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**MM17/12 POTENTIAL DEVELOPMENT OF TENNIS WORLD SITE,  
NORTH RYDE - The Mayor, Councillor Ivan Petch**  
File Number: GRP/09/6/5 - BP12/1361

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The Tennis World site on the junction of Epping Road and Blenheim Park in North Ryde is currently being considered by the State Government for redevelopment as part of the North Ryde Station Precinct. The site is part of a broader parcel of land holdings being considered as a State Significant application by the Minister for Planning.

The Tennis World site is owned by the Office of Strategic Lands and has for many years operated as a public outdoor recreational facility. The site, along with a number of other sites, has been identified for future redevelopment through a rezoning process being conducted by Transport for NSW and the Department of Planning and Infrastructure.

A number of meetings with staff and a specially formulated Community Liaison Group have occurred since the project was first proposed as a Part 3A development approximately 3 years ago. Due to the changes in the planning legislation the site was 'revoked' as a 3A development and an alternative planning pathway was found via State Significance.

Overall the North Ryde Station Precinct proposal seeks to rezone, sub-divide and sell-off approximately 11 hectares of land abutting North Ryde station. Public benefits are likely to include affordable housing, public parks, public roads and a new public community centre. The majority of the land is in state public ownership, some of it excess to requirement following the completion of the M2 motorway and the construction of the three new railway stations in Macquarie Park.

Councillors have previously received general briefings on the site in the past however finalisation of which lands will ultimately be developed has not been provided to Council to date. In meetings with CoR staff, continual requests have been made to brief the councillors directly and to not include the Tennis World site due to its current public function and the need for substantial public outdoor recreational facilities to match predicted population growth in North Ryde.

Furthermore the strategic approach of confining higher-density development to north of Epping Road has been a long held stratagem of the City of Ryde, and this proposal in concert with the recent approval of the Allengrove Development sets an unwelcome precedent for the primarily low density residential zoning south of Epping Road – particularly as the resolution of the previous council to consider any such change to zonings south of Epping Road through a planning study has not commenced.

**MM17/12 (continued)**

The final proposed zoning mooted by Transport for NSW for the Tennis World site is R3 (medium density residential) and building heights of 6 stories, with a part of the site to be zoned RE1 (public open space). The site is currently excluded from Council's Local Environment Plan along with the rest of the North Ryde Station precinct.

At a Community Liaison Group meeting held last week DoPI indicated that the zoning and for the overall precinct was likely to go out on community exhibition prior to Christmas. Council staff have already requested, along with Liaison Group members, that should this occur it should be for an extended period so that Councillors could formally consider a submission on the proposal early in 2013.

**RECOMMENDATION:**

1. That a delegation of interested councillors led by the Mayor seek an urgent meeting with the local state member, Mr Victor Dominello MP and the Minister of Planning, Mr Brad Hazzard MP to ensure that the Tennis World site is not redeveloped as part of the North Ryde Station Precinct redevelopment; and
2. That the City of Ryde write to the Minister for Planning, the local state member and the Premier stating that it is the wishes of both Council and the community that the site remain in public ownership for public recreational purposes in perpetuity.

**ATTACHMENTS**

- 1 Plans Indicative Heights and Proposed Zones for North Ryde Station Precinct

Report Prepared By:



**Councillor Ivan Petch**  
**The Mayor**



## Indicative Heights

### M2 Site

- 30 storeys
- 20 storeys
- 16 storeys
- 8 storeys

### OSL Site

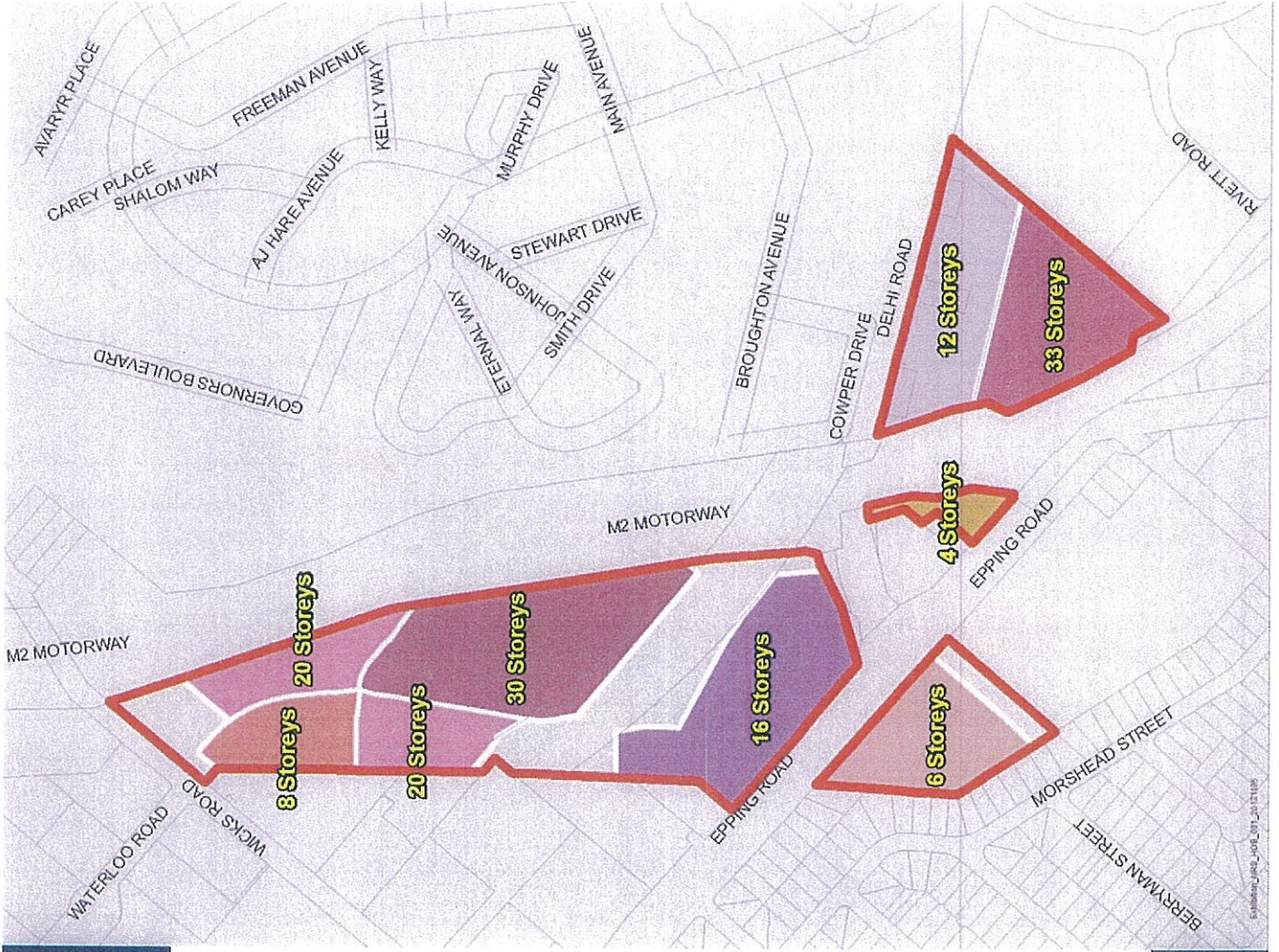
- 6 storeys

### RMS

- 4 storeys

### Station sites

- Goodman 33 storeys
- Station 12 storeys







Planning &  
Infrastructure

## Proposed Zones

R4 High Density Residential

R3 Med Density Residential

B3 Commercial Core

B4 Mixed Use

RE1 Public Open Space

