walking and cycling.

Switching to active modes of transport provides benefits in terms of reduced congestion, but also significant health benefits in terms of reduced air pollutants, and incidental exercise from walking or cycling.

Additionally, there are public domain benefits where if the space between buildings can be reallocated from cars which take up a lot of space and carry few people, to walking which takes up little space or public transport which carries many people.

Not to mention the potential to give space back for footpath dining or parklets which provide important places for community connection, activations, and social cohesion.

The renewal strategy considers how to create key active transport connections that allow people to do what they need to do without getting into a car.

**ITEM 13 (continued)**

**ATTACHMENT 1**

# WEST RYDE-MEADOWBANK RENEWAL STRATEGY

Taking your feedback on board and with a refreshed perspective and approach, we have developed this Renewal Strategy with a vision to deliver on our community promise of lifestyle and opportunity at your doorstep.

The Strategy is built upon the earlier work of Council and the Greater Cities Commission, but takes this further with some of the thinking on how key actions can unlock catalytic sites and redevelopment to achieve better place and economic outcomes for generations.

Making the Strategy outcomes possible will require collaboration and working closely not only with our community, but with stakeholders, the development sector, and public agencies. We are well on our way with this engagement, and it will continue as we develop the more detailed work including planning controls, but also during the delivery stages.

Thinking in a collaborative, co-designed way has been embedded in the Strategy, and we look forward to receiving your feedback to let us know whether you support this vision.

Our approach has been to develop a holistic approach to the Precinct, to think big and leverage opportunities from other projects, and to initiate engagement with industry and stakeholders early to align outcomes with work being done by others, and to what is possible.

The Strategy takes an intergenerational lens to its thinking, recognising that anything that is built lasts for longer than the usual 20 year horizon of a strategic document, and this must be front-of-mind when developing actions.

**We want to know what you think, and if we're on the right track. Your feedback will help shape the strategic direction and inform the detailed studies and program of work that we develop to inform planning controls and an implementation program.**

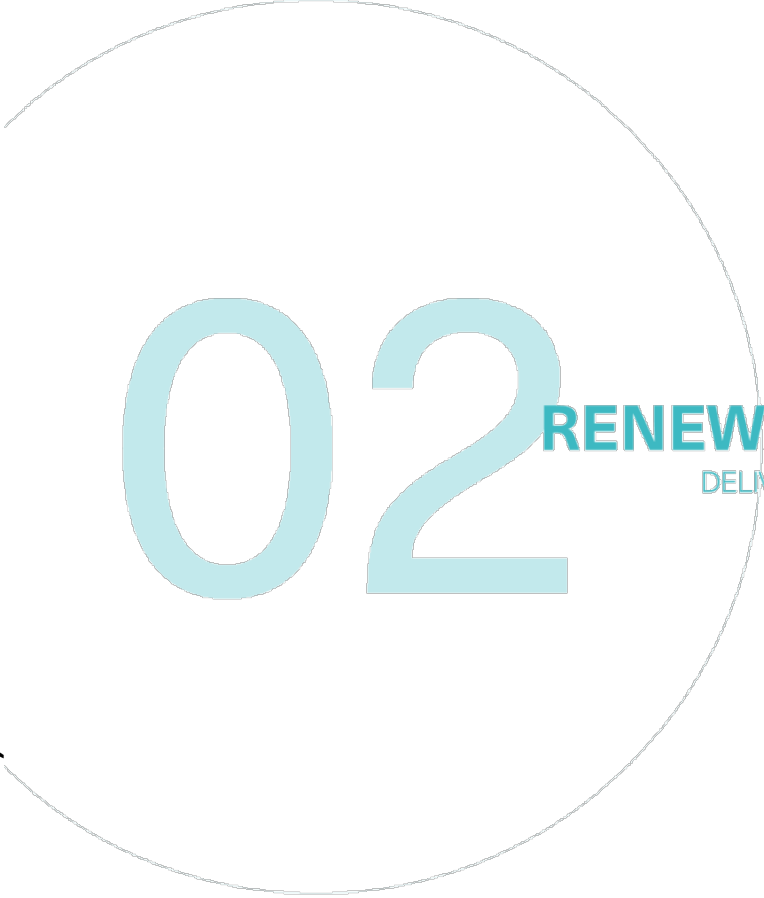




**ITEM 13 (continued)**

**ATTACHMENT 1**

WEST RYDE-MEADOWSBANK RENEWAL STRATEGY



**RENEWAL STRATEGY**  
DELIVERING THE VISION

ITEM 13 (continued)

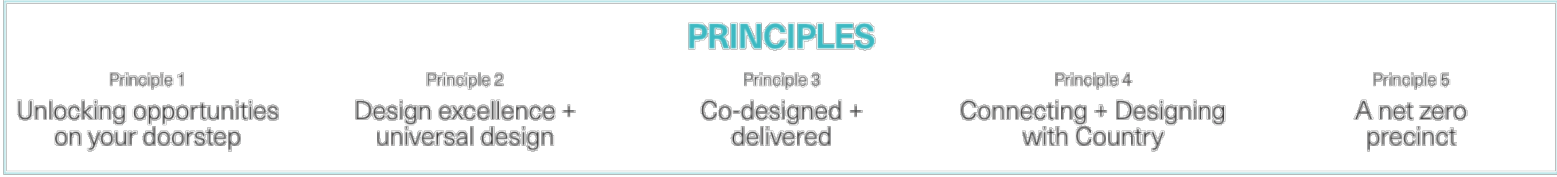
ATTACHMENT 1

# STRATEGIC FRAMEWORK

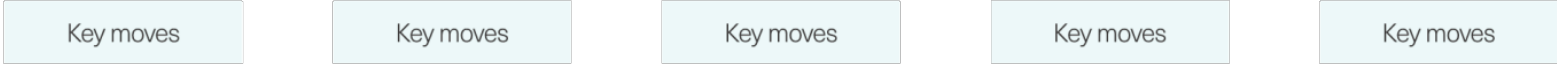
## VISION

An urban renewal strategy giving new life to West Ryde and Meadowbank's fabric.

## PRINCIPLES



## PLACE TACTICS





**ITEM 13 (continued)**

**ATTACHMENT 1**

## VISION: A PRECINCT OF PROGRESS

An urban renewal strategy giving new life to West Ryde and Meadowbank's fabric.

Elevation of place through new employment opportunities, cultural connections, world-class transport, design excellence, and high-quality built and natural environments.

With a focus on improving the quality of life for residents and the modern hybrid worker, the strategy fosters the creation of a vibrant precinct that leverages Meadowbank as an advanced technology hub with quality education alongside West Ryde as a hub for night time economy, and creativity, building on the City of Ryde's strengths of multiculturalism and harmony.

ITEM 13 (continued)

ATTACHMENT 1

# RENEWAL PRINCIPLE #1 UNLOCKING OPPORTUNITIES ON YOUR DOORSTEP

Opportunities on your doorstep can mean many things to many people.

For some, it could be about improving access to services, such as schools, medical services, retail, or childcare.

For others, it might be about being able to live and work locally (e.g. 15-minute neighbourhoods). Or it may be about having your favourite brunch spot around the corner, being easily able to get to a local park and generate some sweat, or just to unwind in a natural environment.

Regardless of who you are, we want West Ryde-Meadowbank to be recognised as a place where social, economic, environmental, and cultural opportunities become accessible to individuals, businesses, and other organisations.

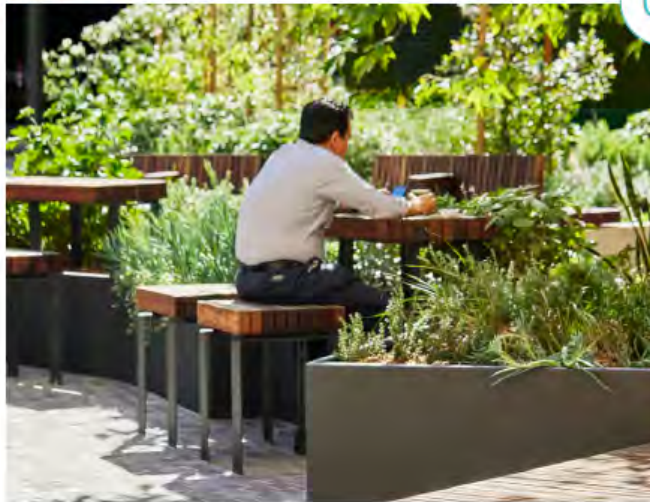
Key to this principle is to evolve the industrial lands at West Ryde into an advanced technology hub that will connect with the Institute of Applied Technology Digital (IATD) and be home to startups and scale ups in advanced manufacturing, software development and other innovative technologies, as well as maintaining some of the existing automotive, chemical and mechanical uses in the precinct.

The renewal strategy is also ensuring that there are suitable and well-located open spaces in the area that current and future residents can readily access. Making sure there are good connections through the area so that regardless of the mode of transport you use, it is easy to get to these spaces. We understand that an area with good options for passive and active recreation is one that is more liveable and good for the mind, body and soul.

Consistent with our Local Strategic Planning Statement, the target is to have all residents in West Ryde- Meadowbank to be within 200m of an open space that is at least 1,500sqm in size. Recreation is about providing lifestyle at your doorstep.



01





ITEM 13 (continued)

ATTACHMENT 1

## RENEWAL PRINCIPLE #2 DESIGN EXCELLENCE AND UNIVERSAL DESIGN

Design Excellence is a process and set of requirements to ensure a high quality, built and urban environments.

It is measured by the functionality, liveability, sustainability and public contribution of buildings and public spaces. In real terms, this is about creating foot traffic to support businesses, safe spaces for night time activities, building design and material choices that take into account natural cross-ventilation and climate lifecycle impact, or even simple actions like providing shade on the street and places to sit or rest.

It is universal in design ensuring that an environment's composition and design is accessible by all, regardless of size, age or ability. Design considers the physical and the sensory environment.

We will lead these approaches in both architecture/ built form and the public domain. We want people to visit West Ryde - Meadowbank and think: "Beautiful. Smart. Iconic. Inspiring."



02



ITEM 13 (continued)

ATTACHMENT 1

# RENEWAL PRINCIPLE #3 CO-DESIGNED AND DELIVERED

A bold, ambitious strategy cannot be designed or delivered by Council alone.

We must do it in partnership with others – community, agencies, staff, investors and stakeholders. Our approach is to embed co-design and delivery into every phase of this project as it is conceived and delivered to allow true collaboration and diverse perspectives.

We respect that there will be opposing perspectives and pressures to head in one direction over another, but at the heart of this strategy and the work that will follow is a commitment to do what is right for the community.

Co-design considers our past (history), present (needs and use) and future (communities). In our existing context, there is a huge focus on delivering new housing, and this strategy will help facilitate that as it develops, but it would be negligent of us to not make space for new jobs and this includes rethinking areas such as the West Ryde industrial lands as an Advanced Technology precinct.



03



ITEM 13 (continued)

ATTACHMENT 1

# RENEWAL PRINCIPLE #4 CONNECTING AND DESIGNING WITH COUNTRY

Leveraging the Government Architect's framework, we are embedding 'Country-centric' thinking as a fundamental design and delivery principle for how we reshape West Ryde - Meadowbank.

Instead of developing projects in the usual way that focuses on the phases of delivery or tasks, instead we will prioritise holistic thinking for designing to connect to place, environment, people and culture to 'Shape' and ensure 'Caring' for Country in all that we do. This approach considers the perspectives and knowledge of our First Nations people who successfully nurtured and sustained Country for millennia using this approach.

Adopting this approach will not only connect people through place, but provides additional benefits such as reducing risk from climate change, improving social cohesion and wellbeing outcomes for people who live here, or who come to visit.

In the context of this framework and West Ryde - Meadowbank, we are taking on board our First Nations connections to people and place and acknowledge history and change that has contributed to shaping our inter-cultural communities, and or collective future.

As part of this strategy, we are beginning on a journey of building a relationship with our local Dharug mob to work together as the project develops and embed lessons of caring into the future of this place.

The Connecting with Country Framework is a guide to good practice in responding to Country during the planning, design and delivery of the built environment.



WEST RYDE-MEADOWBANK RENEWAL STRATEGY



04

**The concept of creating a built environment that promotes environmental sustainability, climate change action, and healthy communities is not a new one. First Nations peoples around the world have long understood the importance of living in balance with the natural world, and have developed traditional practices and knowledge to support this way of life.**

— Amanda McCarthy, Liz Dargin and Dillon Kombumerri  
In *Connecting with Country Framework* (Government Architect NSW, 2023)





**ITEM 13 (continued)**

**ATTACHMENT 1**

# RENEWAL PRINCIPLE #5 A NET ZERO PRECINCT

Council has committed action on climate change, recognising the impact of on our city and its people, and the outcomes that will happen if rapid action is not taken to drastically reduce our emissions and limit the irreversible impacts.

If not prioritised, these impacts will extend into increased natural resource shortages and competition, species extinction, threaten basic human health, and deliver large scale economic impacts.

It is critical that we address emissions in our built environment by reducing emissions from development which is one of our largest sources of carbon emissions in the city behind electricity generation and transport.

One of our priorities to achieve Net Zero within the community is through designing to include renewable energy sources, leverage efficient technologies and low carbon construction material use in built structures and the urban domain.

We also act by building Net Zero performance standards into our policies, planning controls, consent conditions and delivery contracts for developments to improve climate resilience into the future.

This approach sets a standard that prioritises our community and environment long term, delivering smart and efficient design outcomes for all.

Private sector investment decisions are also being influenced by Net Zero, with Company Directors now having a fiduciary duty to consider the climate impacts of their decisions and the return-on-investment opportunity that is ESG (environmental, social and governance) means investing in a precinct with Net Zero as a principle is great for business and investor returns.



05



ITEM 13 (continued)

ATTACHMENT 1

# PLACE TACTICS

The Place Tactics are the outcomes from applying the strategy and how we realise the Vision through Key Moves.

We have developed five Place Tactics that bring together Key Moves that work together to deliver the place outcome.

- **Vibrant civic centres** where people want to live, work and play;
- **A connected precinct** for walking, riding and rolling;
- **Green and blue networks** that connect people to places and nature;
- **Accessible places** that reduce reliance on private vehicles; and
- **Streets for public life** to create safe, walkable neighbourhoods.

This Strategy focuses on how these Place Tactics are applied in the key areas of the West Ryde – Meadowbank precinct.

THE TACTICS



**PLACE TACTIC 1**  
**Vibrant civic centres**

where people want to live/work/play



**PLACE TACTIC 2**  
**A connected precinct**

for walking, riding and rolling



**PLACE TACTIC 3**  
**Green and blue networks**

that connect people to places and nature



**PLACE TACTIC 4**  
**Accessible places**

that reduce reliance on private vehicles



**PLACE TACTIC 5**  
**Streets for public life**

to create safe, walkable neighbourhoods

**ITEM 13 (continued)**

**ATTACHMENT 1**

WEST RYDE-MEADOWSBANK RENEWAL STRATEGY

03

## APPLYING THE PLACE TACTICS

KEY MOVES TO SHAPE THE PRECINCT

**ITEM 13 (continued)**

**ATTACHMENT 1**

## OVERVIEW OF PLACES

- 1 West Ryde town centre
- 2 Ryedale Road
- 3 West Ryde station
- 4 Victoria Road
- 5 Sydney Water site
- 6 West Ryde industrial lands
- 7 Meadowbank town centre

RYDE PARRAMATTA  
GOLF CLUB

CONSTITUTION ROAD

MEADOWBANK  
PARK

PARRAMATTA RIVER



WEST RYDE-MEADOWBANK RENEWAL STRATEGY

CITY OF RYDE 24

ITEM 13 (continued)

ATTACHMENT 1

# WEST RYDE TOWN CENTRE

West Ryde town centre is a place with potential that has yet to be fulfilled.

The civic plaza in West Ryde between the Marketplace and Coles are underutilised due to a lack of visual connection with the broader place and lack of pedestrian-friendly streets. As a result, this civic plaza is often barren, despite significant investment to beautify it, and the streets are not welcoming as places to sit, people-watch, or have something to eat.

The streets in West Ryde centre are generally unpleasant places to be, with a lack of pedestrian crossing facilities, pedestrian fencing that dominates the streetscape, a focus on car parking or access to car parks, and streets that are compromised by heavy vehicles servicing loading docks.

A key opportunity is for the West Ryde Marketplace site to be redeveloped as a catalyst site which can resolve the critical issues of the loading dock in Anthony Lane and incentivise redevelopment of the shops along Victoria Road and West Parade. With Graf Avenue already demonstrating a tree canopy and access to many restaurants with through-site links to Victoria Road, this strategy provides a way to realise its potential as an Eat Street – like Spice Alley in Chippendale.

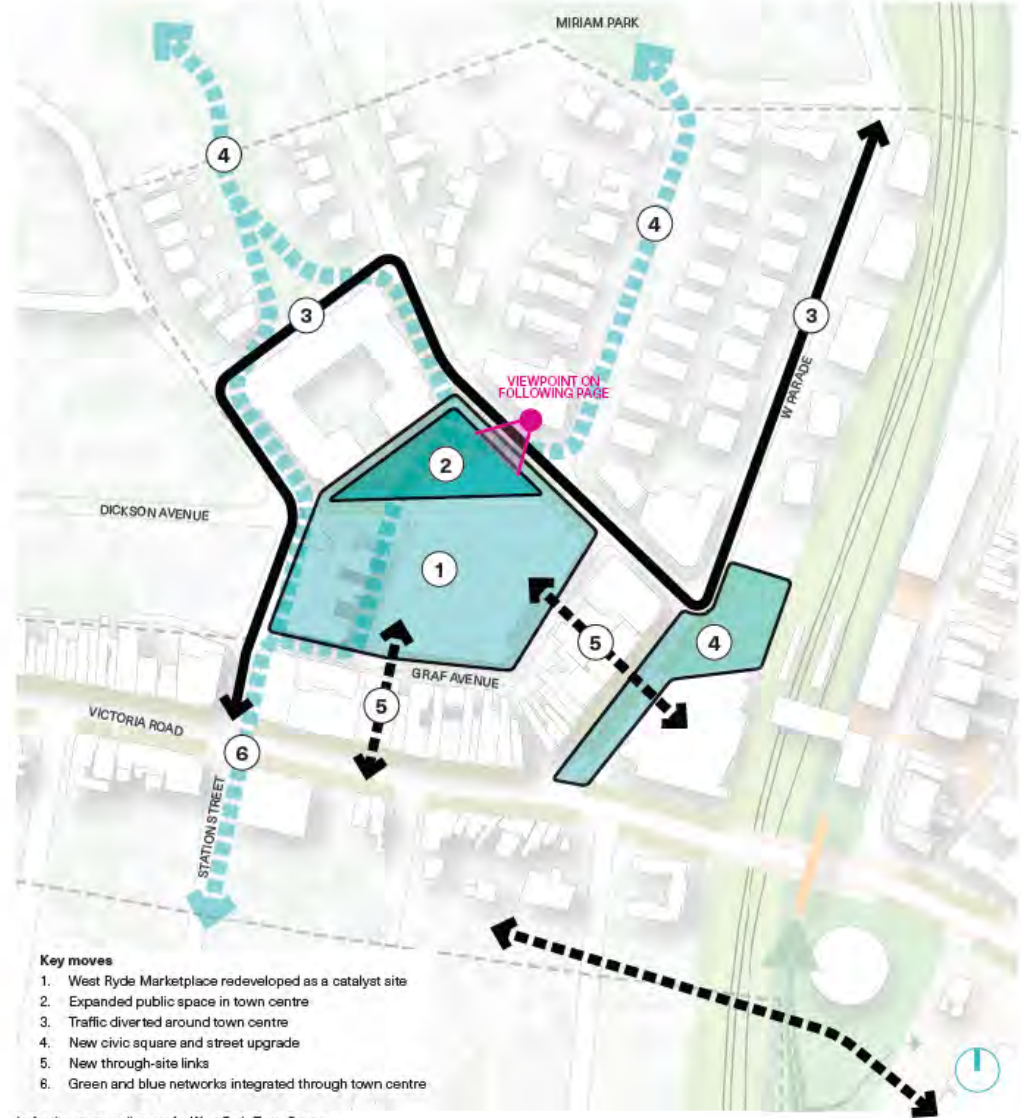
A key move that this Strategy proposes is to divert traffic from West Ryde town centre and reduce the impact of heavy vehicle movements – ideally through redevelopment which allows for a redesign of access points and streets.

The bus interchange land next to West Ryde station presents an opportunity for a new civic square that can be activated by food trucks, night markets, and live performances to build a family-oriented night-time economy in West Ryde. In addition, removing the need for buses along West Parade can see a potential expansion of this plaza onto the street.

The bus interchange would relocate along Victoria Road where most people are getting on the bus, and through development of the commuter car park land on Ryedale Road owned by the NSW Government, there is the opportunity to not only provide housing (including affordable housing) but fully integrate the train station with a bus interchange on Victoria Road like what you see at Chatswood station.



Spice Alley, Chippendale is an example of the redevelopment opportunity at West Ryde.



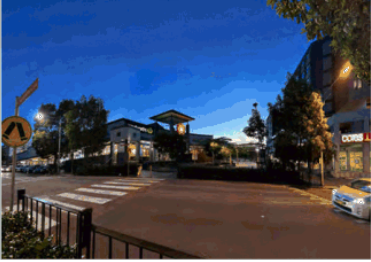
Indicative strategy diagram for West Ryde Town Centre.



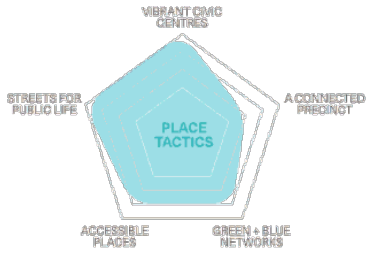
**ITEM 13 (continued)**

**ATTACHMENT 1**

## WEST RYDE TOWN CENTRE



EXISTING



WEST RYDE-MEADOWBANK RENEWAL STRATEGY



INDICATIVE FUTURE CONCEPT

ITEM 13 (continued)

ATTACHMENT 1

# RYEDALE ROAD

On the eastern side of the train line in West Ryde, Ryedale Road has a lot of good things going for it. With two storey heritage frontages on most of the buildings giving the street a beautiful character, cafes, galleries and specialty stores, and along with a recent streetscape upgrade – all contribute to making a great place.

Just behind Ryedale Road is ANZAC Park, a key public open space for the West Ryde community, and subject to a masterplan adopted by Council in 2022.

Recently Transport for NSW delivered a commuter car park on Ryedale Road which has changed the way people use this place, with some shop owners saying it has decreased the number of people visiting as they are driving in to take the train in the morning, then getting straight back in their car and leaving in the evening.

We know great streets and vibrant places rely on people walking (not people driving) to activate it, stop and make a purchase, and create vibrancy.

With the NSW Government's strong impetus to provide more housing near public transport, the land that is being used for the commuter car park can be transitioned to high-density residential in the near future. This is a positive approach that can actually help provide more housing, including affordable housing, but also support the shops and quieten Ryedale Road as long as we provide the environment to support it.

Similarly, there is an opportunity to create residential buildings along the eastern side of Ryedale Road, leveraging the heritage frontages, and setting back any height from the streetscape to keep the character of the place and the buildings at a human scale.

Designed well and supported by amenity such as shops and transport (much of which is already in place), West Ryde has the ingredients that allow for reduced car parking, giving streets back to people walking, and providing more space for outdoor dining and other active uses.

There are also opportunities to create more vibrancy by creating jobs in place through retail, food and beverage operations, and uses such as co-working spaces that support all-day and night-time activity – not just commuter activity.

As part of this Strategy, we will consider ways to divert traffic from the main streets, and instead walking, cycling and public transport, and seek opportunities for through-site links to better connect the east and west of West Ryde with the area of West Ryde south of Victoria Road, potentially through a connection from Anzac Avenue (subject to further investigation).

To help facilitate this, it is strategically important to achieve the active transport connection across Victoria Road – whether that is a bridge, a landbridge or some other integrated crossing – to connect West Ryde and Meadowbank to each other. The distance between the stations is less than one kilometre, making it a short walk or easy bike ride to get between the two. This active transport connection was also identified in the *Meadowbank Employment and Education Precinct Masterplan (MEEP)* by the Greater Cities Commission in 2020.



TINSW road user space allocation hierarchy.



- Key moves**
1. Commuter car park transition to high-density mixed use
  2. New development setback atop existing heritage buildings
  3. Divert traffic away from high amenity main streets
  4. Improved east-west connections across railway line
  5. Active transport and green spine along railway corridor and across Victoria Road
  6. Green and blue networks integrated through precinct

Indicative strategy diagram for Ryedale Road.



**ITEM 13 (continued)**

**ATTACHMENT 1**

**RYEDALE ROAD**



EXISTING



WEST RYDE-MEADOWBANK RENEWAL STRATEGY



INDICATIVE FUTURE CONCEPT



ITEM 13 (continued)

ATTACHMENT 1

# WEST RYDE STATION

In earlier work for this precinct, there was much talk of the active transport connection over Victoria Road, which is highly important. In developing this work, we wanted to explore opportunities that were truly city shaping and could make a significant difference to the experience of this place.

Two key factors that affect how West Ryde and Meadowbank work as places and their disconnection from each other are the train line and Victoria Road, both of which effectively split the precinct—and the community—into quadrants.

However, there is the potential to resolve these quadrants through a redevelopment of the Government-owned land next to the rail corridor, triggering the potential to integrate the West Ryde station with a new bus interchange and over-station development.

Not only would this provide the benefit of more housing next to public transport, but it would also improve accessibility in the precinct.

This redevelopment, which would include a rethink of West Ryde station, could potentially see the train platforms moved slightly to the south, bridging Victoria Road, which could significantly improve pedestrian connectivity to that station from the four quadrants. By using two station concourses, one north and one south of Victoria Road, the station will function as a key activity hub.

**This concept for an integrated train/bus station with over-station development is in an early engagement stage with Transport for NSW and TAHE. However, we are asking for community feedback on whether an outcome of being able to move easily in all directions and resolve the 'quadrants' would be something we should explore further.**

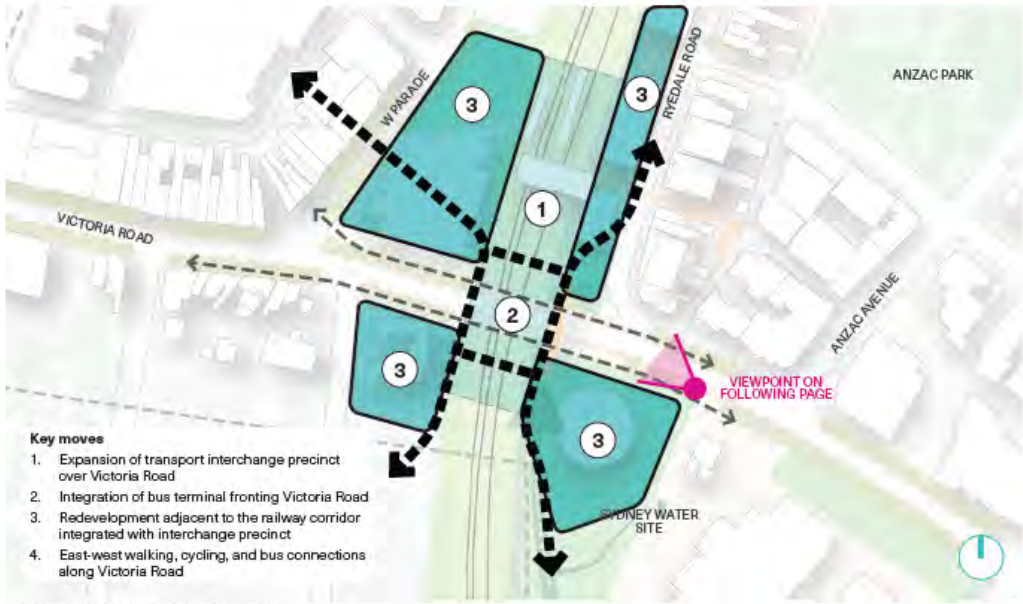
In addition, this redeveloped station and concourse could connect the community to the lifestyle of the Sydney Water precinct as well as the jobs in the Advanced Technology precinct.

**CASE STUDY**

**Chatswood Transport Interchange**  
Year: 2009

This comprehensive mixed-use infrastructure initiative breathed new life into the heart of Chatswood, delivering a complete overhaul of the previous railway station and bus interchange while minimising disruptions to operations throughout the construction phase.

The architectural resolution of the integrated station development seamlessly reconnects the eastern and western sectors of Chatswood.

Indicative strategy diagram for West Ryde Station.

**ITEM 13 (continued)**

**ATTACHMENT 1**

# WEST RYDE STATION



EXISTING



INDICATIVE FUTURE CONCEPT



WEST RYDE-MEADOWBANK RENEWAL STRATEGY



ITEM 13 (continued)

ATTACHMENT 1

# VICTORIA ROAD

Victoria Road currently serves many functions. It is a public transport corridor that connects Parramatta and Sydney, has a heavy traffic function carrying over 58,000\* vehicle movements per day in 2022 (94% of which are cars), and is attempting to be a high street with shops and restaurants.

The corridor is noisy, dirty and lacks any green or street trees. There is a lack of activation of the shops, or they have attempted to turn their businesses to the rear lanes or are vacant.

Many shops have frontages that are designed for privacy (for example, with frosted glass or decals covering the windows) which do not invite people in or allow for interaction with the street.

There is an existing proposal within Transport for NSW to widen Victoria Road to three lanes in each direction, which is on hold, but we would like to explore other options through this strategy. We see the potential to get more out of Victoria Road by rethinking how the street is used and how to connect the community more effectively.

**Victoria Road's traffic is heavily affected by the morning peak demand where about double the traffic is heading eastbound to Sydney than westbound to Parramatta. We can also see that the evening peak is much more of an even spread in both directions, but with about 25% less traffic in a single direction than the morning peak.**

The issue with the proposed widening is that it creates 'induced demand' – if you create the extra space for cars, it will be filled. However, the opposite is also true – if the amount of space is constrained then people make alternative choices. In this case, the clear opportunity is to improve public transport, make it easier to access and to more places, and give it priority over cars.

\* Transport for NSW Traffic Permanent Classifier (station 51235 at Victoria Road, Ryde)



Indicative strategy diagram for Victoria Road.

ITEM 13 (continued)

ATTACHMENT 1

AN ALTERNATE WAY FOR FOR VICTORIA ROAD

Broadly speaking, when asked for feedback on the types of urban outcomes they want, community will often say 'less traffic and more walking and cycling'. The way to make this happen is to prioritise walking, cycling and public transport over cars, and as a result, widening a corridor to make way for more traffic is only going to make matters worse.

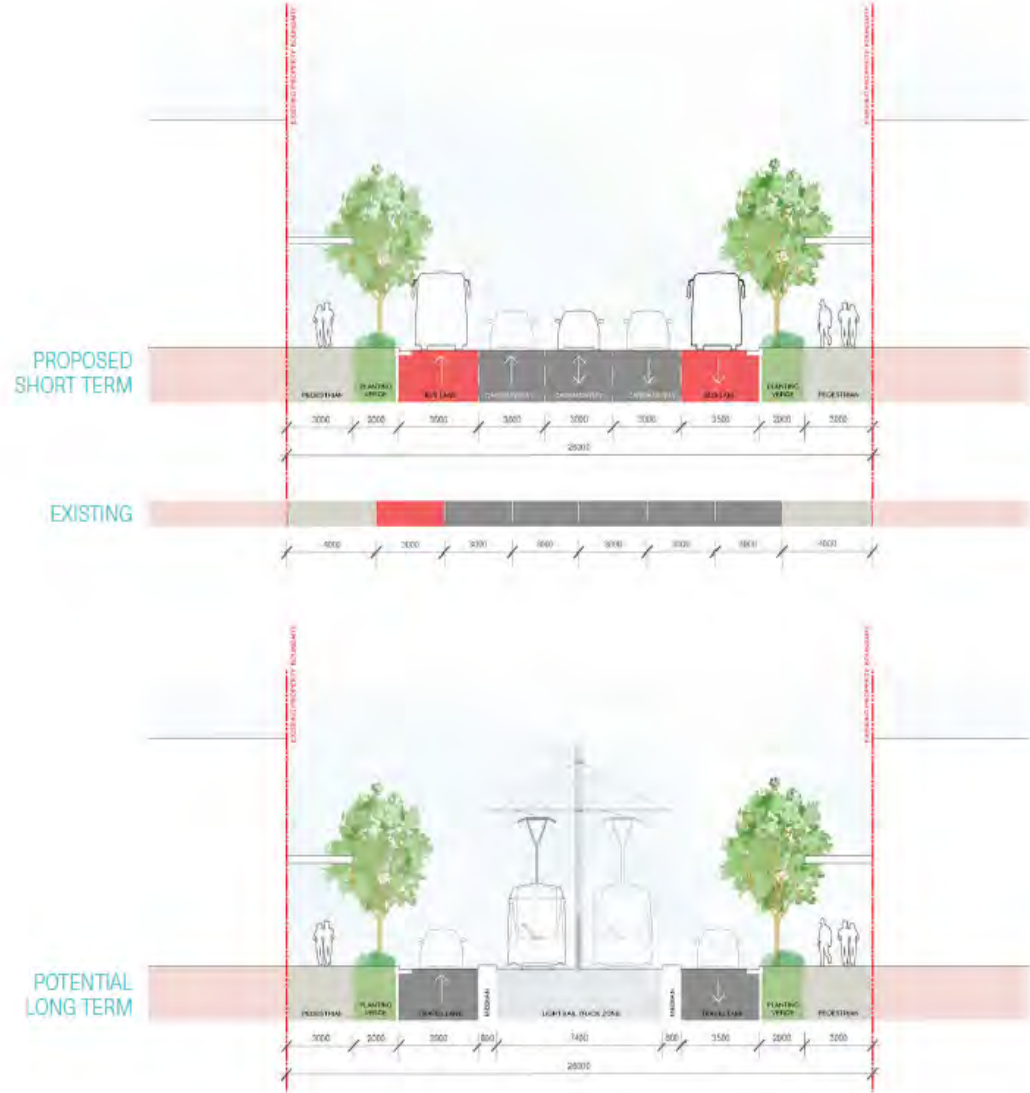
We are proposing an alternative way forward that we are seeking community support to explore in more detail in the later stages of this project.

Right now, there is no incentive for shop owners or operators to invest and make their places better as there is no reason for people to be there with tens of thousands of vehicles roaring by.

However, if we could investigate an option for Victoria Road where instead of widening, there could be a 'tidal barrier' system, similar to what exists in Drummoyne, so the barriers are shifted depending on the peak flow of the street.

Taking this type of approach would 'give back' enough space to be able to plant street trees, dedicate bus lanes and still have lanes for traffic that would shift depending on which direction the demand is in. These bus lanes could be serviced by relocating the existing western bus interchange on West Parade to below the redeveloped West Ryde station to further enhance the efficiency and attractiveness of public transport. Investigating this option should also consider reducing speeds and the potential for other public transport modes such as trackless trams or light rail.

By making the streetscape a more pleasant and safe environment, we can create a place that is activated like Gladesville or Newtown, but still has an important function for movement.



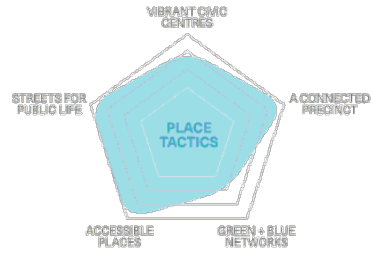


**ITEM 13 (continued)**

**ATTACHMENT 1**



**EXISTING**



WEST RYDE-MEADOWBANK RENEWAL STRATEGY



**INDICATIVE FUTURE CONCEPT**



ITEM 13 (continued)

ATTACHMENT 1

# SYDNEY WATER SITE

The opportunities for future use of the Sydney Water Lands were considered in the *Meadowbank Education and Employment (MEEP) Masterplan* prepared in 2020.

Sydney Water is a catalyst site to provide open space, housing (including affordable housing through mixed use development), a food and beverage precinct and connectivity across Victoria Road with an integrated active transport connection that will continue along the train line to Meadowbank, as well as into the Advanced Technology precinct.

The MEEP included the need to identify and deliver new areas of open space, specifically in the north-eastern corner (cnr Victoria Rd and Hermitage) and adjacent to the railway corridor. The provision of public open space on this site for passive recreation is critical to addressing the poor accessibility residents in this area have to open space identified in Council's *Open Space Future Provision Plan*. The provision of this infrastructure will improve the number of residents that are within 400m walking distance of an open space area, and meet an objective identified in Council's *Local Strategic Planning Statement*.

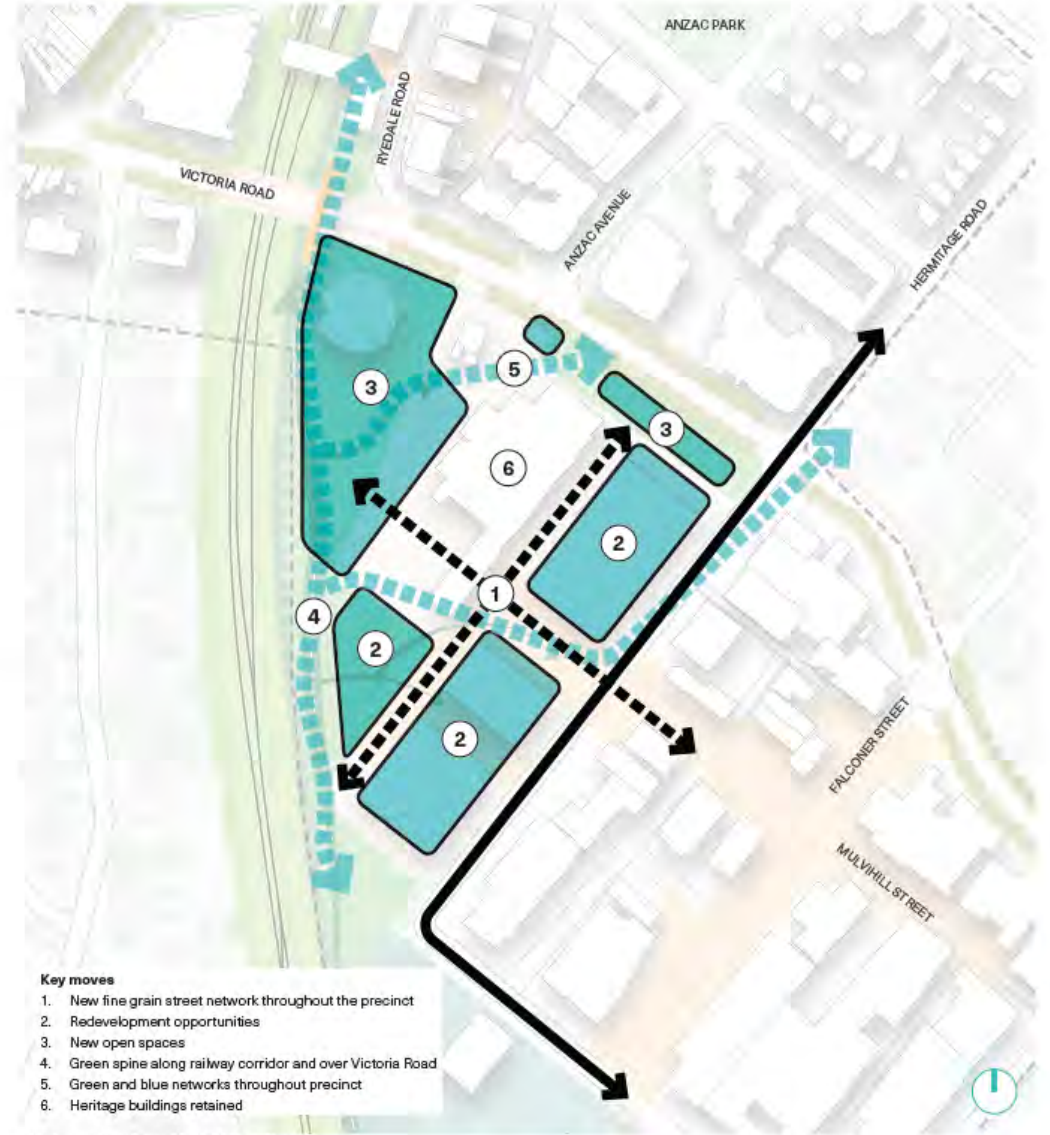
The location of public open space in the north-eastern corner of the site will help to protect a number of significant mature trees in this area, and has good solar access being at a higher elevation and positioned south of Victoria Road.

The open space connecting along the rail corridor will function as a significant connection between West Ryde and Meadowbank and beyond and needs to be substantial in size to ensure it can provide a functional space.

The architectural response to these open spaces should complement and encourage activation including food and beverage, with the heritage pumping station as a remarkable backdrop. Development of this site will need to include uses with active frontages to contribute energy to it, and add to its value as a destination.



WEST RYDE-MEADOWBANK RENEWAL STRATEGY



**Key moves**

1. New fine grain street network throughout the precinct
2. Redevelopment opportunities
3. New open spaces
4. Green spine along railway corridor and over Victoria Road
5. Green and blue networks throughout precinct
6. Heritage buildings retained

Indicative strategy diagram for the Sydney Water site.

ITEM 13 (continued)

ATTACHMENT 1

# WEST RYDE ADVANCED TECHNOLOGY PRECINCT

Bringing into focus our community promise to deliver "lifestyle and opportunity at your doorstep" and the current pressures for housing increases, we need to make sure that we don't create one problem in solving another.

There is existing pressure to convert the existing industrial lands at West Ryde into a residential suburb, but this will only exacerbate the situation that already exists in West Ryde and Meadowbank – we will create commuter suburbs that people leave in the morning and return to at night.

Incentives for retail, entertainment, activities or food and beverage will evaporate as there will not be a community in place to support them. We need to ensure the "opportunity" element of our promise is not forgotten, and that in our planning we take a responsible approach to create jobs, along with housing.

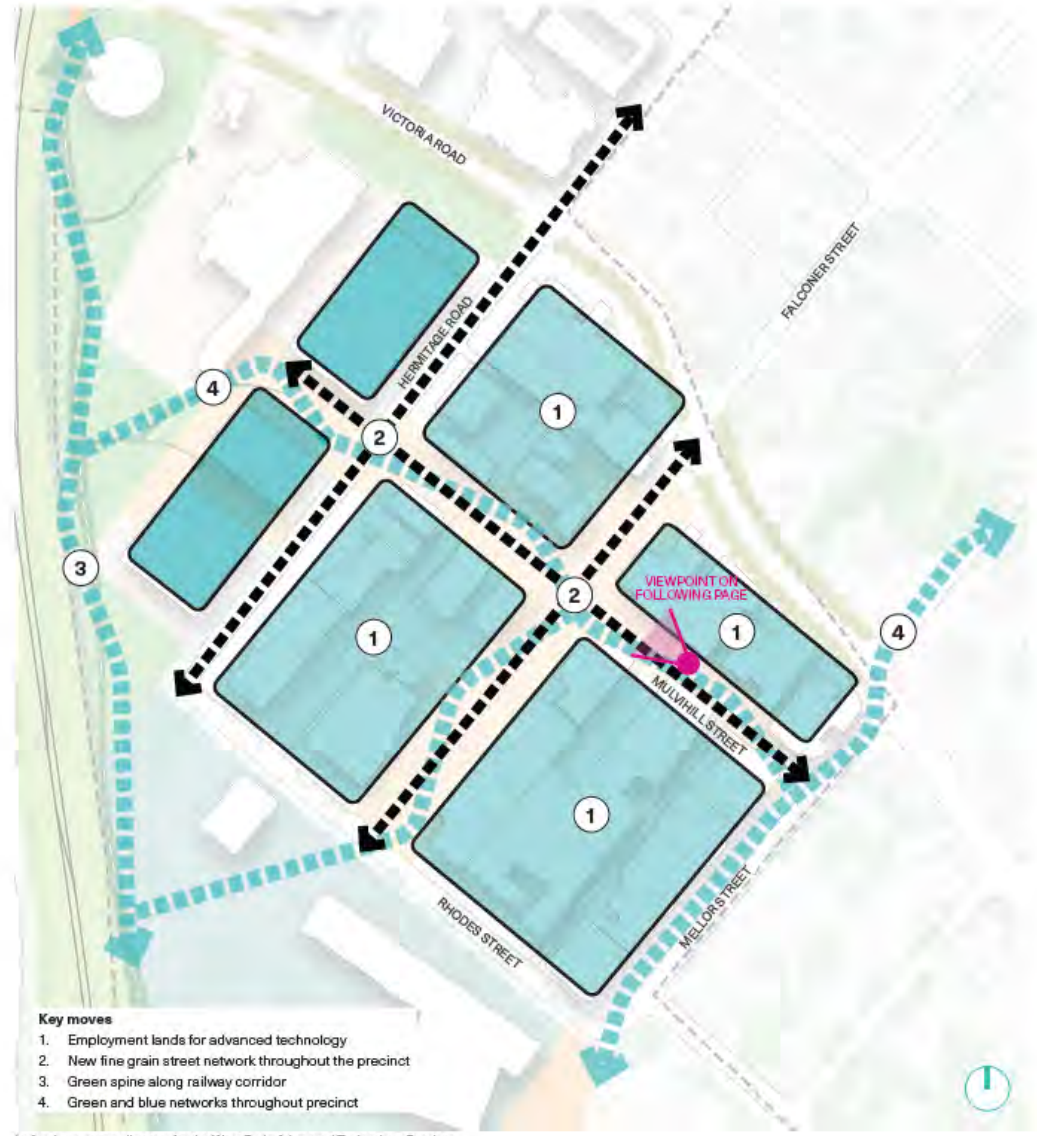
The demographic profile of the West Ryde – Meadowbank precinct is dominated by people working in the category of Professional, Scientific and Technical services (around 14% in 2021 and up 2 percentage points from 2011) followed by Healthcare and Social Services (around 12.5% in 2021), and almost half of residents have a university degree (over 10 percentage points above the NSW average) which is a very well-educated community.

By comparison, the West Ryde industrial lands are currently dominated by vehicle-focussed land uses such as panel beating shops. Many of these businesses only employ a handful of people and these industries account for around 2.5% of total jobs in the West Ryde – Meadowbank precinct and is in a steady decline.

It is important that we maintain some of these vehicle-related uses so that they can service the local community, but it is also important that from a strategic planning perspective, we have the foresight to create spaces for emerging businesses and job creation in Industry 4.0 which is the next industrial revolution geared toward robotics, automation, Internet-of-Things and other technologies.

In contrast to traditional industrial uses, Industry 4.0 or Advanced Technology uses are low impact. They are typically contained within the confines of the building and will create internal spaces for their work, rather than impacting the external environment. A variety of jobs are required within Advanced Technology businesses including manufacturing (for example, building space or medical device componentry, advanced 3D printing, robotics etc.), software developers, scientists, and sales and business development teams to name a few.

There is also an educational opportunity to showcase these industries by having glass frontages so that people can walk past and see the technologies at work.



- Key moves**
1. Employment lands for advanced technology
  2. New fine grain street network throughout the precinct
  3. Green spine along railway corridor
  4. Green and blue networks throughout precinct

Indicative strategy diagram for the West Ryde Advanced Technology Precinct.



**ITEM 13 (continued)**

**ATTACHMENT 1**

The West Ryde industrial lands are perfectly placed to leverage the Meadowbank TAFE and the Institute of Applied Technology – Digital (IATD) that is co-located at the TAFE. The IATD is home to the “first Cyber Range Training Centre in NSW” as announced by former Minister for Skills and Training, Alister Henskens, and is a partnership between TAFE NSW, Microsoft, the University of Technology Sydney, Macquarie University and Cisco, and supported by major companies including Salesforce, SAP and SAS.

These emerging Industries are already proving to be some of the biggest growth areas for jobs in Australia. However, what these industries often need is the benefit of ‘clustering’ which is when similar business types are located close to each other, allowing for network benefits of information sharing, talent agglomeration, research and development partnerships with universities and industry, and accessing the next generation of talent through educational institutions.

To support this growing demand for Industry 4.0 in Australia, there is a need for more Advanced Technology precincts, and West Ryde industrial lands are an ideal location with the ability to provide jobs and industry partnerships.

In addition, an Advanced Technology precinct at West Ryde can provide much-needed spaces for startups and scaleups to prevent these companies going offshore, partnerships with our world-class universities including Macquarie University and businesses at Macquarie Park, international collaborations including the recently signed Memorandum of Understanding with Tsinghua Science Park in Taiwan, and importantly, to provide jobs in place for the existing and future residents.

In developing an Advanced Technology precinct, this would attract new investment including new building types and supporting uses such as food and beverage and entertainment.

From an urban form perspective, leveraging the existing street and laneway structure, with the potential to extend the existing Nook Lane and Falconer Streets through to Rhodes St and extend Mulvihill Street through to Hermitage Road which would open up the view corridor and permeability to the Sydney Water site.

These changes in the street structure would make the precinct more walkable, create a ‘front door’ from Victoria Road, provide a connection with the Sydney Water site and the future active transport link on the rail corridor between West Ryde and Meadowbank.

WEST RYDE-MEADOWBANK RENEWAL STRATEGY

**CASE STUDY**

**RMIT’s Advanced Manufacturing Precinct**  
Year: 2011

The RMIT’s Advanced Manufacturing Precinct is a key example of the type of businesses that could be attracted to the existing industrial lands at West Ryde.

The creation of the precinct involved the re-use of existing built infrastructure and was designed to support a focused local, national and global teaching and research perspective, reflecting the need for institutions to respond to these new trends and technologies

The precinct’s Digital Manufacturing Facility brings together design and engineering. It focuses on 3D printing and design innovation of high value-add products in a range of industry applications including aerospace, defence, automotive, consumer, biomedical and dental, and manufacturing,

Specialising in the development, prototyping and commercialisation of new technologies, the facility provides work-based development for advanced technology professionals including engineers, technicians and designers and access to networks through research and industry partnerships.

The opportunity for the existing West Ryde industrial lands is to provide new jobs in the precinct, plus pathways for graduates from the Institute of Applied Technology Digital to work in their field of choice.



RMIT Advanced Manufacturing Precinct



**ITEM 13 (continued)**

**ATTACHMENT 1**



**EXISTING**



WEST RYDE-MEADOWBANK RENEWAL STRATEGY



**INDICATIVE FUTURE CONCEPT**



ITEM 13 (continued)

ATTACHMENT 1

# MEADOWBANK TOWN CENTRE

At Meadowbank town centre, we want to leverage the improved connectivity from the active transport link along the rail corridor to create a destination and civic plaza at Railway Road. This will elevate this part of Meadowbank from being a train station entry to a town centre.

To enable this, pedestrians will have priority which means shops have more foot traffic, and by creating a public plaza and meeting space we open a gateway to the education precinct. As a result, demand is created for boutique retail and the potential for boutique accommodation to cater for visitors to the area and also nearby Sydney Olympic Park which can be easily accessed from here.

Right now, at the station plaza on the eastern side, there are some shops which are busy in the morning and after school, but not all day. The plaza area is squeezed in by a small car park next to the TAFE entry and a large bus turning circle at the corner of Railway Road and Constitution Road. The existing TAFE buildings facades do little to stimulate the area.

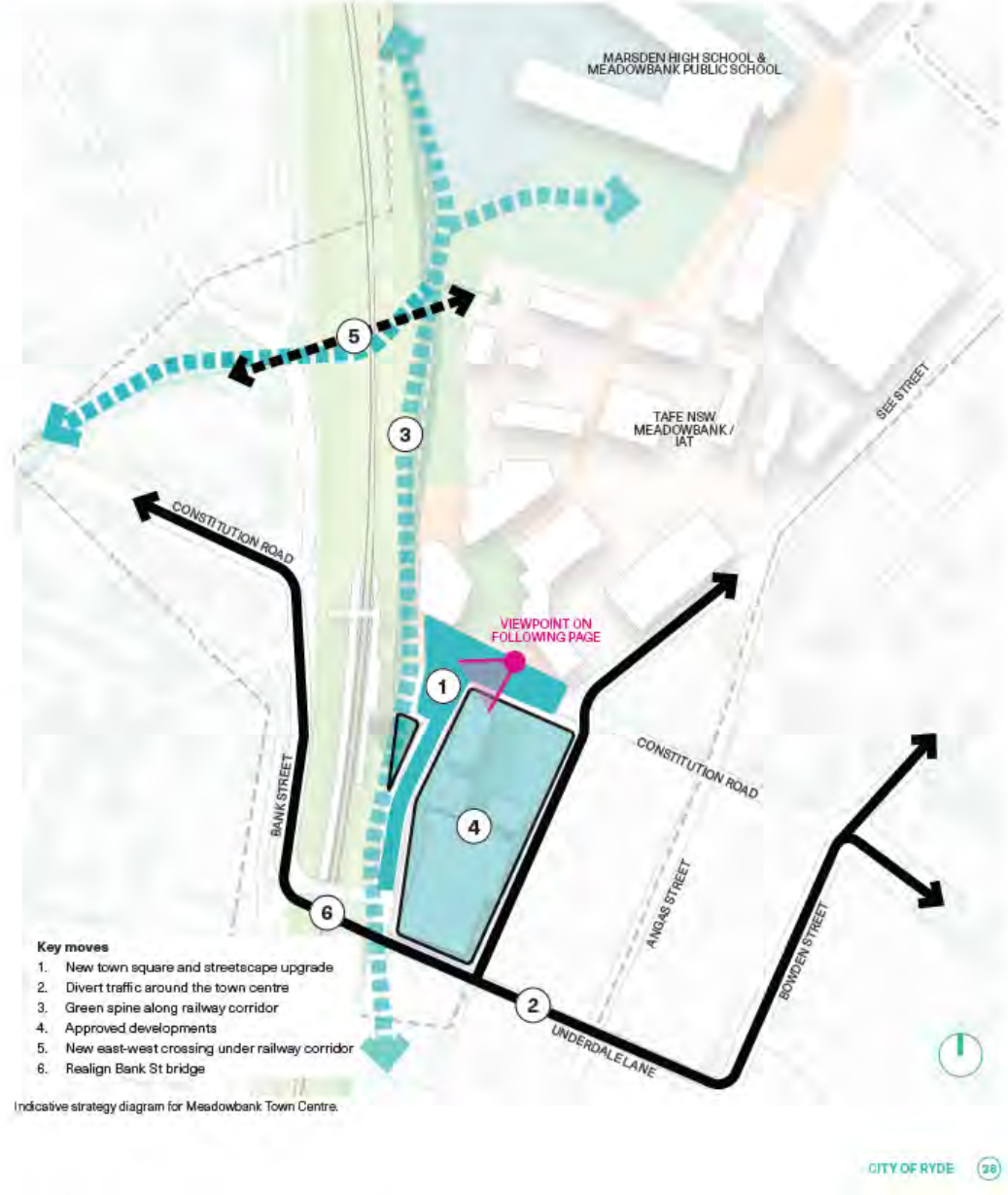
With a unique architectural retail development approved for 27 Railway Road and the approved redevelopment of the major remaining lot bounded by Railway Rd/ Constitution Rd/ Underdale Lane/ Faraday Lane, there is an opportunity to rethink the function and form of Railway Road to create a public plaza for the community.

If, through the Northern Sydney Freight Corridor (NSFC) or other projects or developments, there is an opportunity to reconfigure Meadowbank station and the Bank Street bridge, we would seek to realign the bridge with Underdale Lane and connect it to the upper section of Bank Street. In doing so, the roundabout at Bank Street/ Meadow Crescent and Constitution Road could be reconfigured as a signalised intersection with improved pedestrian crossing connectivity and safety.

Given the low frequency of buses in the area, there is the opportunity to service buses through dedicated bays on street and give the space from the turning circle and remove the small car park to allow an expansion of the plaza outside the station and potential new uses. To support this, Council would investigate diverting traffic on Railway Road between See Street and the Bank Street bridge which would open up the space for outdoor dining, walking and cycling while maintaining bus movements. Loading could be supported outside of peak hours as is common in many shared spaces.

Meadowbank is the gateway to the Parramatta River and to active recreation. Through this Strategy, we intend to use the existing landforms and natural systems as structuring elements for the precinct. This includes leveraging the existing Charity Creek as a pathway from the east side of the train line, underneath and across to the west into the sports fields and cycleways.

Realising this project will occur as the town centre redevelops. There is the opportunity to reconsider the TAFE relationship with the town centre, and even expand into that site.



Indicative strategy diagram for Meadowbank Town Centre.

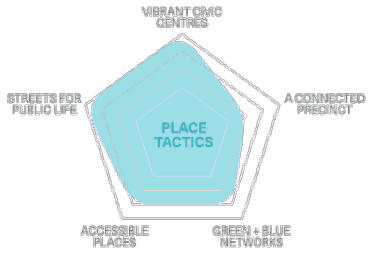


**ITEM 13 (continued)**

**ATTACHMENT 1**



**EXISTING**



**WEST RYDE-MEADOWBANK RENEWAL STRATEGY**



**INDICATIVE FUTURE CONCEPT**

**ITEM 13 (continued)**

**ATTACHMENT 1**

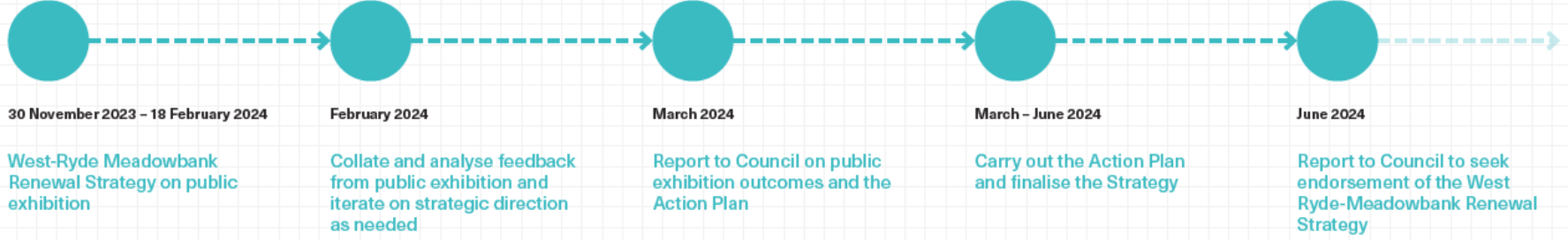


WEST RYDE-MEADOWSBANK RENEWAL STRATEGY

**ITEM 13 (continued)**

**ATTACHMENT 1**

## NEXT STEPS





**ITEM 13 (continued)**

**ATTACHMENT 1**

