

Meeting Date: Tuesday 26 March 2024
Location: Council Chambers, Level 1A, 1 Pope Street, Ryde and Online
Time: 6.00pm

ATTACHMENTS FOR COUNCIL MEETING

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WEST RYDE – MEADOWBANK RENEWAL STRATEGY
COMMUNITY CONSULTATION REPORT
MARCH 2024

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CITY OF RYDE | West Ryde – Meadowbank Renewal Strategy
Community Consultation Report
Prepared by: City of Ryde – Communications & Engagement
March 2024 © City of Ryde

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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. Key locations have been identified within the precinct to provide public and open spaces, outdoor dining and leisure opportunities, enhanced nightlife and building design.

The Strategy puts forward a vision for West Ryde - Meadowbank; the Principles that will guide how we develop the project, and Place Tactics that take tangible steps to better connect people and places. The Strategy's vision, principles and place tactics were workshopped with Councillors, as was the community engagement approach.

The Strategy has built on previous masterplanning work for West Ryde and Meadowbank, but this time we're doing things differently.

We sought community feedback on the vision to check we are on the right track before we move ahead with any more detailed work. Feedback will be used to adapt the strategic vision and inform how we will move forward. City of Ryde will continue to work with government agencies, key stakeholders and the community to bring the evolving vision to life.

The Have Your Say period occurred from Thursday 30 November 2023 to Sunday 18 February 2024 during which the community could provide feedback via the online (image based) survey, email, post, or by attending one of the drop-in sessions.

Our community could review draft Renewal Strategy in four languages (English, Chinese traditional, Chinese simplified and Korean). In addition, before and after images were provided to illustrate the Place Tactics. A 3 minute video of the Strategy demonstrated the Principles and Tactics of the draft Renewal Strategy.

The consultation was promoted through the City of Ryde's Have Your Say website, flyers to local residents and businesses, signs and decals around West Ryde and Meadowbank, eNewsletter to interested stakeholders, video on social media, and listings in the local newspaper and the Your City News eNewsletter.

In total 743 comments were received from the community with 647 from the online survey, 17 written submissions and 79 in-person submissions.

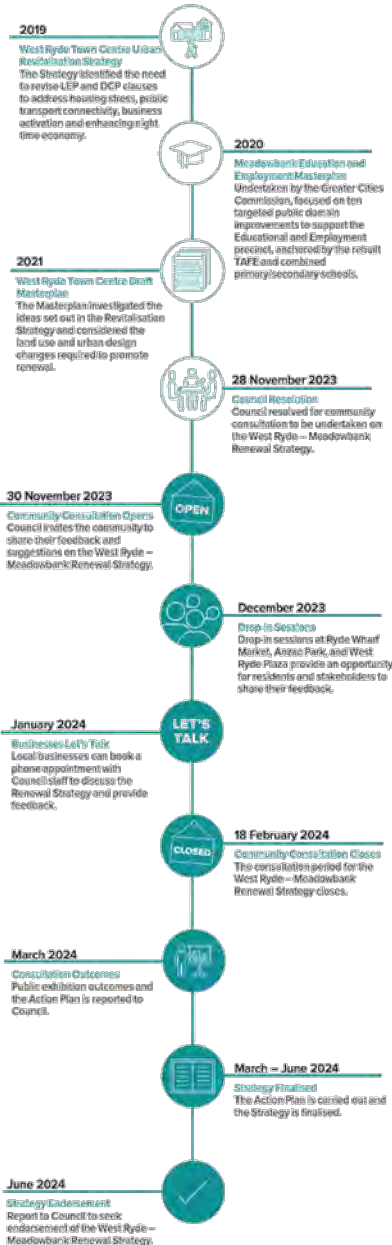
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WEST RYDE – MEADOWBANK RENEWAL STRATEGY

Timeline



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Date	Tool	Stakeholders	Overview	Engagement
Various	Consultation with Councillors	City of Ryde Councillors	Briefings and workshops with Councillors, executive and project team to inform the West Ryde - Meadowbank Renewal Strategy (Renewal Strategy) development and approach.	February 2023 August 2023 November 2023
Thu 30 Nov 2023 – Sun 18 Feb 2024	Have your Say Webpage*	Website users	A project webpage with information on the Renewal Strategy, online survey, and project updates.	13,336 users reached 2,928 users engaged
Thu 30 Nov 2023 – Sun 18 Feb 2024	Online survey*	Website users	An online survey where stakeholders could provide feedback on the Strategy. This was accessed through Council's Have Your Say webpage.	647 submissions received 5 Chinese Simplified submissions 4 Korean submissions
Thu 30 Nov 2023 – Sun 18 Feb 2024	Video	All stakeholders	A 3 minute video provided an overview of the Renewal Strategy was available on the Have Your Say webpage. A 30 second version was included on social media.	887 views (3 minute video)
Thu 30 Nov 2023 – Sun 18 Feb 2024	Information phone line, email and post	All stakeholders	The City of Ryde's main phone line, email and postal address was provided for further information on the Renewal Strategy and open for feedback from the community.	17 postal or email submissions received
Fri 1 Dec 2023	A4 flyer	Residents and businesses within the West Ryde and Meadowbank renewal area	A double sided A4 flyer was letterbox dropped to promote the Renewal Strategy and feedback opportunities.	10,386 approx. flyers distributed

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Date	Tool	Stakeholders	Overview	Engagement
Mon 4 Dec 2023 – Sun 18 Feb 2024	A3 sign	Pedestrians in West Ryde and Meadowbank	A3 corflute signage was placed around West Ryde and Meadowbank to promote the Renewal Strategy and feedback opportunities.	10 signs 163 scans
Tue 5 Dec 2023 – Sun 18 Feb 2024	Decal	Pedestrians in West Ryde and Meadowbank	Decals placed on the pavements and plazas in West Ryde and Meadowbank with a QR for stakeholders to complete the survey	14 decals 39 scans
Thu 30 Nov 2023	Have Your Say eNewsletter	Previous HYS submitters	eNewsletter emailed to stakeholders to promote the Renewal Strategy and feedback opportunities.	345 eNewsletters distributed 220 eNewsletters opened
Tue 5 Dec 2023	Open community consultations listing in Your City News eNewsletter	Your City News subscribers	Listed in City News eNewsletter to promote the Renewal Strategy and feedback opportunities.	3,968 eNewsletters distributed 1,749 eNewsletters opened
Each Wed between 30 Nov 2023 – 18 Feb 2024	Open community consultations advertisement in The Weekly Times	Newspaper readership	Listed in open community consultation newspaper advertisement to promote the consultation opportunities for all stakeholders.	38,000 total print readership
Tue 5 Dec 2023 & Wed 6 Dec 2023	Train Station flyer hand-out	Commuters at West Ryde Station and Meadowbank Station	Council staff distributed flyers to commuters at West Ryde Station (Tue 5 Dec 2023) and Meadowbank Station (Wed 6 Dec 2023) to promote the Renewal Strategy and feedback opportunities.	450 flyers distributed WR 450 flyers distributed MB

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Date	Tool	Stakeholders	Overview	Engagement
Sun 10 Dec 2023	Drop-in session 1 – Ryde Wharf Markets	Ryde Wharf Market attendees	An opportunity for interested stakeholders and Ryde Wharf Market attendees to speak with Council staff about the Renewal Strategy and provide comment in-person	52 attendees
Tue 12 Dec 2023	Drop-in session 2 – Anzac Park	Park users	An opportunity for interested stakeholders and park users to speak with Council staff about the Renewal Strategy and provide comment in-person	20 attendees
Thu 14 Dec 2023	Drop-in session 3 – West Ryde Plaza	Local shoppers	An opportunity for interested stakeholders and local shoppers to speak with Council staff about the Renewal Strategy and provide comment in-person	75 attendees
Thu 1 Feb 2024	Drop-in session 4 – Institute of Applied Technology Digital	Local businesses, residents and TAFE students	An opportunity for interested stakeholders to speak with Council staff about the Renewal Strategy and provide comment in-person	2 attendees
Mon 15 Jan 2024 – Fri 9 Feb 2024	Business phone appointments	Local businesses	An opportunity for businesses to book a phone appointment with Council staff to discuss the Renewal Strategy, ask questions and provide feedback.	6 phone appointments

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Date	Tool	Stakeholders	Overview	Engagement
Wed 13 Dec 2023	Business News eNewsletter	Businesses News subscribers	Listed in Business News eNewsletter to promote the Renewal Strategy and feedback opportunities.	31,679 eNewsletters distributed 2,282 eNewsletters opened
Wed 3 Jan 2024	Business Letter/Flyer	Local businesses	A flyer and cover letter was sent to West Ryde and Meadowbank businesses to promote the Renewal Strategy, feedback opportunities and an additional drop-in session for businesses.	120 flyers distributed
Thu 7 Dec – Sun 17 Dec 2023	Social Media – organic and paid	Facebook and Instagram users	Social media to promote the Renewal Strategy and feedback opportunities for all stakeholders. Included 30 second video overview.	26,237 impressions 14,818 users reached 443 users engaged
Thu 30 Nov 2023 – Sun 25 Feb 2024	Plasma screens	Library, Customer Service Centre, and Ryde Aquatic Leisure Centre visitors	Plasma screens to promote the Renewal Strategy and feedback opportunities.	1.69% engagement rate Screens displayed at all five City of Ryde Libraries, Customer Service Centre and Ryde Aquatic Leisure Centre

* Translations in Chinese Traditional, Chinese Simplified, and Korean were provided for the Online Survey, and the West Ryde - Meadowbank Renewal Strategy document on the Have Your Say website.

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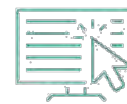
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647
ONLINE SURVEY
RESPONSES



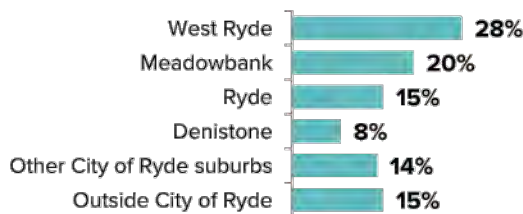
79
DROP IN
COMMENTS



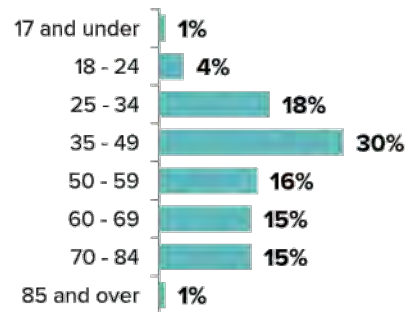
17
WRITTEN
SUBMISSIONS

ONLINE SURVEY SAMPLE

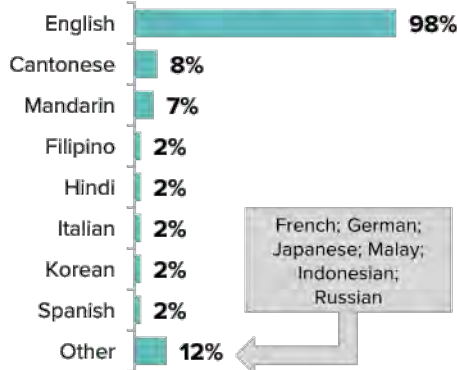
Suburb (n=647)



Age (n=642)

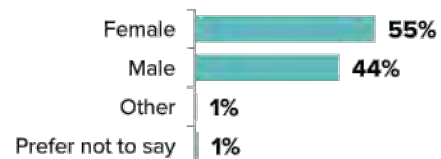


Language* (n=634)

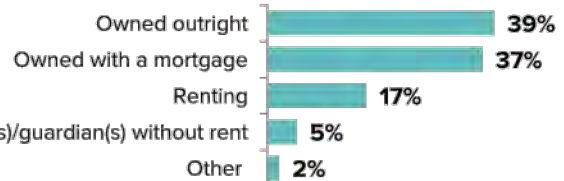


*Note: respondents could select multiple options, hence total does not add to 100%

Gender (n=643)



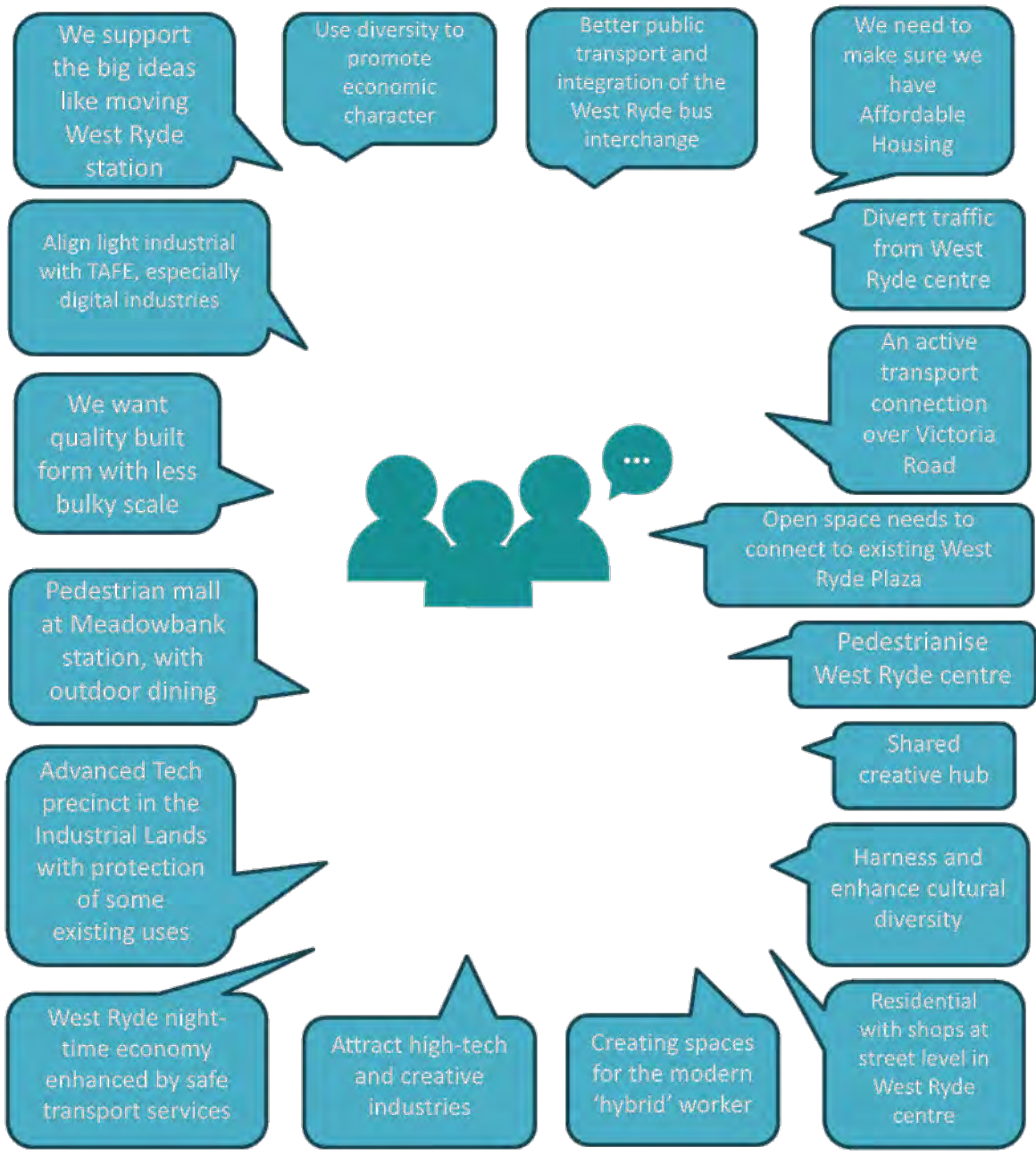
Housing Situation (n=640)



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WEST RYDE – MEADOWBANK RENEWAL STRATEGY
Consultation Results: Councillor Feedback

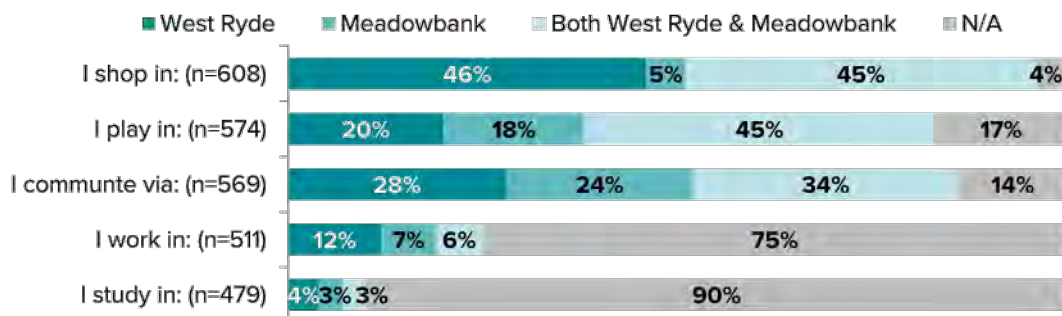



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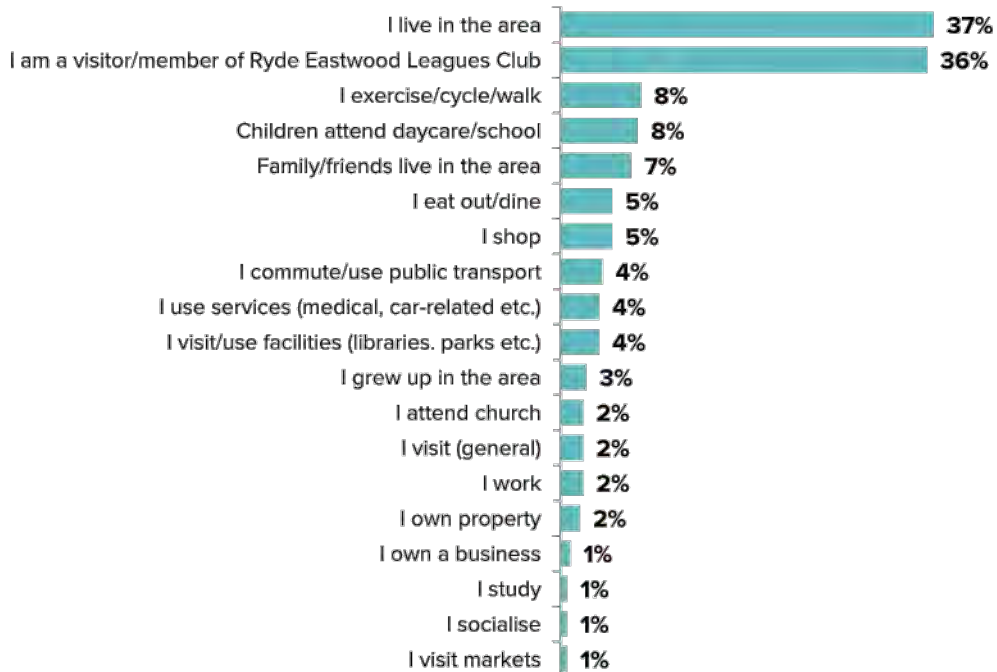
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Please tell us how you are connected to West Ryde and/or Meadowbank.



Do you have any other connection(s) to West Ryde and/or Meadowbank (open-ended): (n=317)*



*Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.

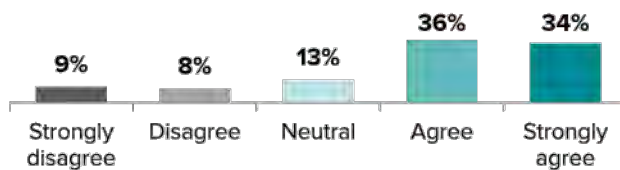
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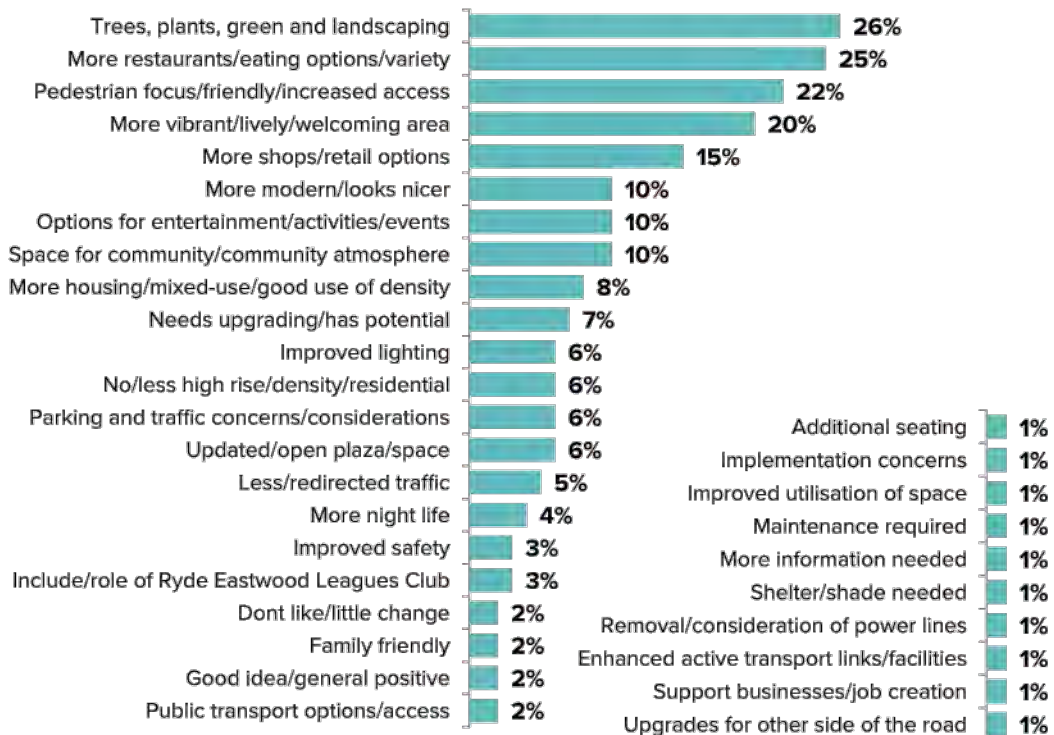
WEST RYDE TOWN CENTRE

Overall, do you agree or disagree with this indicative future concept for West Ryde town centre? (n=380)



Respondents who were aged 49 or under or spoke a language other than English were more likely to 'agree' or 'strongly agree'.

What do you like most about the indicative future concept for West Ryde town centre? (open-ended)* (n=326)



*Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.

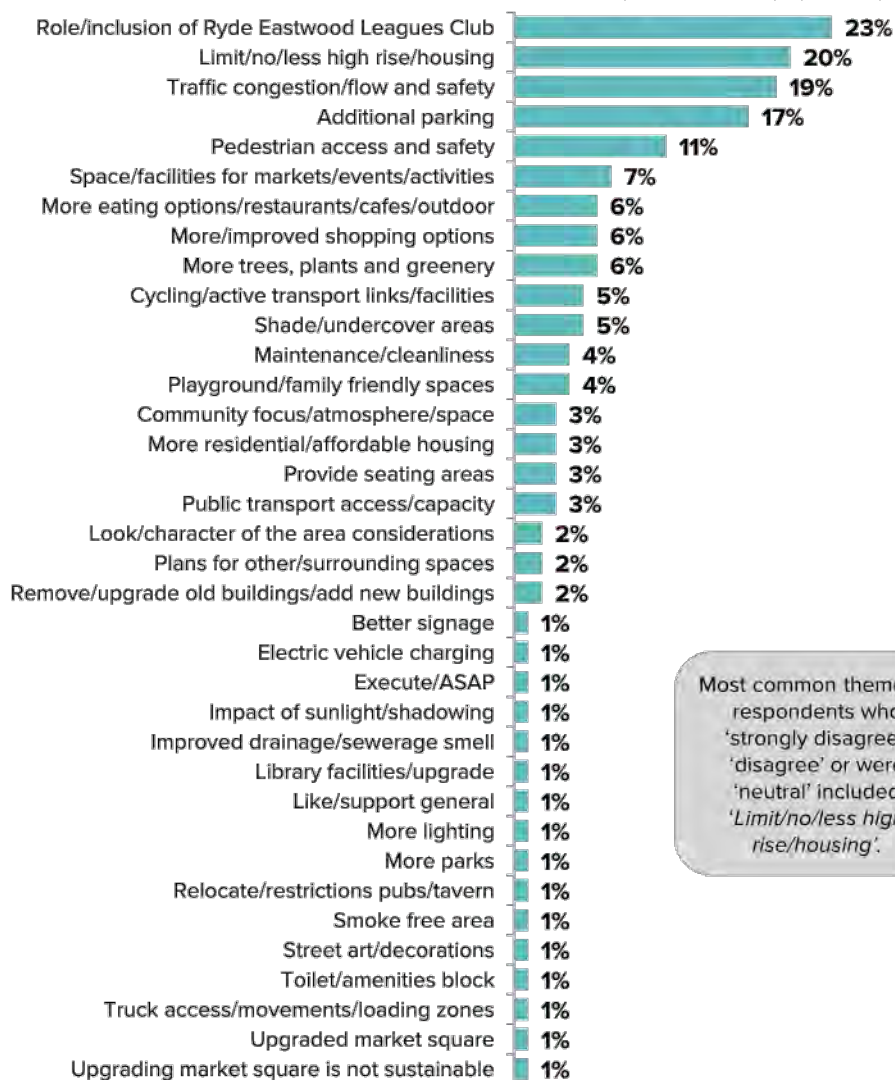
ITEM 13 (continued)

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WEST RYDE TOWN CENTRE (continued)

Would you like any improvements to the indicative future concept for West Ryde town centre? (open-ended)* (n=284)



Most common theme by respondents who 'strongly disagree', 'disagree' or were 'neutral' included 'Limit/no/less high rise/housing'.

*Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.

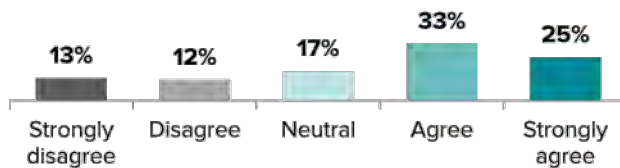
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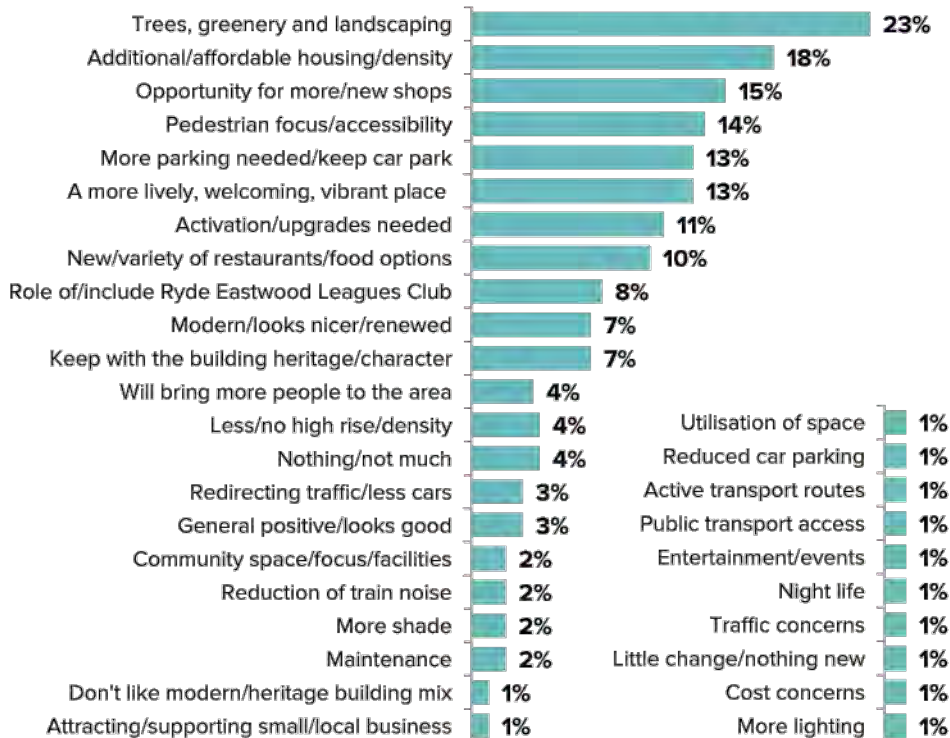
RYEDALE ROAD, WEST RYDE

Overall, do you agree or disagree with this indicative future concept for Ryedale Road, West Ryde? (n=311)



Respondents who were aged 49 and under or were based in suburbs outside of the City of Ryde were more likely to 'agree' or 'strongly agree'.

What do you like most about the indicative future concept for Ryedale Road, West Ryde? (open-ended)* (n=248)



*Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.

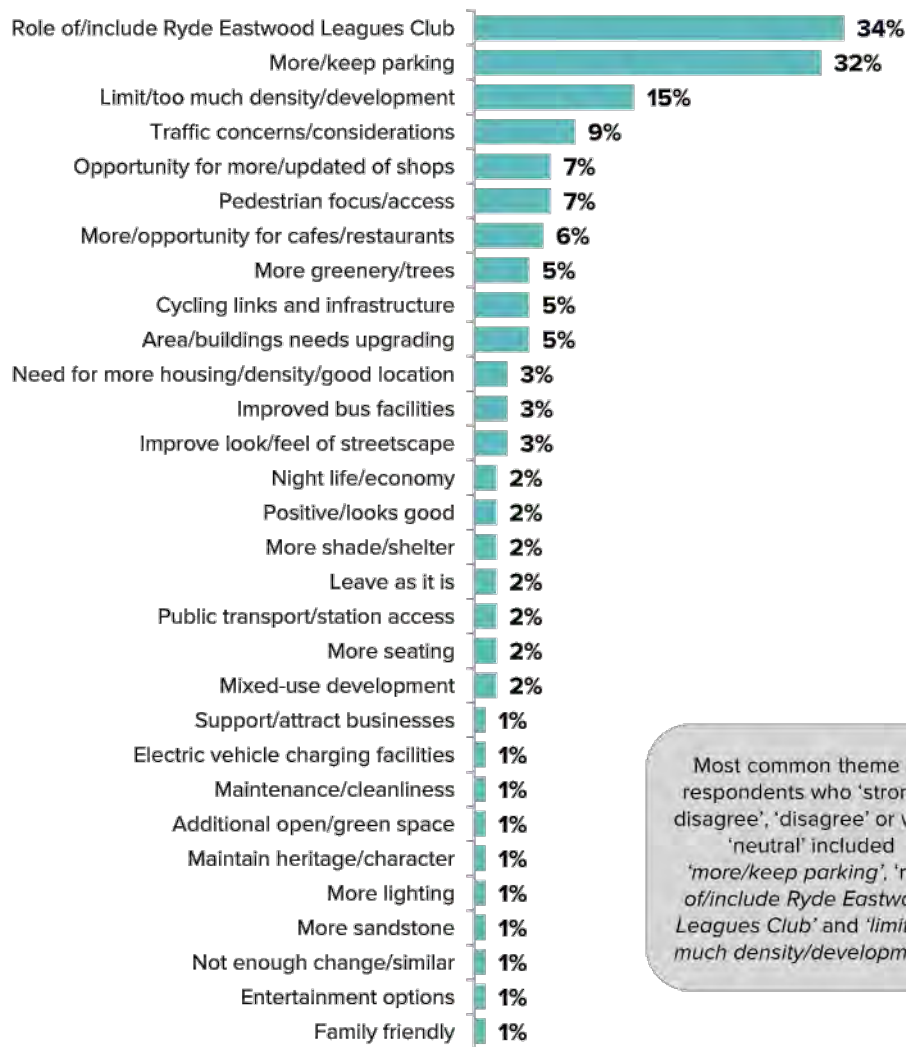
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RYEDALE ROAD, WEST RYDE (continued)

Would you like any improvements to the indicative future concept for Ryedale Road, West Ryde? (open-ended)* (n=238)



Most common theme by respondents who 'strongly disagree', 'disagree' or were 'neutral' included 'more/keep parking', 'role of/include Ryde Eastwood Leagues Club' and 'limit/too much density/development'.

*Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.

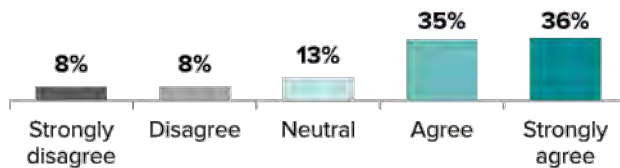
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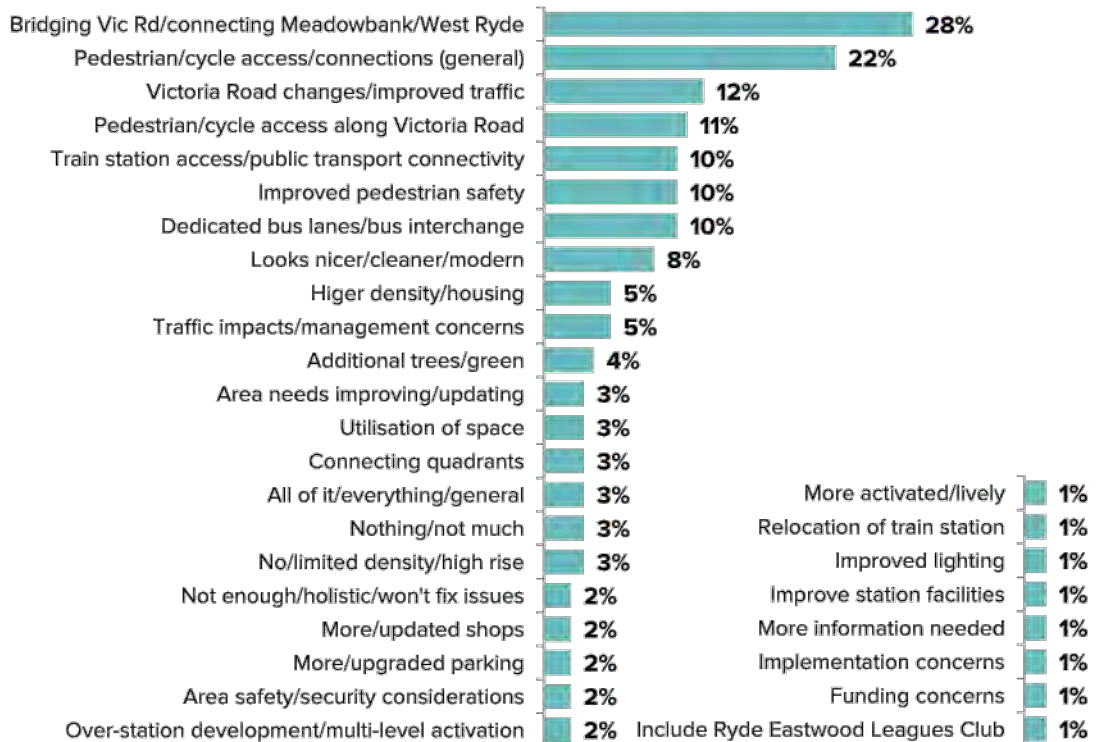
WEST RYDE STATION

Overall, do you agree or disagree with this indicative future concept for West Ryde Station? (n=295)



Respondents who were aged 49 and under were more likely to 'agree' or 'strongly agree'.
Respondents who work in West Ryde/Meadowbank were more likely to 'strongly disagree' or 'disagree' or be 'neutral'.

What do you like most about the indicative future concept for West Ryde Station? (open-ended)* (n=242)



*Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.

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WEST RYDE STATION (continued)

Would you like any improvements to the indicative future concept for West Ryde Station? (open-ended)* (n=164)



The most common themes by respondents who 'strongly disagree', 'disagree' or were 'neutral' included 'improve traffic management/concerns' and 'too much high-rise/density'.

*Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.

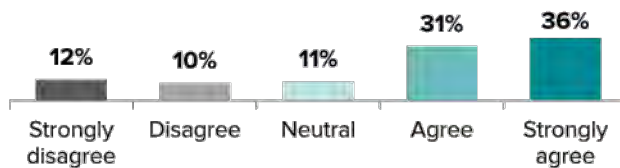
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VICTORIA ROAD, WEST RYDE

Overall, do you agree or disagree with this indicative future concept for Victoria Road, West Ryde? (n=328)



Respondents who were based in suburbs outside of the City of Ryde were more likely to 'agree' or 'strongly agree'.
Respondents who work in West Ryde/Meadowbank were more likely to 'strongly disagree' or 'disagree' or be 'neutral'.

What do you like most about the indicative future concept for Victoria Road, West Ryde? (open-ended)* (n=258)



*Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.

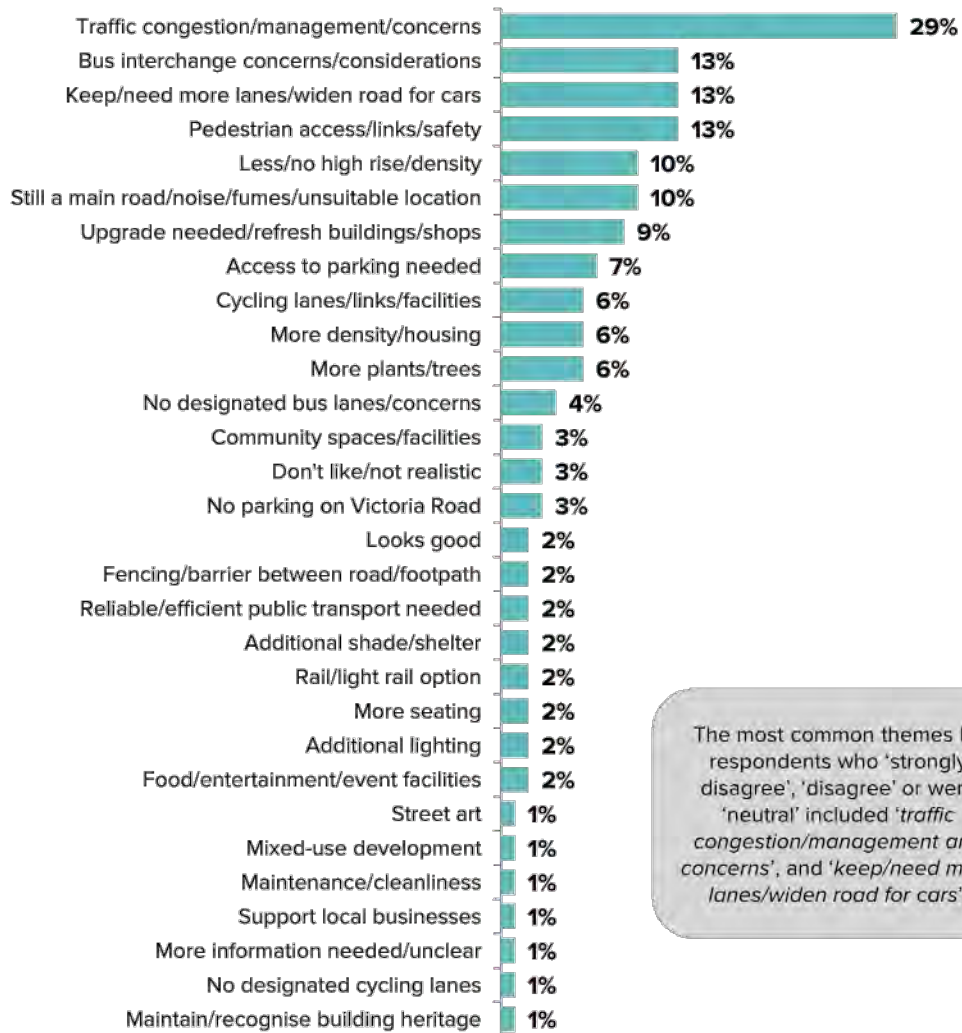
ITEM 13 (continued)

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VICTORIA ROAD, WEST RYDE (continued)

Would you like any improvements to the indicative future concept for Victoria Road, West Ryde? (open-ended)* (n=206)



The most common themes by respondents who 'strongly disagree', 'disagree' or were 'neutral' included 'traffic congestion/management and concerns', and 'keep/need more lanes/widen road for cars'.

*Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.

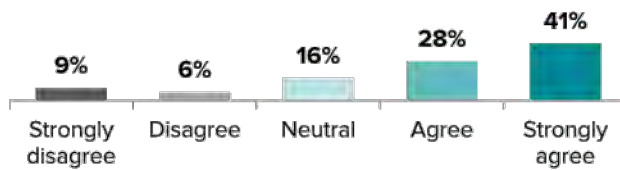
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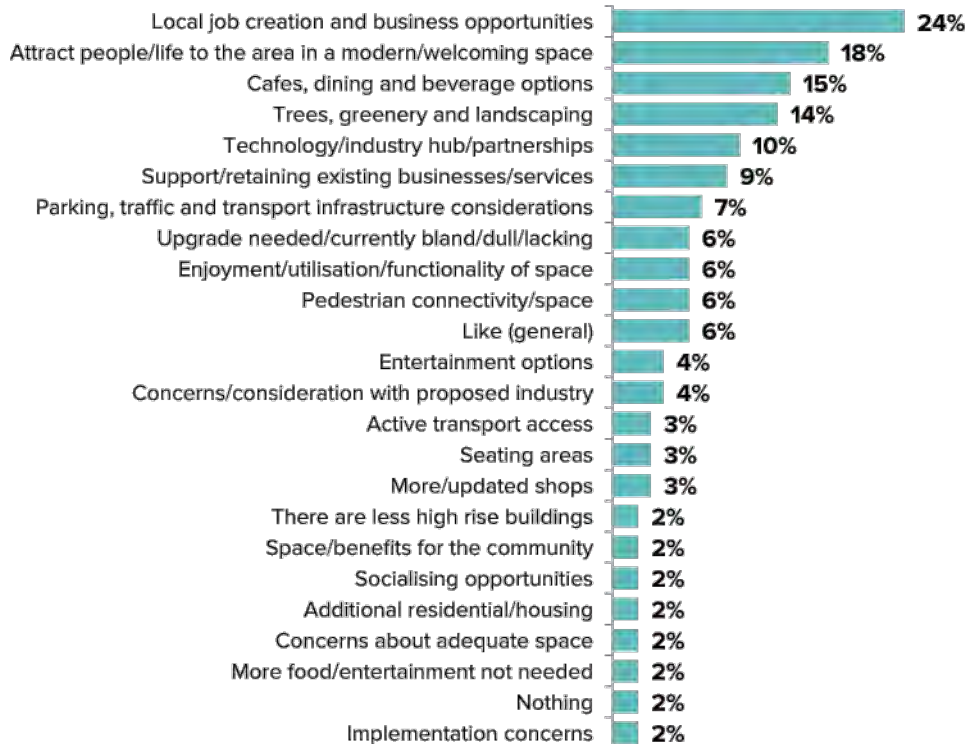
WEST RYDE ADVANCED TECHNOLOGY PRECINCT

Overall, do you agree or disagree with this indicative future concept for West Ryde Advanced Technology Precinct? (n=140)



Respondents who were aged 49 and under or those who 'play in' Meadowbank/West Ryde were more likely to 'agree' or 'strongly agree'.

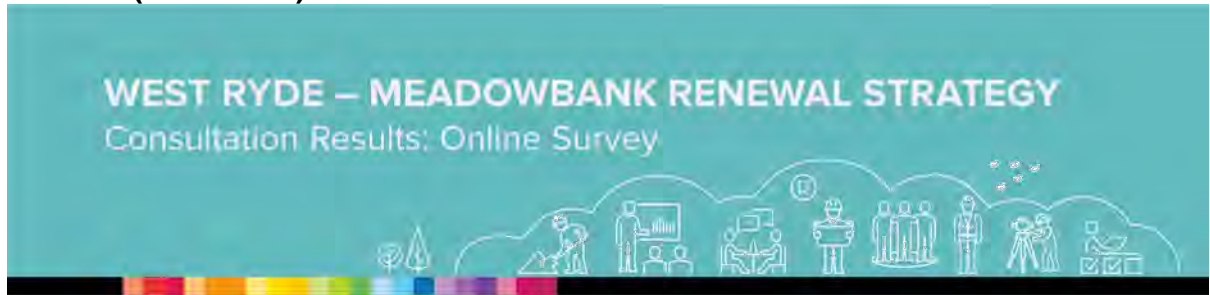
What do you like most about the indicative future concept for West Ryde Advanced Technology Precinct? (open-ended)* (n=96)



*Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.

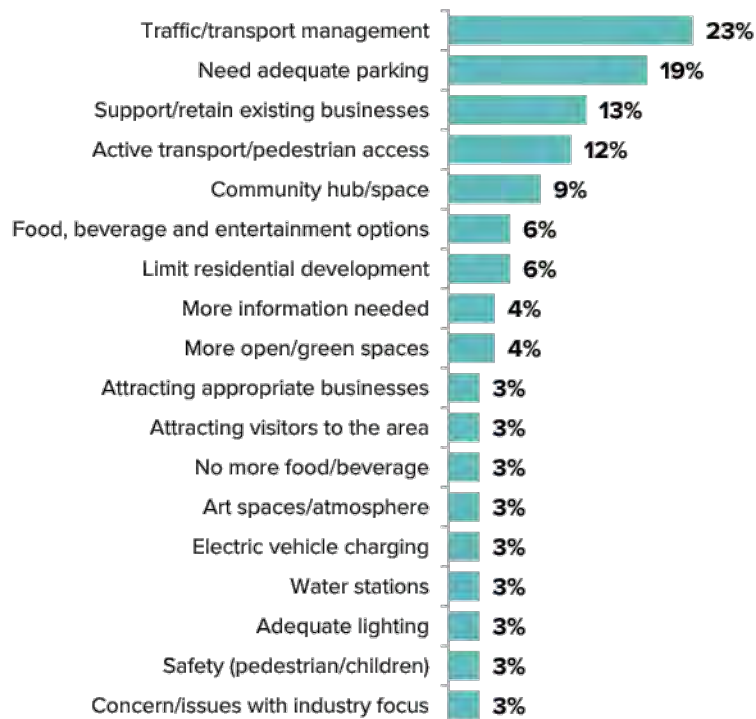
ITEM 13 (continued)

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WEST RYDE ADVANCED TECHNOLOGY PRECINCT (continued)

Would you like any improvements to the indicative future concept for West Ryde Advanced Technology Precinct? (open-ended)* (n=69)



The most common themes by respondents who 'strongly disagree', 'disagree' or were 'neutral' included 'support/retain existing businesses' and 'traffic and transport management'.

*Note: In both graphs, only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.

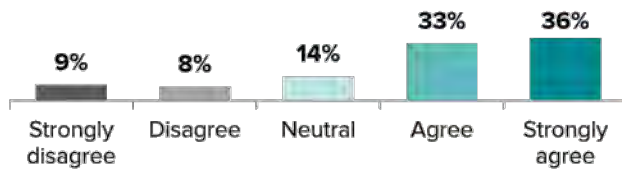
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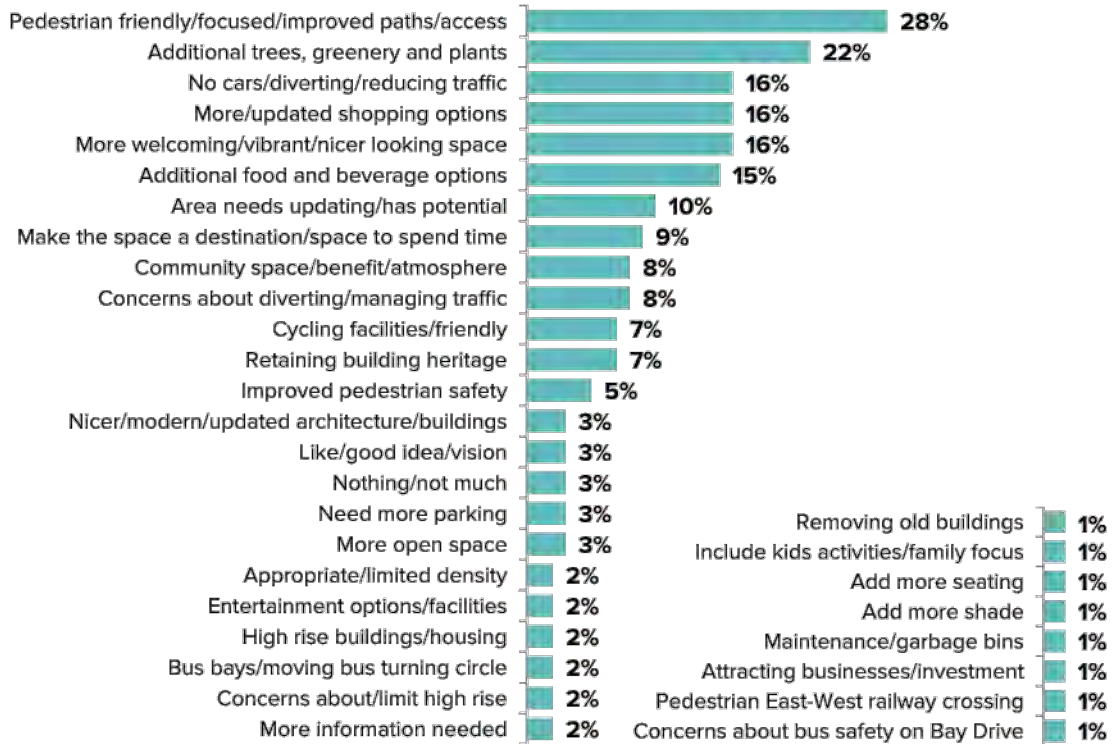
MEADOWBANK TOWN CENTRE

Overall, do you agree or disagree with this indicative future concept for Meadowbank town centre? (n=307)



Respondents who were male or aged 49 and under were more likely to 'agree' or 'strongly agree'.

What do you like most about the indicative future concept for Meadowbank town centre? (open-ended)* (n=254)



*Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.

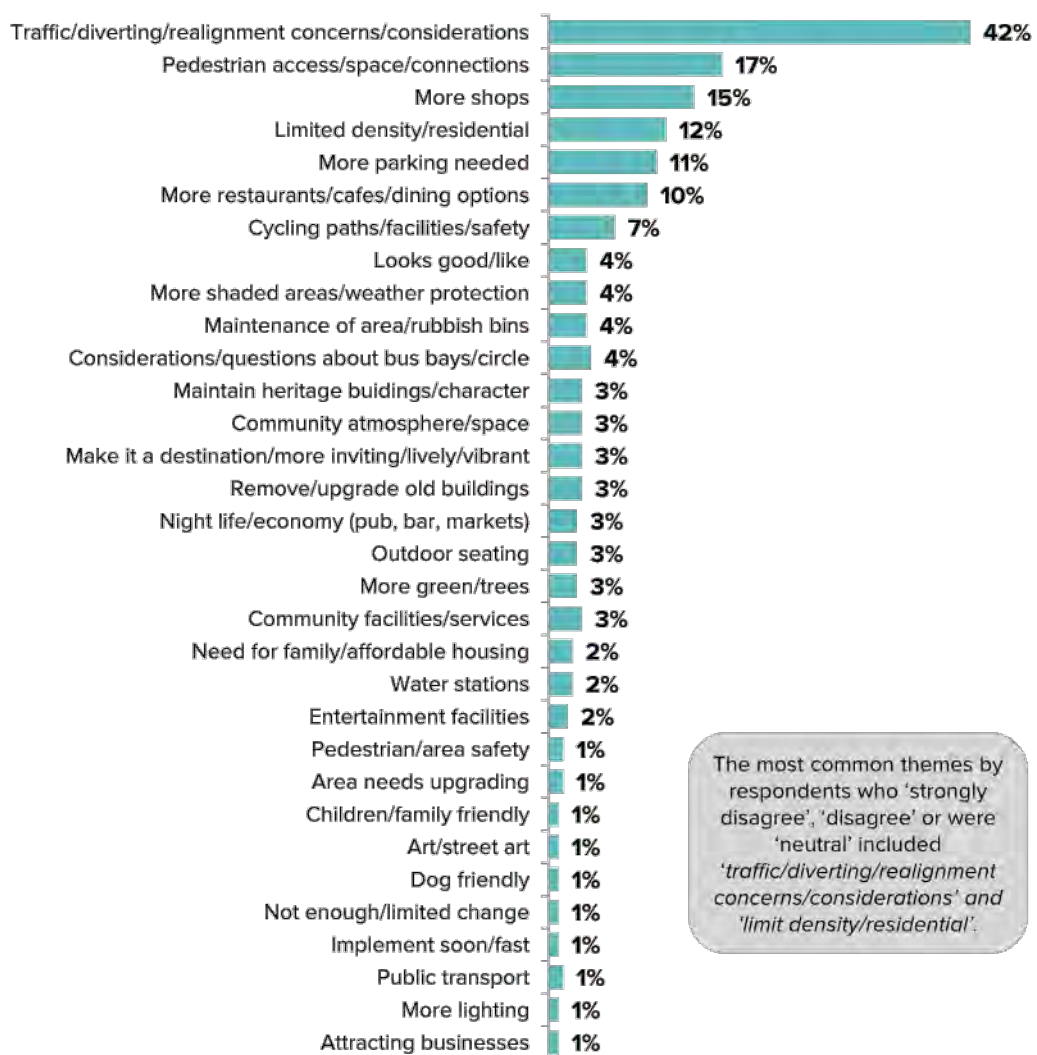
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MEADOWBANK TOWN CENTRE (continued)

Would you like any improvements to the indicative future concept for Meadowbank town centre? (open-ended)* (n=213)



The most common themes by respondents who 'strongly disagree', 'disagree' or were 'neutral' included 'traffic/diverting/realignment concerns/considerations' and 'limit density/residential'.

*Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.

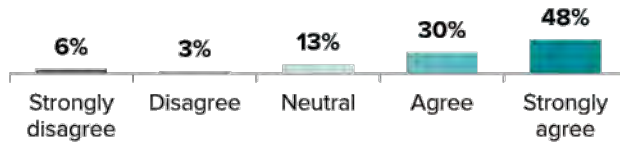
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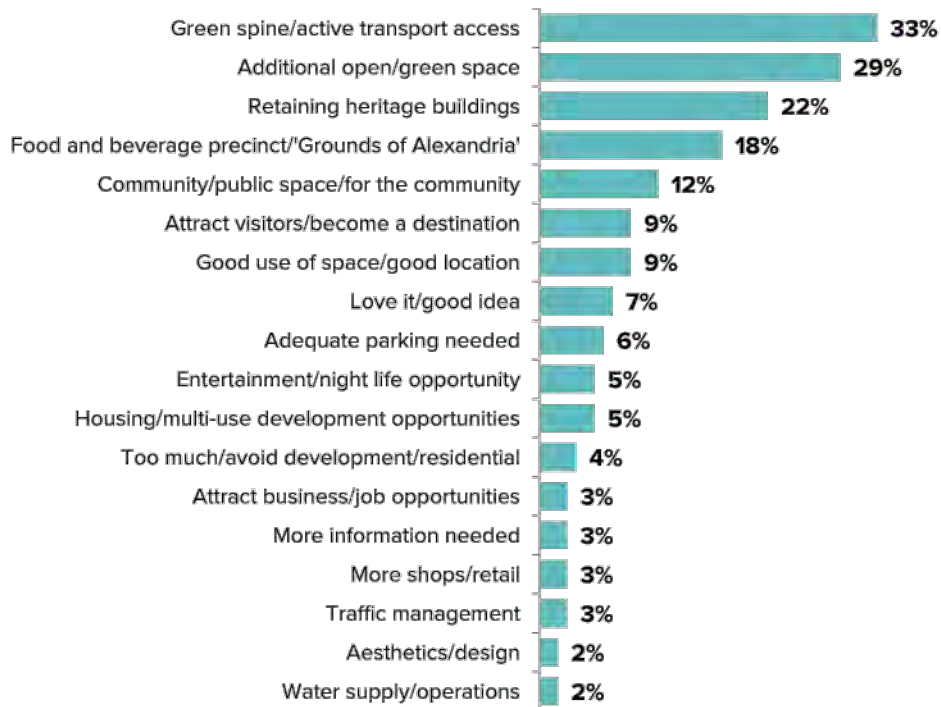
SYDNEY WATER SITE

Overall, do you agree or disagree with this indicative strategy diagram for the Sydney Water Site? (n=146)



Respondents who were aged 49 and under or spoke a language other than English were more likely to 'agree' or 'strongly agree'.

What do you like most about the indicative strategy diagram for the Sydney Water Site? (open-ended)* (n=112)



*Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.

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SYDNEY WATER SITE (continued)

Would you like any improvements to the indicative strategy diagram for the Sydney Water Site? (open-ended)* (n=77)

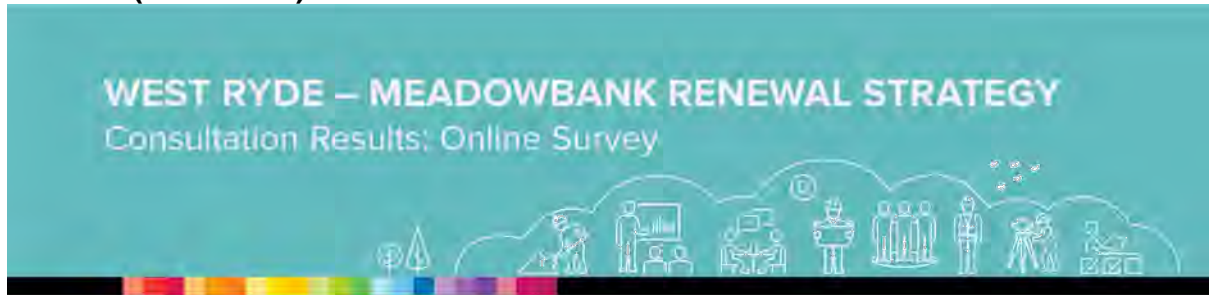


The most common themes by respondents who 'strongly disagree', 'disagree' or were 'neutral' included 'more information/images needed', 'development type/consideration'; 'need adequate parking'; and 'too much/limit housing/development'.

*Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.

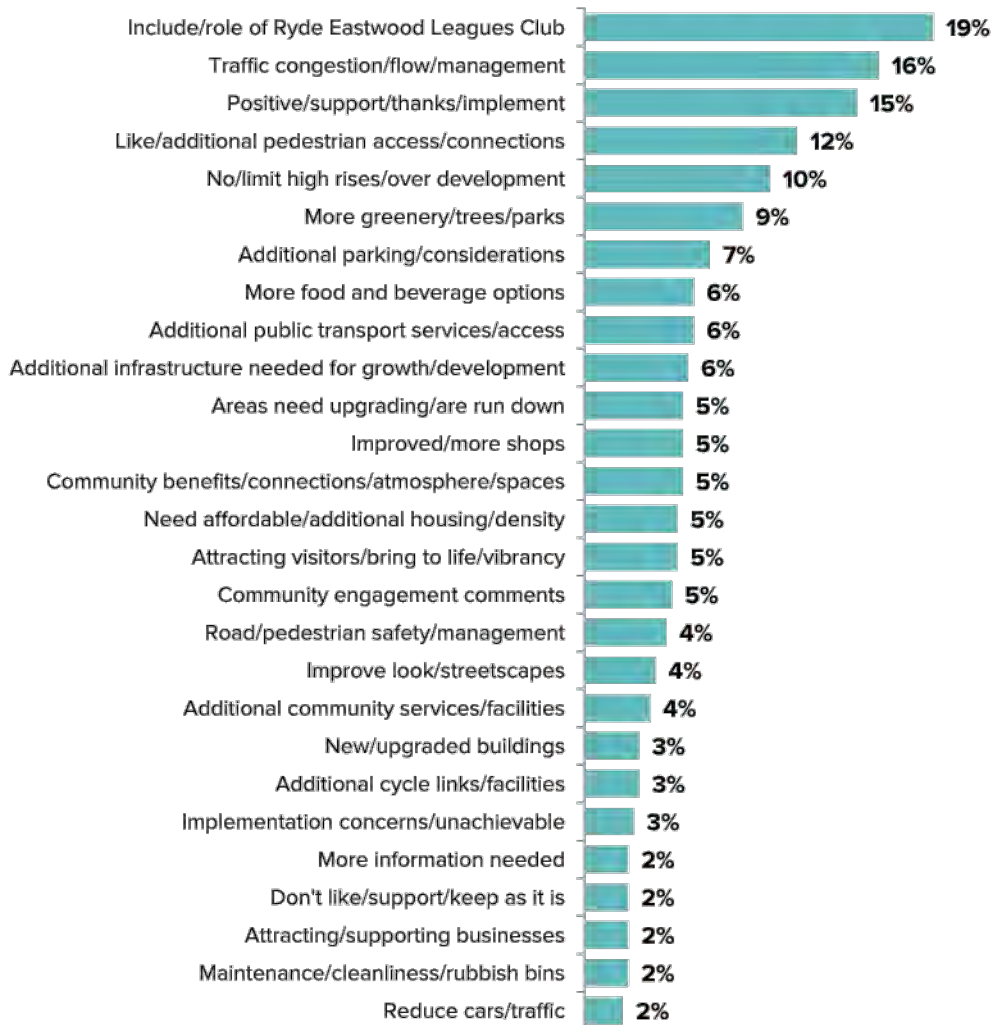
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FURTHER COMMENTS

Do you have any further feedback or suggestions regarding the West Ryde Meadowbank Renewal Strategy? (open-ended)* (n=339)



**Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.*

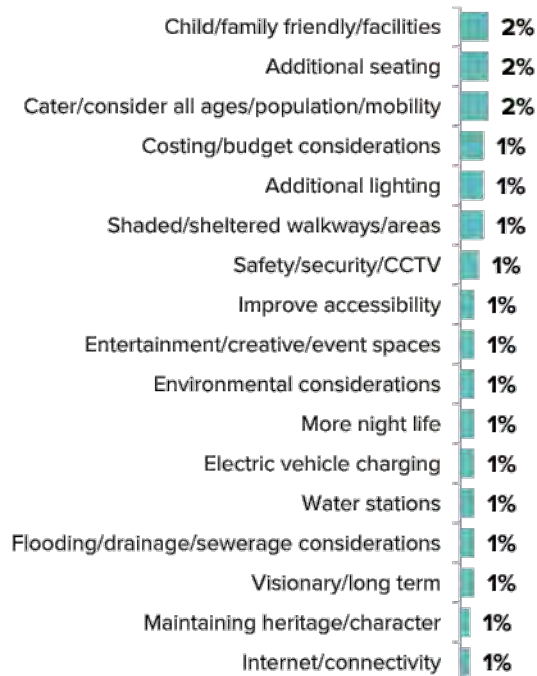
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FURTHER COMMENTS (continued)

Do you have any further feedback or suggestions regarding the West Ryde Meadowbank Renewal Strategy? (open-ended)* (n=339)
(continued)



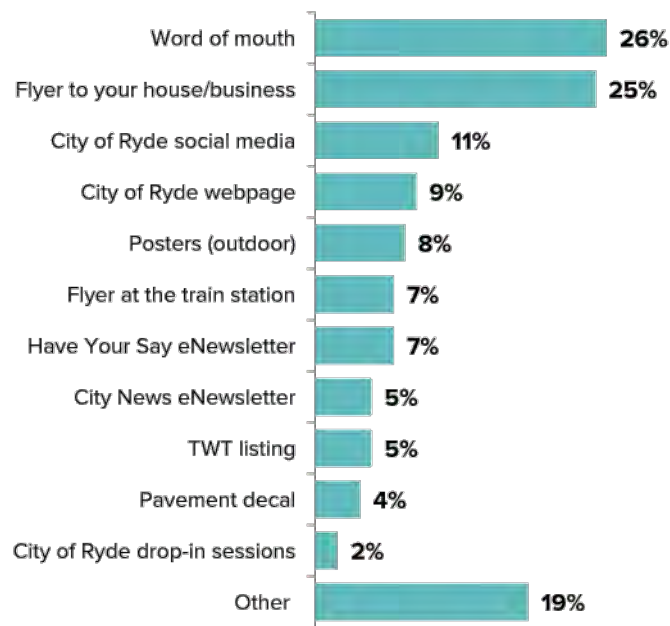
**Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.*

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Please tell us where you found out about the West Ryde – Meadowbank Renewal Strategy?* (n=517)



↑

Ryde Eastwood Leagues Club; Facebook page/other social media; Email; Community event/engagement, Friend/neighbour; Flyer/leaflet; Strata/building manager/agent

**Note: respondents could select multiple options, hence total does not add to 100%*

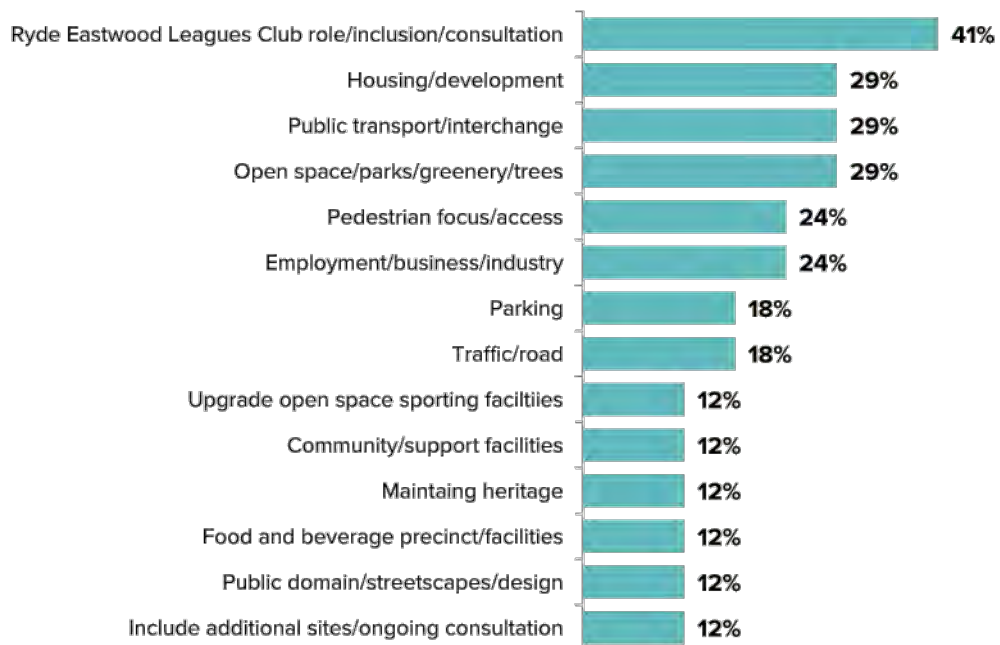
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WRITTEN SUBMISSION RESULTS

Written submission comment themes (open-ended): (n=17)*



**Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim. Low sample, indicative only.*

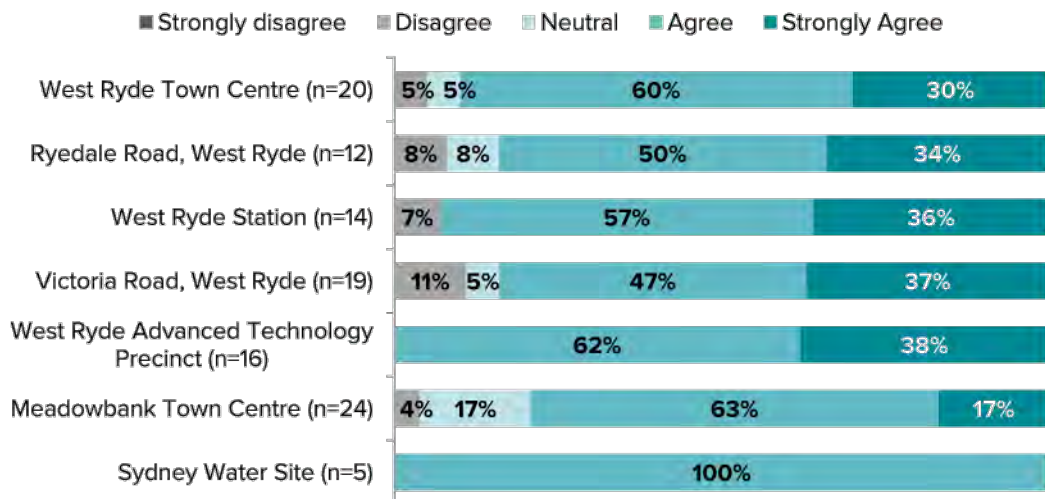
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DROP IN COMMENT RESULTS

Overall, do you agree or disagree with this indicative future concept for the location(s): (n=46)*



**Note: respondents could select one or multiple location, however only provided an overall scale response, hence agreement has been noted for each location selected by the respondent. Low sample, indicative only.*

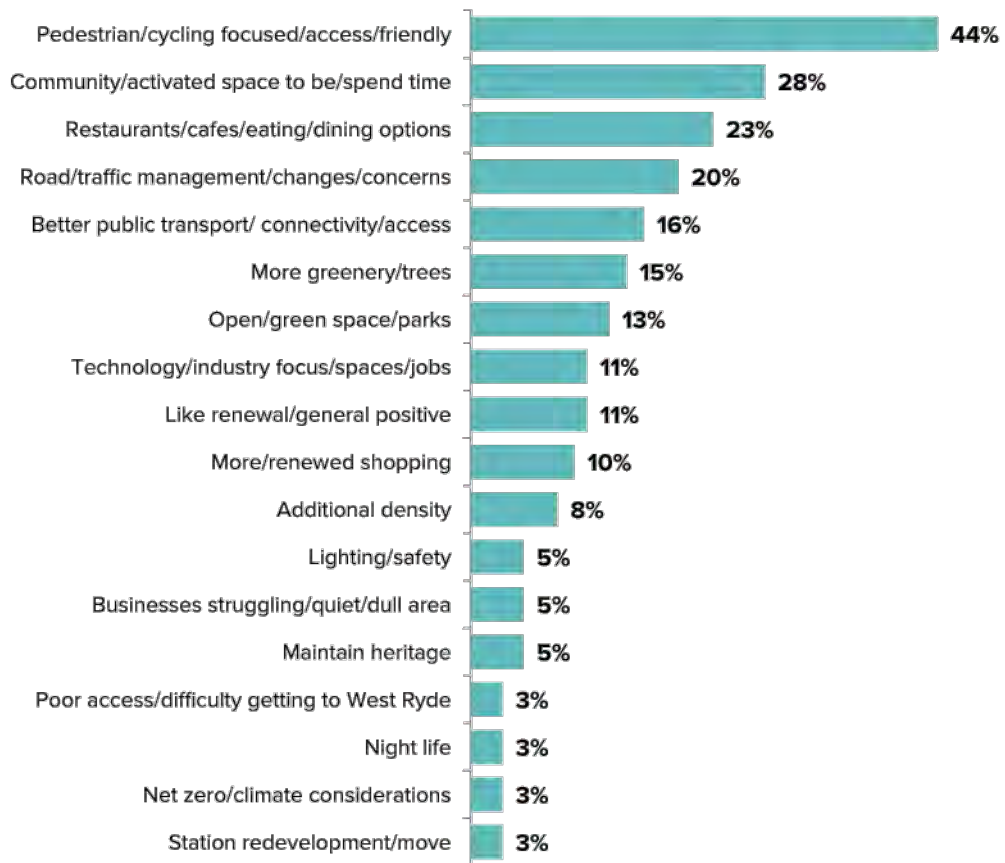
ITEM 13 (continued)

ATTACHMENT 1



DROP IN COMMENT RESULTS (continued)

What do you like most about the indicative strategy diagram for the location(s)? (open-ended)* (n=61)



**Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.*

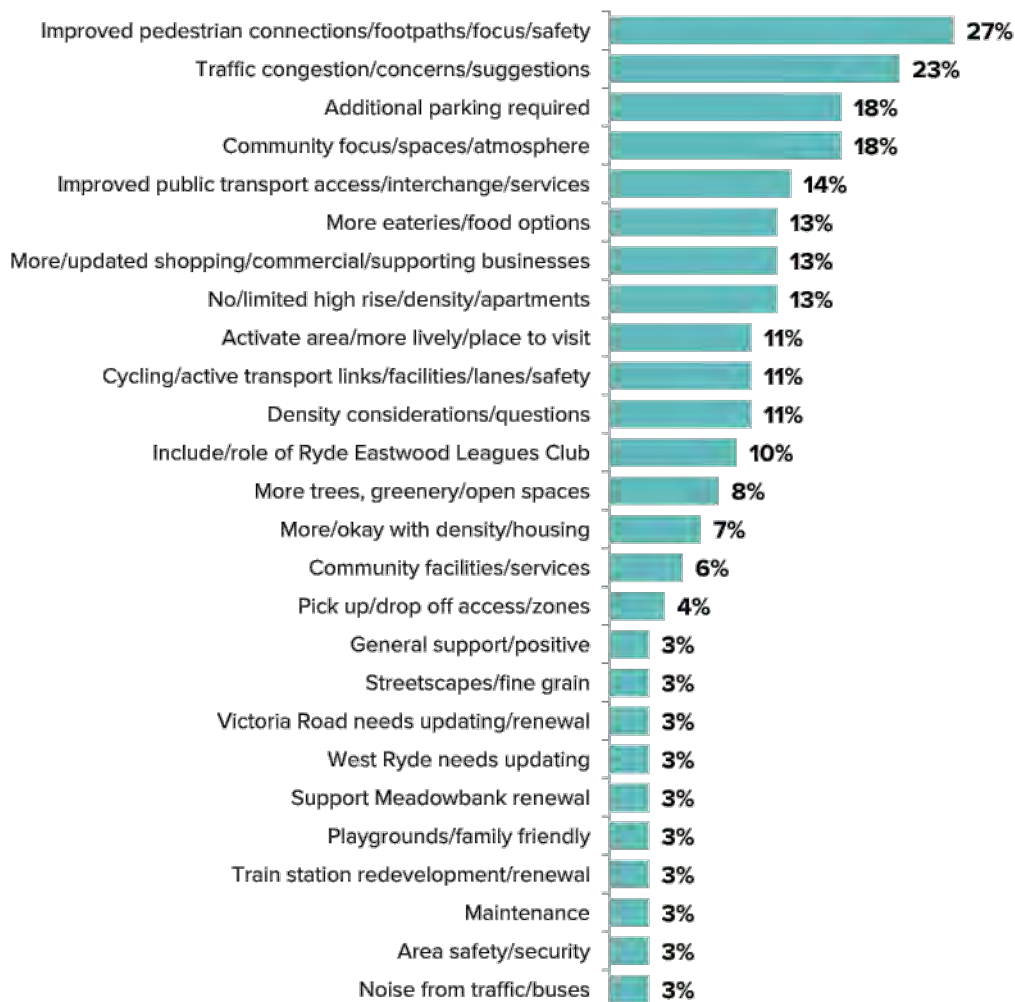
ITEM 13 (continued)

ATTACHMENT 1



DROP IN COMMENT RESULTS (continued)

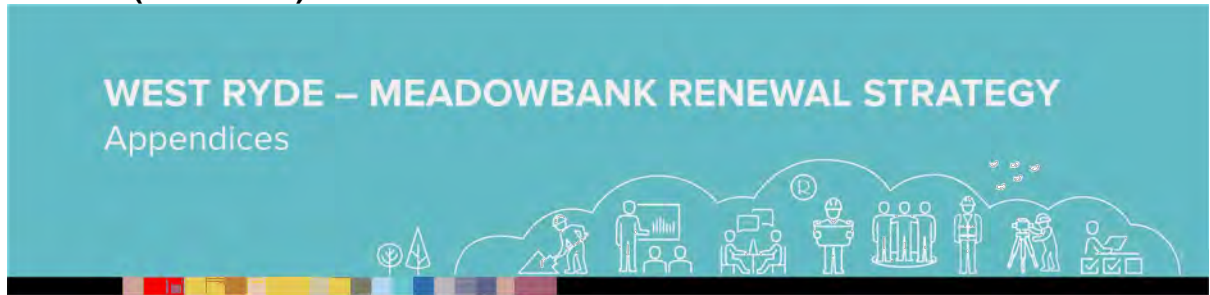
Would you like any improvements to the indicative strategy diagram for the location(s)? (open-ended)* (n=71)



**Note: Only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.*

ITEM 13 (continued)

ATTACHMENT 1



HAVE YOUR SAY WEBPAGE

West Ryde - Meadowbank Renewal Strategy

Closing on 18 February 2024, 11:59 PM



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. Key locations have been identified within the precinct to provide public and open spaces, outdoor dining and leisure opportunities, enhanced nightlife and building design.


The Strategy puts forward a vision for West Ryde - Meadowbank, the Principles that will guide how we develop the project, and Place Tactics that take tangible steps to better connect people and places.


The Strategy has built on previous masterplanning work for West Ryde and Meadowbank, but this time we're doing things differently.

We are seeking your feedback on the vision to check we are on the right track before we move ahead with any more detailed work. We will use your feedback to adapt the strategic vision and inform how we will move forward. City of Ryde will continue to work with government agencies, key stakeholders and the community to bring the evolving vision to life.

Learn more about the West Ryde - Meadowbank Renewal Strategy by watching the three-minute video below, viewing the current and future vision for the key locations or by reading the West Ryde and Meadowbank Renewal Strategy document.

Have Your Say | West Ryde - Meadowbank Renewal Strategy



Watch on  YouTube

Current and Future Vision

These images represent the place today, and an indicative concept of the place into the future. We want to know if this vision aligns with what you want or expect.

[Click here to view the Current and Future Visions >](#)

View the West Ryde - Meadowbank Renewal Strategy +

View the Project Timeline +

Related Information +

ITEM 13 (continued)

ATTACHMENT 1



HAVE YOUR SAY WEBPAGE (continued)

HAVE YOUR SAY

You can Have Your Say on the West Ryde - Meadowbank Renewal Strategy in a number of ways including by completing the online survey, at one of our community drop-in sessions and e-mail or post.

Online Survey

Please complete the online survey via the link below. If you are unable to fill in this survey online, please contact Customer Service on 9952 8222.

By completing the online survey you can go in the draw to win one (1) of two (2) \$100 Anystore Gift Cards. Please see our [terms and conditions](#) for more information.

Submissions will be received up until **Sunday 18 February 2024**.

[Complete the Online Survey](#) >

[Complete the Online Survey \(Chinese Simplified\)](#) >

[Complete the Online Survey \(Chinese Traditional\)](#) >

[Complete the Online Survey \(Korean\)](#) >

Businesses - Let's Talk

While we invite business feedback via our survey, City of Ryde invites our business community to book an appointment with Council staff to discuss the Strategy, ask questions and provide feedback. Thirty-minute sessions are available on weekdays from Monday 15 January - Friday 9 February 2024. Meetings can be online, via phone call or we can visit your business located in the West Ryde industrial area.

[Click here to book](#) >

Drop-in Sessions

You're invited to come and meet with Council's Project Team, ask any questions you may have and provide your feedback.

Where: Institute of Applied Technology - Digital Building, M. See St, Meadowbank, 2114
When: Thursday 1 February 2024
Time: Anytime between 10:00am - 2:00pm

Where: Ryde Wharf Market (Completed)
 Anderson Park and Ryde Wharf, Meadowbank, 2114
When: Sunday 10 December 2023
Time: Anytime between 10:00am - 12:00pm (midday)

Where: Anzac Park (Completed)
 Wattle Street, West Ryde, 2114
When: Tuesday 12 December 2023
Time: Anytime between 3:00pm - 5:00pm

Where: West Ryde Marketplace (Completed)
 14 Anthony Road, West Ryde, 2114
When: Thursday 14 December 2023
Time: Anytime between 10:00am - 12:00pm (midday)
Please note: This drop-in session relocated from West Ryde Plaza to inside the West Ryde Marketplace.

Written Submissions

Written submissions must be clearly marked as 'West Ryde - Meadowbank Renewal Strategy'. All submissions must be received by **Sunday 18 February 2024**.

Email: cityofryde@ryde.nsw.gov.au
Post: City of Ryde, Locked Bag 2069, North Ryde NSW 1670

Privacy Notification


Personal information collected from you is held and used by Council under the provisions of the Privacy and Personal Information Protection Act 1998. The supply of information is voluntary. However, if you cannot provide, or do not wish to provide the information sought, Council may be unable to process your application or request or consider your submission. Please note that the exchange of information between the public and Council may be accessed by others and could be made publicly available under the Government Information Public Access Act 2009 (GIPA Act). If you require further information please contact Council's Customer Service Centre on 9952 8222.

ITEM 13 (continued)

ATTACHMENT 1



HAVE YOUR SAY NEWSLETTER

WEST RYDE – MEADOWBANK RENEWAL STRATEGY 

West Ryde - Meadowbank Renewal Strategy



Thank you for your previous submission or interest in the City of Ryde's masterplanning for West Ryde. As such, we are sharing the following information regarding the West Ryde - Meadowbank Renewal Strategy.

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.

The Strategy puts forward a vision for West Ryde - Meadowbank; the Principles that will guide how we develop the project, and Place Tactics that take tangible steps to better connect people and places.

The Strategy has built on previous masterplanning work for West Ryde and Meadowbank, but this time we're doing things differently.

We are seeking your feedback on the vision to check we are on the right track before we move ahead with any more detailed work. We will use your feedback to adapt the strategic vision and inform how we will move forward. Refer below to learn more and find out about other ways you can provide feedback to help shape the future of West Ryde - Meadowbank.

Have Your Say

You can Have Your Say on the West Ryde - Meadowbank Renewal Strategy in a number of ways including via the image-based online survey, email, post or in-person at one of our drop-in sessions.

All submissions must be received by 11.59pm Sunday 18 February 2024.

[Visit the Have Your Say Page](#)

Online Survey

Complete the image-based online survey to provide your feedback on the West Ryde - Meadowbank Renewal Strategy.

[Complete the Online Survey](#)

Written Submission

Written submissions must be clearly marked as 'West Ryde - Meadowbank Renewal Strategy' and can be sent to:

Email cityofryde@ryde.nsw.gov.au
Post City of Ryde, Locked Bag 2069, North Ryde NSW 1570

Drop-in Sessions

You are invited to attend one of the drop-in sessions to discuss the Strategy with Council's project team, ask any questions you may have and provide your feedback.

Where Ryde Wharf Market
Anderson Park and Ryde Wharf, Meadowbank

When Sunday 10 December 2023

Time Any time between 10.00am - 12.00pm

Where Anzac Park
Wattle Street, West Ryde

When Tuesday 12 December 2023

Time Any time between 3.00pm - 5.00pm


Where West Ryde Plaza
Anthony Road, West Ryde

When Thursday 14 December 2023

Time Any time between 10.00am - 12.00pm

For more information

If you require more information about the West Ryde - Meadowbank Renewal Strategy, please visit the [Have Your Say](#) page, email cityofryde@ryde.nsw.gov.au or call Customer Service on (02) 9952 8222.

 City of Ryde

ITEM 13 (continued)

ATTACHMENT 1



FLYER

WEST RYDE - MEADOWBANK RENEWAL STRATEGY 



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.

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City of Ryde will continue to work with government agencies, key stakeholders and the community to bring the evolving vision to life.

Scan the QR code on the next page to learn more, complete the survey and find out about other ways you can provide feedback to help shape the future of West Ryde - Meadowbank.

Have your say by completing the survey, to go into a draw to win one (1) of two (2) Anystore gift cards valued at \$100
*Terms and Conditions apply. www.ryde.nsw.gov.au/haveyoursay/WRMRS

HAVE YOUR SAY

How do I give my feedback?
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Email cityofryde@ryde.nsw.gov.au

Post City of Ryde, Locked bag 2069, North Ryde NSW 1670

Feedback closes 11.59pm Sunday 18 February 2024.

 Scan to Have Your Say

 Translation Assistance
한국어
중국어

LET'S TALK

Drop-in Sessions
We invite you to discuss the proposal with Council's project team, ask any questions you may have and provide your feedback.

Where Ryde Wharf Market
When Sunday 10 December 2023
Time Any time between 10.00am - 12.00pm

Where Arzac Park
When Tuesday 12 December 2023
Time Any time between 3.00pm - 5.00pm

Where West Ryde Plaza
When Thursday 14 December 2023
Time Any time between 10.00am - 12.00pm

 City of Ryde

For further information
Visit www.ryde.nsw.gov.au/haveyoursay/WRMRS
Phone Customer Service on 9952 8222
Email cityofryde@ryde.nsw.gov.au

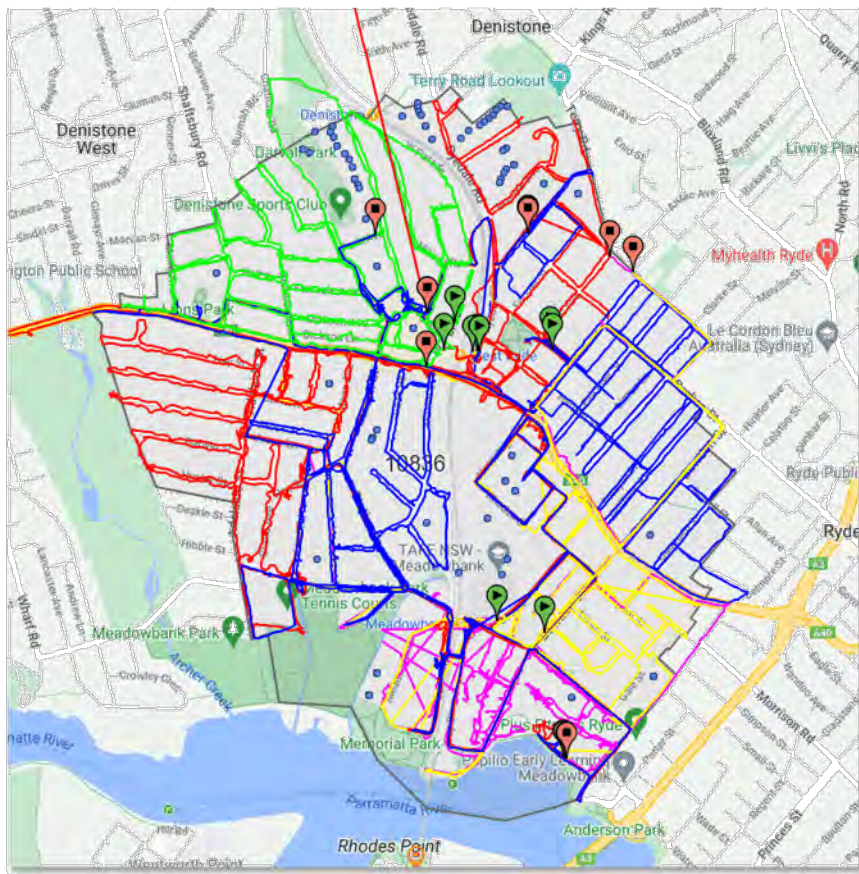
ITEM 13 (continued)

ATTACHMENT 1



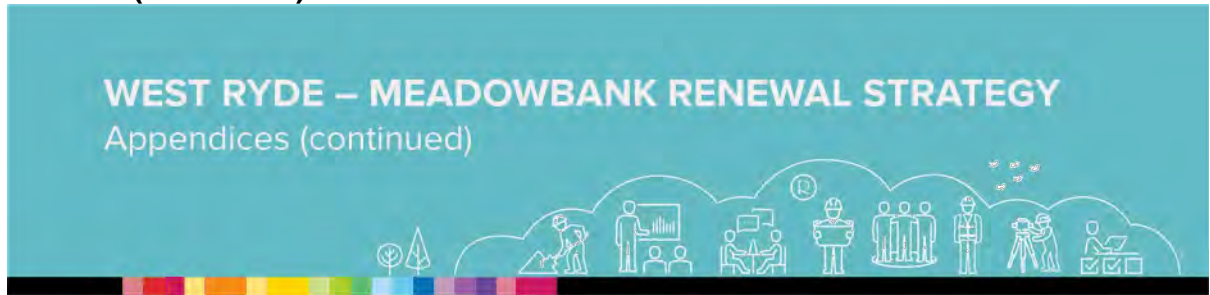
FLYER (continued)

Distribution Area



ITEM 13 (continued)

ATTACHMENT 1



SIGN

WEST RYDE - MEADOWBANK RENEWAL STRATEGY



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Scan to Have Your Say



Translation Assistance
한국어
中文

You are also invited to attend one of Council's Drop-In Sessions to discuss the Strategy with the project team and provide your feedback. Please visit the Have Your Say page for details.

 City of Ryde

For further information

Visit www.ryde.nsw.gov.au/haveyoursay/WRMRS

Phone Customer Service on 9952 8222

Email cityofryde@ryde.nsw.gov.au

ITEM 13 (continued)

ATTACHMENT 1



DECAL



ITEM 13 (continued)

ATTACHMENT 1



YOUR CITY NEWS

On Consultation



West Ryde - Meadowbank Renewal Strategy

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. The Strategy puts forward a vision for West Ryde - Meadowbank; the Principles that will guide how we develop the project, and Place Tactics that take tangible steps to better connect people and places.

The Strategy has built on previous masterplanning work for West Ryde and Meadowbank, but this time we're doing things differently.

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You can have your say on the West Ryde - Meadowbank Renewal Strategy in a number of ways including via the image-based online survey, email, post or in-person at one of our drop-in sessions. By completing the online survey you can go in the draw to win one of two \$100 Anystore Gift Cards. Terms and conditions apply.

[HAVE YOUR SAY](#)

ITEM 13 (continued)

ATTACHMENT 1



YOUR CITY NEWS (continued)

Have Your Say

On Exhibition

You are invited to have your say about documents, projects and proposals that are currently on public exhibition, or provide feedback on services and concerns that affect the community.

[BRUSH FARM PARK & LAMBERT PARK MASTERPLAN \(CLOSES 10 DEC\)](#)

[RESILIENT SYDNEY STRATEGY 2025-2030 \(CLOSES 15 DEC\)](#)

[PROPOSED TRIALS OF DOG OFF-LEASH AREAS \(CLOSES 7 JAN\)](#)

[WEST RYDE - MEADOWBANK RENEWAL STRATEGY \(CLOSES 18 FEB\)](#)

[DOG OFF-LEASH TRIALS 2023 \(CLOSES 20 MAR\)](#)

[DEVELOPMENT APPLICATIONS ON EXHIBITION](#)

ITEM 13 (continued)

ATTACHMENT 1



BUSINESS NEWS

West Ryde - Meadowbank Renewal Strategy

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. The Strategy puts forward a vision for West Ryde - Meadowbank, the Principles that will guide how we develop the project, and Place Tactics that take tangible steps to better connect people and places.

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City of Ryde will continue to work with government agencies, key stakeholders, and the community to bring the evolving vision to life.

Leave us feedback on the [Have Your Say webpage](#) to help shape the future of West Ryde - Meadowbank.

[HAVE YOUR SAY ON THE RENEWAL STRATEGY HERE](#)

ITEM 13 (continued)

ATTACHMENT 1

WEST RYDE – MEADOWBANK RENEWAL STRATEGY

Appendices (continued)



DROP-IN SESSIONS



Ryde Wharf Market



Ryde Wharf Market



West Ryde Station



Anzac Park



Institute of Applied Technology - Digital



West Ryde Marketplace



West Ryde Marketplace

ITEM 13 (continued)

ATTACHMENT 1



DROP-IN SESSION (continued)

Storyboard page 1

WEST RYDE - MEADOWBANK RENEWAL STRATEGY 

Community Consultation
30 November 2023 - 18 February 2023

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. The Strategy puts forward a vision for West Ryde - Meadowbank; the Principles that will guide how we develop the project, and Place Tactics that take tangible steps to better connect people and places.

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City of Ryde will continue to work with government agencies, key stakeholders and the community to bring the evolving vision to life.

Speak to a Council staff member or scan the QR code below to learn more and find the ways you can provide feedback to help shape the future of West Ryde - Meadowbank.

Have your say by completing the survey, to go into a draw to **win one (1) of two (2) Anystore gift cards valued at \$100**
*Terms and Conditions apply, www.ryde.nsw.gov.au/haveyoursay/WRMRS

HAVE YOUR SAY 

How do I give my feedback?
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Online Via the image-based survey at www.ryde.nsw.gov.au/haveyoursay/WRMRS or scan the QR code

Email cityofryde@ryde.nsw.gov.au

Post City of Ryde, Locked bag 2069, North Ryde NSW 1670

Feedback closes 11.59pm **Sunday 18 February 2024.**



Scan to Have Your Say



Translation Assistance
한국어
中文

ITEM 13 (continued)

ATTACHMENT 1



DROP-IN SESSION (continued)

Storyboard page 2



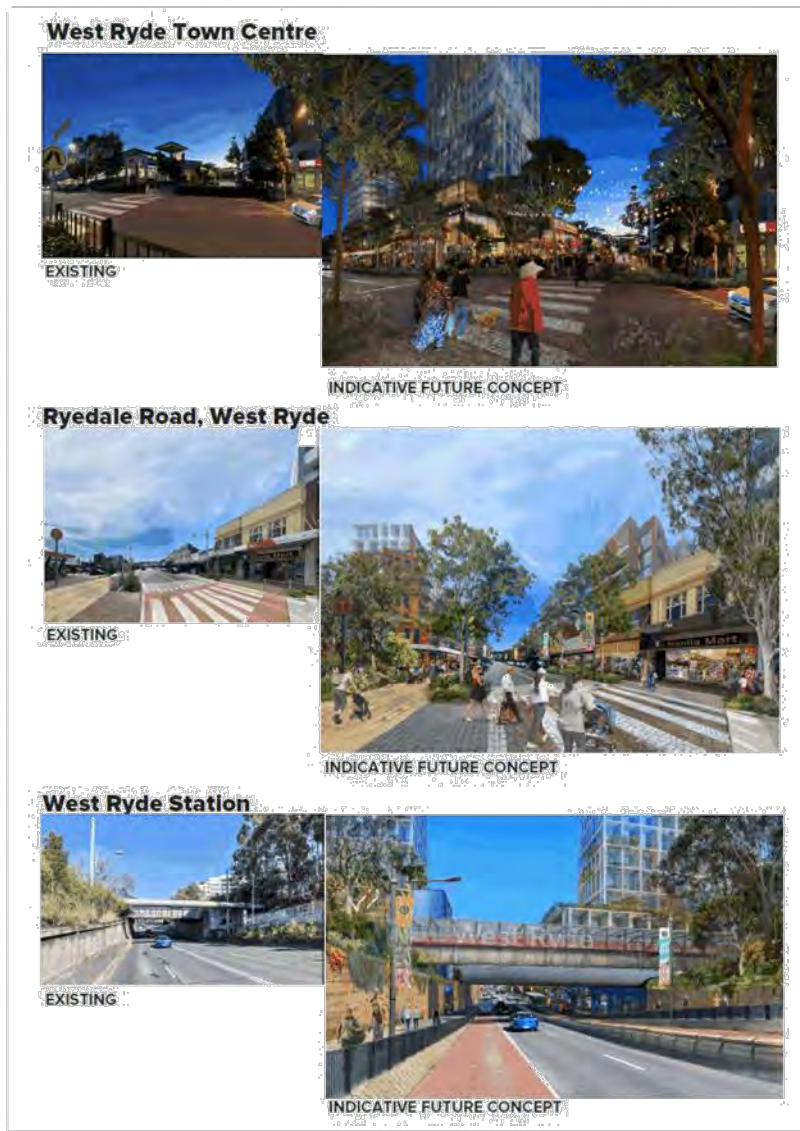
ITEM 13 (continued)

ATTACHMENT 1



DROP-IN SESSION (continued)

Storyboard page 3

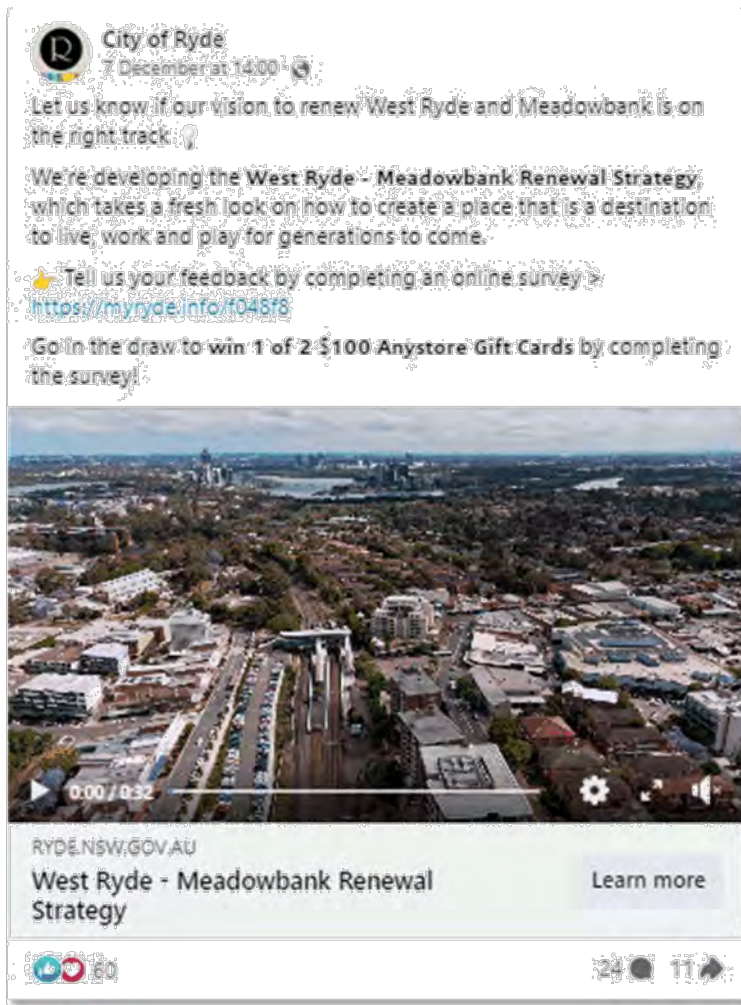


ITEM 13 (continued)

ATTACHMENT 1



FACEBOOK POST



ITEM 13 (continued)

ATTACHMENT 1



OPEN COMMUNITY CONSULTATIONS LISTING - THE WEEKLY TIMES

HAVE YOUR SAY

OPEN COMMUNITY CONSULTATIONS

You are invited to have your say about documents, projects and proposals that are currently on public exhibition, or provide feedback on services and concerns that affect the community.

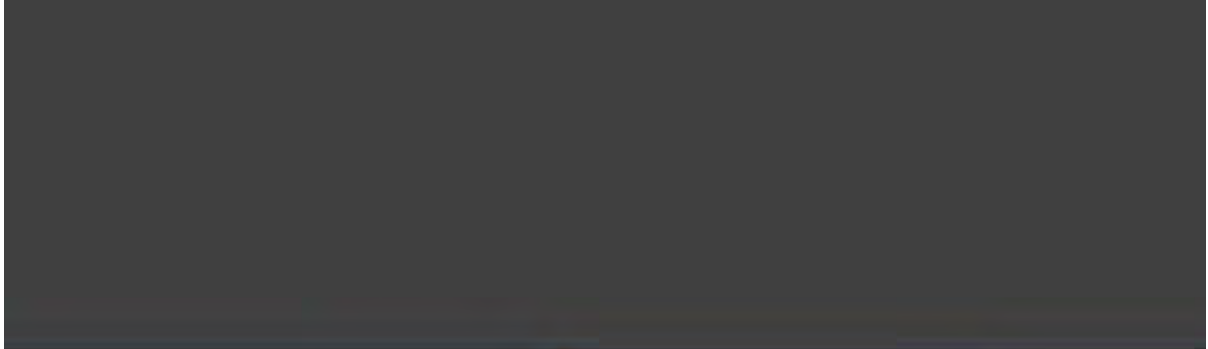
- Proposed Trial of Dog Off-Leash Areas (Closing 7 January 2024)
- West Ryde – Meadowbank Renewal Strategy (Closing 18 February 2024)
- Dog Off-Leash Trials 2023 (Closing 20 March 2024)

Want to find out more?

To find out more about one of the above projects or for information on how to provide feedback, please visit www.ryde.nsw.gov.au/haveyoursay or call Customer Service on 9952 8222.

ITEM 13 (continued)

ATTACHMENT 2



West Ryde- Meadowbank Renewal Strategy

Summary of Submissions +
Proposed Directions

Exhibition Period: 30 November 2023 – 18 February 2024



ITEM 13 (continued)

ATTACHMENT 2



Purpose

This report provides a summary of engagement activities and submissions received during the exhibition period on the *West Ryde-Meadowbank Renewal Strategy* (the Strategy) from 30 November 2023 to 18 February 2024.

This report outlines Council's response to key issues raised and identifies how feedback from stakeholders and the community will inform the final *West Ryde-Meadowbank Renewal Strategy* due for Council's consideration in June 2024.

This report is structured according by precinct in the Strategy area, and identifies key issues raised in submissions. This report provides a response and, where appropriate, a direction to amend the Strategy in support of a submitter's request and evidence they have put forward.

The information in this report does not include a complete, definitive list of all issues raised in each submission, rather it is intended as a summary of issues, key submissions, analysis, responses and recommendations for amendments for the Strategy to consider.

ITEM 13 (continued)

ATTACHMENT 2

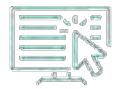
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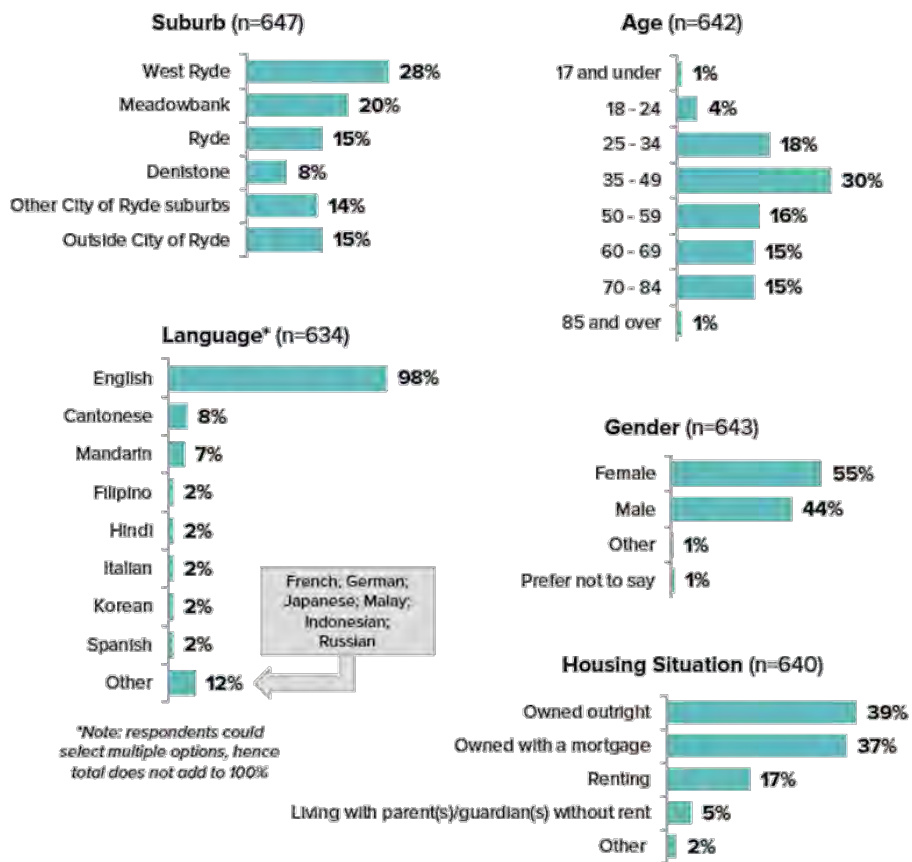
ITEM 13 (continued)

ATTACHMENT 2

Submission Statistics



647
ONLINE
SURVEY RESPONSES



ITEM 13 (continued)

ATTACHMENT 2

Submission Analysis: Strategy Area – General



Note: Percentages do not total 100% because each submitter could provide multiple answers to the same question.

ITEM 13 (continued)

ATTACHMENT 2

Lifestyle and opportunity @ your doorstep

General Strategy Area

• **Survey Feedback**

Survey Comments	Response
<p>An average of 69% of submitters agreed with the indicative concept for the precinct</p> <ul style="list-style-type: none"> • Support is indicated where a respondent chose 'agree' or 'strongly agree' with the proposed place vision • Support ranged from 58-71% on a place-by-place basis 	<p>With 647 online submissions, the level of engagement and support for the Strategy is very high. Overall, this response indicates support to proceed with the strategic direction as proposed, and in the final to respond to the key items raised.</p>

• **Unique Submissions**

Submission	Matters Raised	Response
D24/8939	<p>Support</p> <p>The submitter has put forward their support for high density, high rise residential buildings in the vicinity of railway stations. They would like to see this incorporated into the Strategy like Chatswood, Epping and Rhodes.</p> <p>Concerns</p> <p>The submitter is opposing the relocation of West Ryde station and instead recommends a pedestrian bridge over Victoria Rd, adjacent to the station</p> <p>Suggestions</p> <p>The submitter has suggested allowing small villas in R3 zones located near railway stations to better preserve current homes whilst increasing density and providing better quality housing.</p>	<p>The submitter has suggested that small 'villas' ranging from 80sqm – 120sqm be permissible uses instead of 'granny flats' in 'medium density areas'. The submitter has also suggested that this policy be applicable to property within 400m of a station.</p> <p>The <i>Ryde Local Environmental Plan 2014</i> (LEP) does not define a 'villa', alternatively it defines <i>residential accommodation</i> as a holistic definition being a building or place used predominantly as a place of residence. This definition includes uses that a 'villa' would likely fall into including a secondary dwelling, semi-detached dwellings, etc.</p> <p>Part 2 – Zone R3 Medium Density Residential of the Ryde LEP states that secondary dwellings (and similar uses to the proposed villa land use) are already 'Permitted with Consent' within this zone. Any new residential development will need to comply with the Council's <i>Development Control Plan 2014</i>, specifically its development controls relating to amenity such as dwellings must have presentation to the street, minimum frontage and side setbacks, site coverage not exceeding 40% etc. Factoring these controls, it would be difficult to allow for separate dwellings to be constructed in an existing site with a dwelling already there and the impact it would have on the local infrastructure network if this was brought in as policy.</p> <p>Note that the submitter does not see any benefit in reallocating West Ryde Station and suggested that a pedestrian footbridge be constructed over Victoria Road.</p> <p>No changes to the Strategy.</p>
D23/170062	<p>Suggestions</p> <p>The submitter has put forward the following suggestions regarding the Strategy:</p> <p>Parking – the submitter has suggested the installation of suitable parking stations to support poor parking arrangements around trains, buses and ferries in both West Ryde and Meadowbank.</p>	<p>The Strategy proposes an approach to transport where, in order to create liveable places now and into the future, where public and active transport modes are prioritised for space over car-based modes.</p> <p>This approach can be seen in the Strategy proposal to divert traffic away from town centres and as the Strategy develops, consideration will be given to reducing the parking requirements within developments which reduces the amount on traffic on our streets.</p>

ITEM 13 (continued)

ATTACHMENT 2

Submission	Matters Raised	Response
	<p>Sporting facilities Meadowbank – the submitter has requested an upgrade of sporting facilities in Meadowbank to better accommodate for a wider range of sports including Pickle Ball.</p> <p>Traffic – the submitter has suggested alternative methods to managing traffic should be introduced as main roads are not coping with the current level of traffic.</p> <p>Sporting Facilities West Ryde – submitter suggests an upgrading of sporting facilities at the bowling club on Chatham Rd to accommodate for a much wider range of sports alongside improved supporting off-street parking.</p>	<p>The Strategy will also consider how on-street parking will be treated at a strategic level to respond increasing competition for space as density increases, and to preserve streets as vital public domain.</p> <p>A key move of the Strategy is to increase access to open space and facilities. The existing sports fields at Meadowbank are outside of the scope of the Strategy, but the suggestion of Pickle Ball will be taken into account as planning progresses. Similarly, the existing Denistone Bowling Club on Chatham Road is also outside of the Strategy's scope.</p>
D24/18589	<p>Support</p> <p>Meadowbank canal landscaping – the submitter strongly supports landscaping the sides of the canal which will support the rejuvenation of the Parramatta River environment.</p> <p>Suggestions</p> <p>West Ryde Library – submitter would like to see extended hours at the library (8pm Monday - Friday) to support readers who prefer visiting in the evening.</p>	<p>Comments on library opening hours are noted and have been passed on to Council's City Life team as an operational matter.</p> <p>We note the comments on landscaping and how they contribute to place, and these comments will be considered as part of the Strategy's principle on a 'Net Zero Precinct'.</p>
D24/2545	<p>Suggestions</p> <p>Designated smoking areas – the submitter has expressed ideas of designated smoking areas. The reasoning for this is that it will make all public space non-smoking areas and will</p>	<p>The proposal for designated smoking areas would require a policy response outside the scope of the Strategy.</p> <p>Comments regarding enforcement will be passed on to Council's regulatory team.</p>

ITEM 13 (continued)

ATTACHMENT 2



Submission	Matters Raised	Response
	<p>considerably improve liveability and contribute to the discouragement of smoking.</p> <p>Smoking areas – the submitter would like to see council re-enforce current non-smoking areas as people can be found smoking in these areas.</p>	
D24/22495	<p>Support</p> <p>The submitter has displayed support of the redevelopment of the commuter carpark on the eastern side of West Ryde train station, improved connections through active transport, reduced speed limits and the redirection of traffic away from high pedestrian activity centres.</p> <p>Concerns</p> <p>The submitter expresses concerns of pressures on existing train infrastructure due to increased housing density and is not supportive of the proposed tidal flow treatment on Victoria Rd due to low benefits and impacts on traffic from reallocation of lanes. The submitter notes that there is no current proposal and inadequate funding for a future light rail or trackless tram network.</p> <p>Suggestions</p> <p>The submitter has suggested the Strategy:</p> <ul style="list-style-type: none"> Identify potential routes for Strategic Cycleway Corridors 	<p>The City of Ryde notes support for future redevelopment of the Transport for NSW owned lands, and that coordination regarding staging and interface is required.</p> <p>We note the comments on the tidal flow treatment and future mass transit and staff would like to work collaboratively to develop a feasible option that allows Victoria Road to maximise its function as a public transport corridor and supports a mode shift.</p> <p>Regarding the need to terminate bus services at West Ryde, Council staff would like to explore alternatives including on-street layovers and terminus along West Parade or other agreed alternative.</p> <p>We note the comment regarding a need to not preclude future quadruplication of the rail line, and this is consistent with Council's planning approach thus far and will continue.</p> <p>The Active Transport comments are supported, and the final Strategy will include an action to, or identify low speed streets within the precinct.</p> <p>Staff note the concerns raised by Network and Safety around perceived interdependencies of the Strategy with a redevelopment of the rail station. Although Council sees the remarkable opportunity that an integrated development outcome could create, creating renewal in other Places in the precinct can be carried out independently.</p> <p>Council staff will work closely with Transport for NSW to develop out the next stages of the Strategy and its implementation, including infrastructure planning, sequencing, potential for integrated development outcomes and corridor planning.</p>

ITEM 13 (continued)

ATTACHMENT 2



Submission	Matters Raised	Response
	<ul style="list-style-type: none"> Enhance pedestrian walkways with an appealing design, sufficient amenities and safety measures including crossing and surveillance equipment Create an alternative to the Meadowbank east-west pedestrian link due to an absence of funding and an inadequate BCR Provide a clearer depiction of low-speed zones throughout the precinct Consider the Design of Roads and Streets Guide (2022) to assist in the improvement of street and road configuration for better place outcomes 	

• **Proposed Changes to the Strategy**

Proposed Changes
<ul style="list-style-type: none"> Add 'Reducing traffic speeds on streets and roads' to the Key Moves.

ITEM 13 (continued)

ATTACHMENT 2

Submission Analysis: Strategy Area – by Place

West Ryde Town Centre



ITEM 13 (continued)

ATTACHMENT 2

• **Survey Feedback**

Survey Comments	Response
<p>Support</p> <p>70% of submitters agreed with the indicative concept for the precinct</p> <p>Highest positive feedback on plans:</p> <ul style="list-style-type: none"> • Trees, plants, green, landscaping (26%) • More restaurants/eating options (25%) • Pedestrian focus/friendly space/increased access (22%) • More vibrant/lively/welcoming area (20%) • More shops/retail options (15%) 	<p>The Strategy's focus on redeveloping the West Ryde Marketplace site as an "Eat Street" like Graf Avenue or Spice Alley in Chippendale, directly addresses the desire for more dining options, creating a vibrant dining destination for residents and visitors alike.</p> <p>Additionally, initiatives to create pedestrian-friendly streets and improve the civic plaza align with the community's desire for pedestrian-friendly space and access, enhancing walkability and making it easier for people to explore the town centre on foot. Efforts such as activating the civic plaza with events, markets, and live performances, along with creating through-site links to Victoria Road aim to foster a more vibrant and lively atmosphere, drawing people together and creating a bustling street life.</p> <p>The redevelopment of the West Ryde Marketplace site and the incentivisation of improvements along Victoria Road and West Parade will likely result in an expansion of retail options, providing residents with more choices for shopping and services.</p> <p>Proposals to activate the bus interchange land with food trucks, night markets, and live performances directly address the desire for more entertainment options, offering diverse opportunities for leisure and socialising within the town centre.</p> <p>This feedback from the community will inform the next stage of the Strategy's development.</p>
<p>Highest improvements feedback to the indicative concept for the precinct:</p> <ul style="list-style-type: none"> • Role/facilities/inclusion of Ryde Eastwood Leagues Club (23%) • Limit/no/less high rise/housing (21%) • Traffic congestion/flow and safety (19%) • Additional parking (17%) • Pedestrian access and safety (11%) 	<p>The study area will be expanded to include the land owned by the Ryde Eastwood Leagues Club to the south of Terry Road. This will ensure this community hub and its services will continue to adapt to the needs of the community, and Council staff are working closely with the Ryde Eastwood Leagues Club in developing the final Strategy.</p> <p>Whilst buildings heights and density amongst the West Ryde Town Centre have been considered to accommodate additional residential density in the Strategy, staff have also considered that to strike the right balance a revitalised civic plaza, an enhanced night time economy, along with a balance of quality employment opportunities are required.</p> <p>With new development, the Strategy will propose to amend the parking rates to reduce them to reduce the traffic impacts and support the proximity to frequent public transport services including train and bus.</p> <p>The Strategy's efforts to redirect traffic and resolve loading dock issues will work to ease traffic and congestion in the streets among the town centre as well as reduce the impact of heavy vehicle movements. Loading dock changes are dependent on redevelopment.</p>

ITEM 13 (continued)

ATTACHMENT 2

Survey Comments	Response
	<p>These proposed changes will work to reduce the heavy vehicle focus prevalent amongst the streets in the town centre. The streets will have the opportunity to be a shared zone with a heavy focus on pedestrian access and safety.</p> <p>With higher pedestrian accessibility and activity and the bus interchange land, the Strategy provides the opportunity to introduce a new civic square to the precinct provided by food trucks, night markets and live performances. These proposed changes directly address the community's desire for dedicated spaces for night markets, events and entertainment.</p>

• **General – Unique Submissions**

Submission	Matters Raised	Response
D24/22345	<p>Relationship to other plans – the submitter displays concerns on how planning controls and outcomes will be achieved as there are now three draft strategies/plans. They recommend clarification on the planning pathway and the inclusion of previous plans and strategies into the Strategy.</p> <p>Short- and medium-term opportunities – the submitter suggests the Strategy also incorporate short to medium term revitalisation initiatives and projects. This will allow the delivery of objectives from the long-term goals at an earlier date and demonstrate positive change in the short term.</p> <p>Housing and employment supply – the submitter recommends the Strategy should increase employment and housing opportunities. Their reasoning for this is to facilitate revitalisation and address community needs.</p>	<p>This <i>West Ryde – Meadowbank Renewal Strategy</i> (the Strategy) takes into account and builds upon earlier draft Plans by Council, and the endorsed <i>Meadowbank Education and Employment Precinct Master Plan</i>.</p> <p>Should Council resolve to endorse the final <i>West Ryde – Meadowbank Renewal Strategy</i>, it will supersede the earlier drafts and become the reference strategic document.</p> <p>Additionally, a new section in the Strategy will explain the planning hierarchy of the Strategy and next steps including the Planning Pathway to achieve a planning proposal to DPHI.</p> <p>Council's consistent position is that we must strike the right balance between enabling new housing stock and supporting the community with access to local jobs and amenity. This approach aligns with Council's vision to deliver 'Lifestyle and Opportunity at your Doorstep'.</p> <p>The Action Plan that will be reported to Council's meeting in March 2024 will outline the next steps and process moving forward to progress from Strategy to implementation.</p> <p>The site owned by EG is already within the Strategy boundary, and although this area of the precinct has not been a core focus, the proposal in the submission is broadly aligned with the intention of the Strategy. Council staff will collaborate with EG to further integrate these ideas into the Strategy and work together on next steps.</p>

ITEM 13 (continued)

ATTACHMENT 2

Submission	Matters Raised	Response
	<p>Action plan – the submitter suggests the Strategy consider timeframes, process, partnerships and funding/resourcing through prioritised actions and tangible next steps. This will enable the plan to move beyond high level visions and prevent the ideas in the Strategy from remaining ideas.</p> <p>Western Gateway – the submitter requests that EG’s site be included in the Strategy. Their reasoning for this is that the site aligns with the Strategies principles and vision and will deliver positive outcomes in housing, employment, public space, and public life.</p>	
<p>D24/22469</p>	<p>Focus on people – the submitter has supported the Strategy’s efforts on placing people at its core, as opposed to cars.</p> <p>Connections in West Ryde – the submitter made suggestions on extending the train bridge span to solve traffic congestion and constructing a pedestrian mall over Victoria Rd to link North and Southwest Ryde.</p> <p>Business District – the submitter has expressed ideas of a purpose-built community orientated business district with integrated council chambers. Their reasoning for this is it will reflect the State Government’s initiatives of developing within 400m of a transport hub and the current properties have been in need of redevelopment for a long period of time.</p>	<p>Note and thank you for the comments on a people over vehicle focus, this is heavily aligned with the Strategy’s intent.</p> <p>The idea about renaming the train station is a matter for the NSW Government and Transport for NSW’s consideration, and these comments will be passed on.</p> <p>Meadowbank Park is outside the scope of the Strategy, but these comments will be shared with Council staff for consideration in future planning.</p> <p>The next stage of the Strategy development will include traffic circulation but noting that some of the entrenched issues such as the arrangement of the existing rail bridge are unlikely to be resolved in the short term. Any significant redesign, realignment or alternative solution (such as the proposed underpass or aligning the Bank Street bridge with Underdale Lane) are long term issues and are unlikely to be solved on their own unless they are part of a broader integrated works program. The quadruplication of the rail line presents a potential opportunity but would be up to Infrastructure Australia and Transport for NSW to further develop.</p> <p>As part of this Strategy, staff are actively investigating ways to improve traffic conditions in the precinct. Part of this will be about prioritising non-car modes in terms of allocating street space and how parking in new developments is treated. However, in developing ‘upgrades’ such as road widenings, consideration needs to be given to</p>

ITEM 13 (continued)

ATTACHMENT 2

Submission	Matters Raised	Response
	<p>Renaming of West Ryde Station – The submitter suggests changing the name of the station to Ryde Central from West Ryde station. Signalling its significance as a place in Ryde.</p> <p>Meadowbank Park – The submitter has suggested the addition of a food outlet at Meadowbank Park with similarities to the Flying Fox Cafe at Mona vale.</p> <p>Meadowbank Underpass – the submitter has raised concerns on the "U" traffic pattern in Meadowbank and the congestion it causes. They suggest an underpass which directs traffic under the railway line as well as the conversion of the existing road to a pedestrian mall with outside eateries.</p> <p>Meadowbank Bowling Club – the submitter suggests covering the running costs of the bowling club if a development is built between Coles and the club.</p>	<p>proven phenomena such as induced demand where, if the space is provided for more traffic, then it will attract more traffic.</p> <p>The comments regarding Meadowbank Bowling Club are understood to relate to the nearby Denistone Bowling Club, which is outside the current scope of the Strategy and in the process of being acquired by Council, and once this is completed, community consultation will occur about the future of the site.</p>

• **Proposed Changes to the Strategy**

Proposed Changes
<ul style="list-style-type: none"> • No changes proposed.

ITEM 13 (continued)

ATTACHMENT 2

Ryedale Road



ITEM 13 (continued)

ATTACHMENT 2

• **Survey Feedback**

Survey Comments	Response
<p>Support</p> <p>58% of submitters agreed with the indicative concept for the precinct.</p> <p>Highest positive feedback on plans:</p> <ul style="list-style-type: none"> • Trees, greenery and landscaping (23%) • Additional/affordable housing/density (18%) • Opportunity for more/new shops (15%) • Pedestrian focus/accessibility (14%) • More parking needed/keep car park (13%) 	<p>The Strategy's proposal to introduce additional housing and affordable housing options as well as increase housing density along Ryedale Road, directly addresses the community's support for additional/affordable housing options and density. Opportunities to redevelop the commuter carpark will allow for the construction of further residential buildings along the railway line. There will also be the opportunity to provide additional housing situated along the eastern side of the road. These developments will be a catalyst in delivering the community's housing aspirations.</p> <p>Increased efforts in landscaping put forward by the Strategy including new plants, trees and other vegetation lining Ryedale Road, as well as revised pedestrian paving and crossings, delivers on the community's support for trees, greenery and landscaping.</p> <p>Through the potential development of more residential buildings on Ryedale Road, there is also the opportunity to incorporate mixed use zoning amongst the sites. This will allow for the expansion of shopping and retail services and provide residents with more restaurants and other food facilities. This will create new jobs and directly address the community's support for new and additional shopping services as well as new restaurants and food options.</p> <p>The combination of increased housing density, improved landscaping with additional greenery and new retail and restaurant services proposed as part of the Strategy. Ryedale Road's transformation into a more vibrant, welcoming and lively centre is widely supported by the local community.</p>
<p>Highest improvements feedback to the indicative concept for the precinct:</p> <ul style="list-style-type: none"> • Role of/include Ryde Eastwood Leagues Club (34%) • More/keep parking (32%) • Less/too much density/development (15%) • Traffic concerns/considerations (9%) 	<p>The study area will be expanded to include the land owned by the Ryde Eastwood Leagues Club to the south of Terry Road. This will ensure this community hub and its services will continue to adapt to the needs of the community, and Council staff are working closely with the Ryde Eastwood Leagues Club in developing the final Strategy.</p> <p>As part of the proposed changes in the Strategy pedestrians will be provided with more street space for walking, outdoor dining and other active uses. Along by support from additional nearby amenities including shops and transport, it is anticipated that demand for car parking in the precinct will be reduced.</p> <p>The Strategy's efforts to promote active transport methods along Ryedale Road including walking, cycling and public transport will directly address the community's concerns for traffic conditions. These plans will work to divert traffic from the main streets and will aim to better connects eastern and western parts of West Ryde.</p>

ITEM 13 (continued)

ATTACHMENT 2

Survey Comments	Response
	<p>The Strategy's focus on revitalising current shops while also creating new ones to support an increase in housing density will directly address the community's desire for the opportunity of updated and additional shops in the precinct.</p> <p>The community have expressed their strong support for increased vibrancy throughout Ryedale Road including retail, food and beverage services, alongside the introduction of new job opportunities. In order to support these businesses and services, an increase in housing density in the precinct will be necessary.</p> <p>With the potential for increased pedestrian activation along Ryedale Road, as well as proposed additional residential buildings along the station, it is anticipated that commuters will turn to active forms of transport over the use of personal vehicles. As a result, demand for a commuter carpark in the precinct is expected to decrease.</p>

• **General – Unique Submissions**

Submission	Matters Raised	Response
D24/4734	<p>Extend the Strategy's boundary to include additional lands holding of the Ryde Eastwood Leagues Club. Inclusion of this and will allow the club to better plan and provide new services for its members and contribute to the growth of the area.</p> <p>Seeking to extend the precinct boundary to include 6x additional sites (20,233sqm) being:</p> <ul style="list-style-type: none"> • 117 Ryedale Road • 3, 5 -7 Terry Road • 39, 41, 43 Forster Street • 4, 6, 8, 10, 12, 14 Terry Road • 127, 131, 133 Ryedale Road <p>77, 79, 91, 95, 97-99 Ryedale Road</p>	<p>The project team has been actively engaging with the Club since the Strategy has been on exhibition, and we will continue to work together throughout the project's development.</p> <p>Ryde Eastwood Leagues Club can provide a positive contribution to the revitalisation of the West Ryde Meadowbank Precinct as the Club's own Master Plan aligns with the Vision, Principles and Place Tactics in the exhibited Strategy. Including the Club's landholdings is a natural extension of the precinct.</p>
D24/22287	Support	See response regarding Ryde Eastwood Leagues Club.

ITEM 13 (continued)

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Submission	Matters Raised	Response
	<p>The submitter had expressed support for the proposed developments to the precinct including:</p> <ul style="list-style-type: none"> • A revitalised West Ryde town centre which will stimulate businesses • A modernised town centre which meets with community needs and maximises West Ryde's Potential <p>Concerns</p> <ul style="list-style-type: none"> • The submitter has raised concerns regarding adverse impacts faced by the community due to the exclusion of the Ryde Eastwood Leagues club from the Strategy <p>Suggestions</p> <ul style="list-style-type: none"> • The submitter has suggested the inclusion of the club in the Strategy as it is a significant destination for socialising, local initiatives and community events. • The submitter has suggested the addition of multilevel parking lots to address parking issues throughout West Ryde. 	<p>With regard to the proposal to create multi-level car parking structures in the West Ryde area, this can often have negative consequences such increasing the amount of traffic in the area (as more people seek to park their cars in the parking structure) and creating a streetscape that is not activated and detracts from a sense of 'place'. The Strategy is seeking to create a place with active street frontages where people can interact, access goods and services, and that creates new employment opportunities.</p> <p>The Strategy is also seeking to reduce the amount of traffic in the area (which is a very strong desire of the community) and to achieve this will often mean parking will need to be treated differently (such as reducing the amount of parking available and providing or prioritising alternative modes of access).</p>
<p>D24/6560</p>	<p>Extend the Strategy's boundary to include additional lands holding of the Ryde Eastwood Leagues Club. Inclusion of this and will allow the club to better plan and provide new services for its members and contribute to the growth of the area.</p>	<p>See response regarding Ryde Eastwood Leagues Club.</p>

ITEM 13 (continued)

ATTACHMENT 2

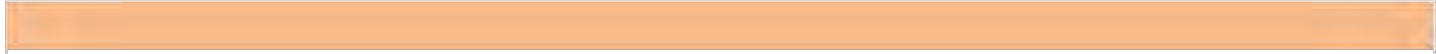
Submission	Matters Raised	Response
D24/1615	Extend the Strategy's boundary to include additional lands holding of the Ryde Eastwood Leagues Club. Inclusion of this and will allow the club to better plan and provide new services for its members and contribute to the growth of the area.	See response regarding Ryde Eastwood Leagues Club.
D24/1605	Extend the Strategy's boundary to include additional lands holding of the Ryde Eastwood Leagues Club. Inclusion of this and will allow the club to better plan and provide new services for its members and contribute to the growth of the area.	See response regarding Ryde Eastwood Leagues Club.
D24/1548	Extend the Strategy's boundary to include additional lands holding of the Ryde Eastwood Leagues Club. Inclusion of this and will allow the club to better plan and provide new services for its members and contribute to the growth of the area.	See response regarding Ryde Eastwood Leagues Club.
D24/22083	<p>Support</p> <p>The submitter supports the following aspects of the Strategy:</p> <ul style="list-style-type: none"> • Vision, principles and place tactics • Greater residential density along Ryedale Rd • The addition of retail, food and beverage service which create more job opportunities <p>Concerns</p> <ul style="list-style-type: none"> • The Strategy does not consider catalyst sites such as the Ryde Eastwood Leagues club which 	See response regarding Ryde Eastwood Leagues Club.

ITEM 13 (continued)

ATTACHMENT 2



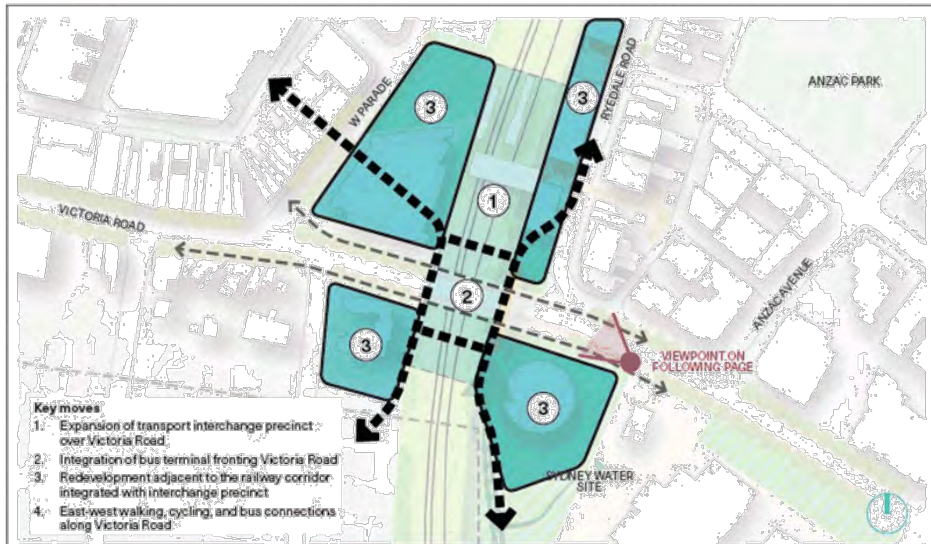
Submission	Matters Raised	Response
	<p>impedes on the Strategy's ability to achieve objectives of improved street connections between key places of activity</p> <p>Suggestions</p> <p>The submitter has strongly suggested the club be included in the Strategy with the following reasoning:</p> <ul style="list-style-type: none"> • It offers a significant contribution for renewal • The club stimulates activation along Ryedale Rd • Its strong development potential can support a future demand for housing • The site offers numerous benefits toward the community 	



ITEM 13 (continued)

ATTACHMENT 2

West Ryde Station



ITEM 13 (continued)

ATTACHMENT 2

• **Survey Feedback**

Survey Comments	Response
<p>Support</p> <p>71% of submitters agreed with the indicative concept for the precinct.</p> <p>Highest positive feedback on plans:</p> <ul style="list-style-type: none"> • Improved pedestrian access/links (38%) • Improved cycling/active transport links (19%) • Connectivity between areas/suburbs (15%) • Improved train station access/connectivity (14%) • Improving traffic/widening Victoria Road (13%) 	<p>The high level of support for this proposal demonstrates the impact that the lack of connectivity creates in the community.</p> <p>Improving pedestrian access and links amongst West Ryde station remains the community's topmost supporting factor of the Strategy's efforts. Improved pedestrian networks between West Ryde and Meadowbank can be achieved through the potential redevelopment of land next to the railway station and a relocation of train platforms which can facilitate better accessibility to the precinct especially from Victoria Road.</p> <p>The potential incorporation of new pedestrian and cycle paths on either side of Victoria Road will support and encourage walking and cycling activities for commuters on either side of the train bridge. This directly addresses the community's ambitions for improved cycling and active transport links. As proposed by the Strategy, the widening of Victoria Road can allow for an additional lane, exclusively for bus services, running in each direction. This can result in improved traffic flow which directly addresses the community's support for widening Victoria Road and improving traffic.</p> <p>Efforts to create additional bus lanes along Victoria Road could also accommodate for a new bus interchange, increasing accessibility to the station from surrounding areas and suburbs. Alongside the proposal to improve accessibility between the train line and Victoria Road, these developments can work to effectively strengthen active transport links between West-Ryde and Meadowbank. This directly addresses the community's support for better connectivity between areas and suburbs.</p> <p>Noting the Transport for NSW submission, we will work closely with that agency to develop any proposal for the rail corridor, the West Ryde bus interchange, and Victoria Road.</p>
<p>Highest improvements feedback to the indicative concept for the precinct:</p> <ul style="list-style-type: none"> • Traffic Management/concerns (23%) • Additional pedestrian access/pathways (20%) • Additional active transport links/facilities (11%) • More trees/open space (11%) • Too much high-rise/density (9%) • Bus interchange/lane concerns/considerations (8%) 	<p>The Strategy's efforts to address disconnections amongst the West Ryde station precinct will directly address the community concerns regarding pedestrian accessibility, active transport links and traffic concerns. As part of this, the opportunity to reconsider the positioning of West Ryde Station will allow better pedestrian accessibility between the four quadrants surrounding the station.</p> <p>The potential for over station development and a new bus interchange will work to connect the Sydney Water site with the station, providing an additional link for pedestrian access to West Ryde Station.</p> <p>As part of the Strategy's plans, there will be potential to shift the train platforms toward the south, closer to Victoria Road, making the station more accessible to pedestrians from Victoria Road.</p>

ITEM 13 (continued)

ATTACHMENT 2



Survey Comments	Response
	<p>This heavier emphasis on pedestrian networks and connectivity will work to reduce the reliance on personal vehicles, addressing the community's concerns for traffic management whilst also providing additional active transport links and pedestrian access. Reducing traffic will also be addressed through traffic circulation planning and reducing parking rates for new developments.</p> <p>The proposed revitalisation of the Sydney Water Site and the introduction of the Advanced Technology Precinct, which are in close proximity to West Ryde station, have been strongly supported by the community. An increase in housing density will be necessary to support employment in the Technology Precinct and deliver on the open space and food services plans for the Sydney Water Site.</p> <p>The community's concerns for more open space and an increase in trees will be supported by the potential of increased vegetation adjacent to pedestrian pathways along Victoria Road and amongst the proposed over station development. Additionally, the revitalisation of the Sydney Water site will provide the opportunity for more public open green space.</p> <p>Noting the Transport for NSW submission, we will work closely with that agency to develop any proposal for the rail corridor.</p>

• **General – Unique Submissions**

N/A
No written submissions specific to this precinct were received.

• **Proposed Changes to the Strategy**

Proposed Changes
<ul style="list-style-type: none"> Collaborate with Transport for NSW on any proposal that affects the rail corridor, bus interchange or Victoria Road.

ITEM 13 (continued)

ATTACHMENT 2

Victoria Road



ITEM 13 (continued)

ATTACHMENT 2

• **Survey Feedback**

Survey Comments	Response
<p>Support</p> <p>67% of submitters agreed with the indicative concept for the precinct.</p> <p>Highest positive feedback on plans:</p> <ul style="list-style-type: none"> • Greenery, plants and trees (32%) • More pedestrian friendly/improved footpaths/walking access (21%) • Looks nicer/welcoming/activated/lively; place to visit (17%) • Updated buildings/more/updated shops (15%) • Area/shops look run down/need updating (14%) 	<p>As proposed by the Strategy, planting verge areas can accommodate for new street plants and trees, enhancing vibrancy and greenery along the road. This directly addresses the community's most highly valued attribute as part of the Victoria Road concept, the implementation of greenery, plants and trees.</p> <p>The Strategy's proposal rework pedestrian paths along Victoria Road to newly paved pathways will work to enhance pedestrian activity along the road. These efforts will support the community's desire for improved pedestrian and active transport access and pathways.</p> <p>As expressed by the community, the addition of bus lanes is strongly supported. The Strategy proposes to implement two additional lanes running in opposite directions on Victoria Road. These lanes will be exclusively utilised by buses and will work to enhance public transport methods and ease traffic congestion.</p> <p>The potential for a redevelopment of businesses and shopfronts located along Victoria Road will meet with the community's ambitions for a precinct with more purpose and better utilisation.</p> <p>Noting the Transport for NSW submission, we will work closely with that agency to develop any proposal for the rail corridor.</p>
<p>Highest improvements feedback to the indicative concept for the precinct:</p> <ul style="list-style-type: none"> • Traffic congestion/management/concerns (29%) • Bus interchange concerns/considerations (13%) • Keep/need more lanes/widen road for cars (13%) • Pedestrian access/links/safety (13%) • Less/no high rise/density (10%) • Still a main road/noise/fumes/unsuitable location (10%) 	<p>The community's concerns for traffic management on Victoria Road will be addressed through the Strategy's focus on prioritising walking, cycling and public transport by enhancing walking and cycling connections, and enhancing Victoria Road's role as a mass transit corridor.</p> <p>The potential relocation of the existing western bus interchange to under West Ryde Station will allow for better utilisation of these additional bus lanes and further reduce dependence on personal vehicles.</p> <p>A combination of these proposed efforts will work to address the community's concerns of traffic congestion along Victoria Road while providing access to destinations that are important.</p> <p>The Strategy's focus on improving the experience of walking along Victoria Road with landscaping will work to open the Victoria Road precinct and make it a more inviting destination. This may help to revitalise the shops in Victoria Road and encourage businesses that rely on continuous walking trade (such as restaurants or cafes rather than real estate agents or closed-front clinics).</p> <p>The Strategy's plans to transform Victoria Road into an activated precinct similar to Gladesville or Newtown has been well received by the community.</p>

ITEM 13 (continued)

ATTACHMENT 2



- **General – Unique Submissions**

N/A

No written submissions specific to this precinct were received by council.

- **Proposed Changes to the Strategy**

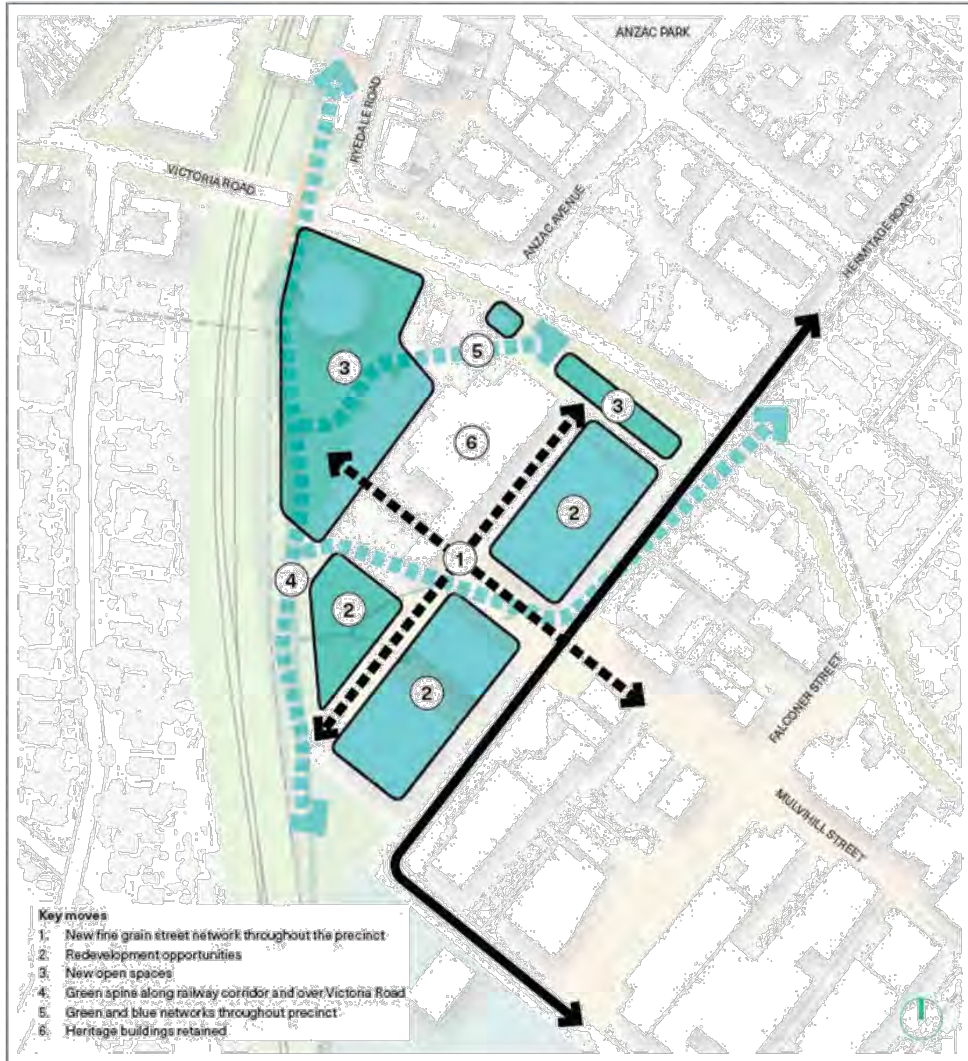
Proposed Changes

- Nil proposed

ITEM 13 (continued)

ATTACHMENT 2

Sydney Water Site



ITEM 13 (continued)

ATTACHMENT 2

• **Survey Feedback**

Survey Comments	Response
<p>Support</p> <p>81% of submitters agreed with the indicative concept for the precinct.</p> <p>Highest positive feedback on plans:</p> <ul style="list-style-type: none"> • Green spine/active transport access (33%) • Additional open/green space (29%) • Retaining heritage buildings (22%) • Food and beverage precinct / 'Grounds of Alexandria' (18%) • Community/public space/for the community (12%) 	<p>The Strategy's proposal to redevelop the Sydney Water site has the opportunity to provide a new functional public open green space with an expansive land area. These efforts will directly align with the community's support for additional green and open spaces.</p> <p>As demonstrated by the community, the Sydney Water Site remains a significant heritage location for West Ryde. To support these values, the Strategy proposes to both retain heritage items and significantly enhance the surrounding environment through numerous upgrades.</p> <p>Central to the ambitions proposed by the Strategy is the incorporation of a 'Grounds of Alexandria' experience. This will encompass a food and beverage precinct, additional public open space and increased vegetation and greenery including the retaining of existing significant and mature trees on the site.</p> <p>The proposed combination of additional open spaces and new mixed-use housing developments with commercial services can transform the Sydney Water Site from a place that people pass by, to an attractive destination which encourages visitors.</p>
<p>Highest improvements feedback to the indicative concept for the precinct:</p> <ul style="list-style-type: none"> • Improve/extend access/green spine connections (17%) • More information/images needed (17%) • More open/green spaces (17%) • Access/active transport over Victoria Road (13%) • Too much/limit housing/development (11%) 	<p>The potential redevelopment of the Sydney Water site provides the opportunity to address the community's concerns for active transport and accessibility over Victoria Road. The incorporation of open public space running along the railway corridor, alongside an active transport connection, will work to improve and extend green spine connections between West Ryde and Meadowbank. Additionally, over station developments adjacent to the Sydney Water Site will help to link active transport connections over Victoria Road, to West Ryde station.</p> <p>The strengthened active transport links proposed by the Strategy provide an alternative method of transport to the use of personal vehicles which will work to address traffic concerns expressed by the community. As a result of reduced personal vehicle usage, the community's demand for adequate parking would potentially decrease.</p>

• General – Unique Submissions

Submission	Matters Raised	Response
D24/21779	<p>Support</p> <p>The submitter has displayed support for the following aspects of the Strategy:</p> <ul style="list-style-type: none"> Proposed redevelopments for mixed use and active transport connections Multiple pedestrian access points opportunities for active uses for new streets on the site Retaining of existing high value trees <p>Concerns</p> <p>The submitter has put forward their concerns for the Strategy including:</p> <ul style="list-style-type: none"> Adverse impacts on heritage items from the proposed fine grain street network Limited sizing of new open spaces <p>Suggestions</p> <p>The submitter has expressed numerous suggestions for the Strategy including:</p> <ul style="list-style-type: none"> Two areas for new public open spaces instead of one Focus green links toward existing natural creek lines to expand green grid A new fine grain street network which considers heritage items and high value trees 	<p>Council supports the recommendation to develop the Strategy in collaboration with Sydney Water, building on the engagement that has already occurred.</p> <p>Council partially supports the proposed revised site strategy put forward in this submission, with some key areas for collaborative development outlined below. Council staff will continue to engage with Sydney Water staff and collaborate on developing plans for the site and this Strategy.</p> <p>While Council in-principle acknowledges and supports most of the revised site strategy in Figure 2 of the submission, the detail of this will need to be developed collaboratively to ensure it aligns with the objectives of the Strategy including reducing vehicle access and supporting walking and cycling connectivity.</p> <p>Open space and traffic provisions will need to be calibrated to future dwelling and commercial space quantum, which have not been offered by the proponent. Some elements, including the proposed street on Hermitage Road to the south of the site to provide access to the residential building (in Figure 2) would require further investigation and consideration of options. In a similar vein, any vehicle access including parking and servicing of residential developments would need to be carefully designed to ensure Hermitage Road can maintain a key 'linking' and 'front door' function with the Advanced Technology Precinct.</p> <p>The proposed east-west street realignment further south (to align with Mulvihill Street) so that it does not interact with the Pumping Station is supported in-principle, but its final location will need to be coordinated and is dependent on the future development profile of the Advanced Technology Precinct.</p> <p>The submission illustrates an alternative configuration of open space. Further investigation, including test-fits and benchmarking, is required to determine whether the proposed reduction in the northern public park is supportable.</p> <p>The extent of the proposed new parkland in Theme 3 is difficult to support given the scale of impact it has on the Advanced Technology Precinct and would eliminate a significant number of sites from being able to provide employment. Any proposal that considers land outside of the Sydney Water site needs to be coordinated and developed in collaboration with Council staff.</p>

ITEM 13 (continued)

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	<ul style="list-style-type: none"> Adjusted boundaries of development area 	<p>We note the site constraints and how this will impact the 'shape' of development sites, and we will continue to work together to develop these.</p> <p>We note the imperative upon Sydney Water, as a State-owned corporation, to investigate lands for residential development. Providing access to high quality residential development adjacent an Advanced Technology Precinct allows the delivery of both lifestyle and opportunity, with close access to a variety of public transport services. However, the proposed design requires further development and supporting technical studies to ensure that land use conflicts (e.g. noise, air quality, and traffic) are mitigated.</p> <p>'Bridging the divide' across Victoria Road for walking and cycling is critical to achieving the place outcomes for this site. Crime prevention and pedestrian safety need to be considered in future discussions with the submitter.</p> <p>The community demonstrated strong support for this site to provide a 'lifestyle' precinct and the reuse of the Pumping Station provides this opportunity. The development of a mixed-use precinct on this site needs to consider this future outcome to activate and complement the adjoining land uses.</p> <p>Council suggests working with Sydney Water to establish a place framework that considers the staged development of the site. Council would encourage Sydney Water to consider supporting uses that provide local amenity in the residential part of the precinct such as cafes and boutique retail or services which can also act as an important generator of economic activity and vibrancy of place.</p>
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Proposed Changes to the Strategy

<p>Proposed Changes</p>
<ul style="list-style-type: none"> Collaborate with Sydney Water to coordinate their planning and design for their site at 51 Hermitage Road, West Ryde.

ITEM 13 (continued)

ATTACHMENT 2

West Ryde Advanced Technology Precinct



ITEM 13 (continued)

ATTACHMENT 2

• **Survey Feedback**

Survey Comments	Response
<p>Support</p> <p>69% of submitters agreed with the indicative concept for the precinct.</p> <p>Highest positive feedback on plans:</p> <ul style="list-style-type: none"> Local job creation and business opportunities (24%) Attract people/life to the area in a modern/welcoming space (18%) Cafes, dining and beverage options (15%) Trees, greenery and landscaping (14%) Technology/industry hub/partnerships (10%) 	<p>As expressed by the community, the creation of local jobs and business opportunities in West Ryde remain a top ambition. The plan will seek create more jobs for local residents through the implementation of spaces for science and technology industry businesses which 14% of the West Ryde-Meadowbank population are employed in.</p> <p>The Strategy proposes the introduction of food and beverage services throughout the technology precinct to support local employees. This directly addresses the community's support for cafe and dining options in the precinct.</p> <p>Utilisation and functionality of the precinct is supported by the potential developments introduced in the Strategy. The site currently houses car centred industrial uses which take up a substantial amount of space, only employ small groups of individuals and are in a steady decline. The introduction of the constantly increasing industry 4.0 can better future proof the area, are a more efficient use of their space, and can employ much larger teams of individuals.</p> <p>The community's support for trees, greenery and landscaping can be met through the proposed newly paved footpaths complemented by vegetation and street trees.</p> <p>The combination of the proposed emerging job industries, new restaurant and food services, and implementation of greenery through the precinct works to achieve the community's desire for a place which draws individuals into the area and creates an attractive space for people to learn, work and socialise.</p>
<p>Highest improvements feedback to the indicative concept for the precinct:</p> <ul style="list-style-type: none"> Traffic/transport management (23%) Adequate parking (19%) Support/retain existing businesses (13%) Active transport/pedestrian access (12%) 	<p>One of the main objectives proposed by the Strategy for the Advanced Technology Precinct is the introduction of appropriate businesses which will support employment for the population of both West Ryde and Meadowbank. The Strategy seeks the potential to introduce industry 4.0 businesses to the precinct including science and technology fields which 14% of the West Ryde-Meadowbank population are employed in.</p> <p>While the Strategy proposes to transform the industrial lands of West Ryde into an Advanced Technology Precinct, the plans recognise the significance of current vehicle related businesses and proposes to maintain a number of these so they can continue to service the local community.</p> <p>The potential addition of green and blue networks throughout the precinct, as well as a green spine along the railway corridor, will work to address the community's concerns regarding active transport and pedestrian access for the precinct. Alongside pedestrian friendly shopfronts with glass frontages to display technologies at work, these new green and blue networks will encourage walking and cycling as the main</p>

ITEM 13 (continued)

ATTACHMENT 2



Survey Comments	Response
	transport methods over personal car usage. These efforts will directly address the community's desire for improved traffic flow and will help to reduce demand for adequate parking.

• **General – Unique Submissions**

Submission	Matters Raised	Response
D24/21644	<p>Concerns</p> <p>The submitter has expressed the following concerns regarding Advanced Manufacturing (AM):</p> <ul style="list-style-type: none"> • West Ryde's depictions as a local centre in the North District Plan makes it unfitting for Advanced Manufacturing • A crucial element to Advanced Manufacturing is its reliance on collaboration with universities and other research institutes, both of which are absent in West Ryde • Macquarie Park and North Ryde are expected to receive the majority of AM jobs over the next 50 years and are to overtake West Ryde regarding job numbers <p>The submitter has displayed concerns regarding Advanced Technology with the following reasoning:</p> <ul style="list-style-type: none"> • Redevelopment of the area into an Advanced Technology precinct may be difficult and suggests that rezoning to residential or mixed use may be necessary for redevelopment 	<p>Formula Chemicals and Mitronics have jointly commissioned a report by JLL into <i>Market Analysis and Demand for Advanced Manufacturing or Residential</i> for the West Ryde Advanced Technology Precinct place in the Strategy. It is not clear whether this submission is representative of the views of the entire 42 landowners in this industrial area. Council staff will facilitate a group meeting of these landowners within the next few weeks to ascertain their views on the future of this precinct.</p> <p>Staff note that the commissioned reports focus on the potential of Advanced Manufacturing rather than the broader opportunity of Advanced Technology/ Industry 4.0. In November 2023, prior to the Strategy going on exhibition, Council staff provided this feedback to representatives of Formula Chemicals and Mitronics, and it is unfortunate that the updated report dated February 2024 still focuses on Advanced Manufacturing.</p> <p>The Industry 4.0/ Advanced Technology opportunity includes the potential for Advanced Manufacturing, but it is a subset of a wider range of technology-led businesses including cybersecurity, prototyping, 3D printing, robotics, software development and biotechnology to name a few. Narrowing focus on a subset of this industry inherently limits the scope for change.</p> <p>During various engagements with Mitronics and Formula Chemicals prior to the exhibition period closing, Council has informed these parties that it is open to investigating a mixed-use outcome in this part of the precinct as long as the vision for an Advanced Technology Precinct is enabled and substantial land available for employment uses that protects the value inherent in the industrial zoning.</p> <p>These lands are currently zoned E4 – General Industrial, and this is one of only two zonings of its type in all the Ryde LGA. The other is a small area in Gladesville, behind the Bunnings. There is a strong intention to retain and manage valuable employment</p>

ITEM 13 (continued)

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Submission	Matters Raised	Response
	<ul style="list-style-type: none"> West Ryde residents already have access to an established technology precinct, Macquarie Park, and incorporating Advanced Technology into West Ryde will not necessarily lead to any significant increase in job numbers West Ryde's suburban profile makes it undesirable for businesses <p>Suggestions</p> <p>The submitter has made the following suggestions in relation to residential development in the precinct:</p> <ul style="list-style-type: none"> The precinct is suitable for residential development due to its proximity to the Sydney CBD and Parramatta, transportation services, amenities and recreational facilities, education and employment precincts, and the precinct's developability 	<p>lands through Council's <i>Local Strategic Planning Statement</i> (LSPS), and a Ministerial Direction.</p> <p>As outlined in the Strategy, it is Council's view that a number of the existing businesses, such a mechanics and panel beaters should and will need to remain in the area to service the local community.</p> <p>Getting a mixed-use outcome that meets the requirements of employment lands retention that maintains the value of the Industrial zoning would require further exploration, as a standard mixed-use zone would be inappropriate for this purpose, and in the LSPS, it specifically states that a mixed-use zoning outcome would not be supported.</p> <p>We note that the NSW Government has a 'Retain and Manage' policy with regard to lands zoned E4 – General Industrial, which means it is unlikely that support for a rezoning to residential or mixed use will be supported in a Gateway Determination.</p> <p>However, in good faith, Council staff will continue to investigate potential for mixed use outcomes in the West Ryde Advanced Technology Precinct place and will advise the submitter of our progress and when relevant, an outcome. Council staff will facilitate a group meeting of these landowners within the next few weeks to ascertain their views on the future of this precinct.</p> <p>The submission is strongly geared towards recommending a residential outcome and attempting to devalue the potential of Advanced Technology in the precinct.</p> <p>Unfortunately, much of the basis in the assessment by JLL is to use forecasts for employment and jobs growth based on existing zoning, without consideration of how applying this Strategy could achieve a different outcome.</p> <p>The submission uses examples of successful innovation districts including Macquarie Park and Tech Central, without acknowledgement that the reason they are successful is through the development of a Strategy and then its implementation.</p> <p>The submission also, unfortunately, uses the same data or assertions to contradict its own position, and makes statements such as Advanced Technology is not expected to create many jobs, but then shows data of the consistent growth in this sector over the past 30 years. As demand for cybersecurity and data technologies such as Artificial Intelligence continue to rise, we expect an exponential growth in these job numbers.</p>

ITEM 13 (continued)

ATTACHMENT 2

Lifestyle and opportunity @ your doorstep



Submission	Matters Raised	Response
		<p>It is important to remember that not all Advanced Technology businesses need large scale premises or office spaces, but often require hybrid spaces and specialist access which can be provided in an Industrial zone.</p> <p>The submission fails to consider the opportunity for West Ryde to be an ideal location for startups and scaleups given its proximity to the Institute of Applied Technology Digital, Macquarie University, the Macquarie Park Innovation District and ability to 'cluster' these innovation uses together.</p> <p>Regarding the need for more housing, the submission claims that completions are below target. However, it is important to be clear that completions are outside of the control of Council and are subject to market forces. Council's role is to provide the planning pathway and deliver approvals to enable completions.</p>

ITEM 13 (continued)

ATTACHMENT 2



• **Proposed Changes to the Strategy**

Proposed Changes

- Engage with landowners in the Industrial precinct and the Department of Planning, Housing and Infrastructure (DPHI) to explore innovative opportunities for a mixed-use outcome that protects the land and its zoning benefits for Advanced Technology businesses.

ITEM 13 (continued)

ATTACHMENT 2

Meadowbank Town Centre



ITEM 13 (continued)

ATTACHMENT 2

• **Survey Feedback**

Survey Comments	Response
<p>Support</p> <p>69% of submitters agreed with the indicative concept for the precinct.</p> <p>Highest positive feedback on plans:</p> <ul style="list-style-type: none"> • Pedestrian friendly/focused/improved paths/access (28%) • Additional trees, greenery and plants (22%) • No cars/diverting/reducing traffic (16%) • More/updated shopping options (16%) • More welcoming/vibrant/nicer looking space (16%) 	<p>The Strategy's efforts to incorporate greater greenery throughout the Meadowbank Town Centre Precinct directly addresses the community's support for greenery, plants and trees. This can be achieved through the proposed vegetation and street trees lining the road and pedestrian paths.</p> <p>As expressed by the community a pedestrian friendly and focussed town centre is a core aspiration for Meadowbank. Part of the efforts to revitalise the centre for better pedestrian access and priority is the introduction of a public plaza and the opportunity to open the turning circle for increased pedestrian activity.</p> <p>The Strategy also explores the potential for increased boutique style shopping and demand more food services along the town centre. This will directly support the community's ambitions for more/updated shopping options and additional eateries/dining options.</p> <p>The community have displayed support for diverting traffic to improve the public domain. The Strategy aims to support this through proposed dedicated bays for buses and diverting traffic on Railway Road between See Street and the Bank Street bridge.</p>
<p>Highest improvements feedback to the indicative concept for the precinct:</p> <ul style="list-style-type: none"> • Traffic/diverting/realignment concerns/considerations (42%) • Pedestrian access/space/connections (17%) • More shops (15%) • Limited density/residential (12%) • More parking needed (11%) • More restaurants/cafes/dining options (10%) 	<p>Traffic concerns are often a dominant theme for the Meadowbank town centre. Council will consider options for recirculation that will balance traffic management and safety with desired urban domain outcomes.</p> <p>As part of the Strategy's focus on redirecting traffic on Railway Road between See Street and the Bank Street bridge to extend the current plaza. The Meadowbank Town Centre has the potential to be opened for increased walking and cycling options throughout the precinct. This directly addresses the community's concerns for increased pedestrian access, spaces and connections.</p> <p>As part of the proposed plans for the Strategy, boutique style shopping and increased availability of food services could potentially be incorporated along the town centre. This will directly support the community's ambitions for more and updated shopping options.</p> <p>The precincts focus on pedestrian and active transport solutions will highly encourage these forms of transport on people's daily commute. These plans will directly address the community's concerns over traffic in the streets amongst the precinct as will encourage commuters to consider other forms of transport over the use of personal vehicles.</p>

ITEM 13 (continued)

ATTACHMENT 2



• **General – Unique Submissions**

Submission	Matters Raised	Response
D24/21504	<p>Suggestions</p> <p>The submitter suggests considering the subject site as part of the Meadowbank Town Centre with the following reasoning:</p> <ul style="list-style-type: none"> • The site at 71-85 Constitution Road West is no longer needed for its intended purpose • Redevelopment of the site has the potential to deliver on the precinct's key place tactics and renewal principles 	<p>The submission is supported and demonstrates a good understanding of the Strategy's intent.</p> <p>The subject site is already included in the Strategy boundary as part of the Meadowbank Town Centre place to ensure we can plan for it holistically as the project develops. Identification of this as a catalyst site or a specific place did not occur as it was Council's understanding prior to exhibition that the site was still required for operational purposes. This submission confirms the site is surplus to operational needs.</p> <p>As a relatively large and undeveloped site, surrounded predominately by R4 – High Density Residential and MU1 – Mixed Use zones and within walking distance to Meadowbank Park and Parramatta River, there is strong potential for the site to act as a catalyst site for renewal.</p> <p>Its proximity to the TAFE and Institute of Applied Technology sites, as well as schools and the Advanced Technology Precinct provide an excellent opportunity to increase density and provide access to employment and education opportunities.</p> <p>Council staff invite Urbis, APP and the project team to work together to develop a property strategy for the site that aligns with the development of the Strategy.</p>

• **Proposed Changes to the Strategy**

Proposed Changes
<ul style="list-style-type: none"> • Recognise and collaborate on the planning for the Ausgrid depot site at 71-85 Constitution Road West as a catalyst site in the Meadowbank Town Centre place.