



PART

1

INTRODUCTION



1.1 Introduction

1.1.1 About the City of Ryde

The earliest known inhabitants of the area known today as the City of Ryde were the Wallumedegal clan of the Dharug people. Wallumedegal territory followed the north bank of the Parramatta River from the Turrumburra (the Lane Cove River) in the east to Burramatta at the head of the river to the west.

Wullumatta was the original name given to the area and likely derived from the Wallumedegal term for snapper fish, wullumai, and matta, a place usually associated with water. The Aboriginal name survives in the Wallumatta Nature Reserve in North Ryde. Reminders of Wallumedegal clan's presence can still be found in rock carvings and middens along the rivers. The famous indigenous leader Bennelong, lived in the area, and is thought to be buried locally.

European occupation dates from 1792 when the first land grants were made along the northern bank of the Parramatta River. By 1841 the name Ryde began to emerge for the district. It was derived from its English namesake on the Isle of Wight. The area first came into legislative existence in 1870, as the Municipal District of Ryde. During its early years, the district was largely agricultural.

By the late 1900s, villages and town centres began to spring up along main roads and around train stations bringing with them large increases in population. In 1946, the Council established the Ryde Housing Scheme, an innovative and forward-thinking approach to address

contemporary housing supply and affordability issues. Council constructed 593 homes and six shops under the scheme, and also provided funding to 400 ratepayers to construct cottages on their own land.

Throughout the 1950s, Ryde continued to grow and urbanise. In 1957, Top Ryde, Australia's first drive-in shopping mall, opened its doors. Macquarie University was established in 1964, and the post war housing boom was matched by an expansion of Ryde's industrial and scientific sectors, including the establishment of a number of CSIRO facilities and the Gladesville industrial area. In 1981, Macquarie Shopping Centre was opened and to this day it remains one of the largest shopping centres in New South Wales.

Today, the City of Ryde local government area (LGA) covers an area of approximately 40 square kilometres, including waterways (including Lane Cove and Parramatta Rivers) and parklands. It is located 12 kilometres from the Sydney CBD, and includes 16 suburbs, two major rivers, 200 hectares of natural areas, 207 parks and open spaces, a leading

university, two TAFE colleges, and 29 schools with a total of over 58,000 students.

The City of Ryde is currently home to 125,000 residents in over 43,000 households. Our population is ethnically diverse, with 47 per cent of residents speaking at least one of 72 languages other than English, and over 40 per cent of residents born overseas.

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Today, the City of Ryde local government area (LGA) covers an area of approximately 40 square kilometres, including waterways and parklands.

The City of Ryde's resident workforce is highly educated with an above average proportion of female workers.

The suburb of Macquarie Park has become an economic powerhouse, contributing over

\$9.5 billion to the NSW economy in 2018. Industrial areas throughout the south of the LGA, in Gladesville and West Ryde provide critical anchor points for productivity, employment, a diverse economy, and contribute

towards the NSW Government's vision of a 30-minute city, where people can get from their homes to their workplaces within 30 minutes on public transport seven days a week.

Community Strategic Plan | City of Ryde

Our Community

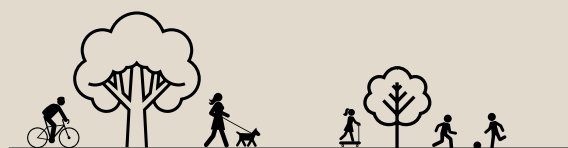
A rich and proud history

The City of Ryde is the third oldest settlement in Sydney. The first land grants to eight marines and ten emancipated convicts were given in 1792.

For thousands of years the area that includes the City of Ryde was home to the Wallamagal clan of the Dharug people.

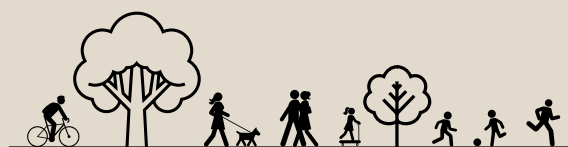
Population and Age Profile

The population of Greater Sydney is 4.7 million and is projected to grow by 1.7 million people to 2036. This growth will be distributed across the city.



116,302

Residents in 2016



160,000

Residents in 2031

Source: ABS 2016 Census data and 2016 NSW and Local Government Area population and Household projections and implied dwelling requirements.

Age Groups	%
Babies > (0 to 4)	7,118
Primary school (5 to 11)	8,686
Secondary school (12 to 17)	6,430
Tertiary education (18 to 24)	12,474
Young workforce (25 to 34)	21,178
Parents/homebuilders (35 to 49)	24,445
Older workers (50 to 59)	13,642
Retirees (60 to 69)	10,587
Seniors (70 to 84)	8,774
Elderly aged (85 and over)	2,972

5,347

People with Disability needing assistance with care activities 4.6 % of the population



Household Types	%
Couples with children	34.5
Couples only	23.6
One parent families	8.5
Other families	1.7
Group household	5.4
Lone person	22.3
Other	3.1
Visitor only households	0.9



43,020

Households in 2016

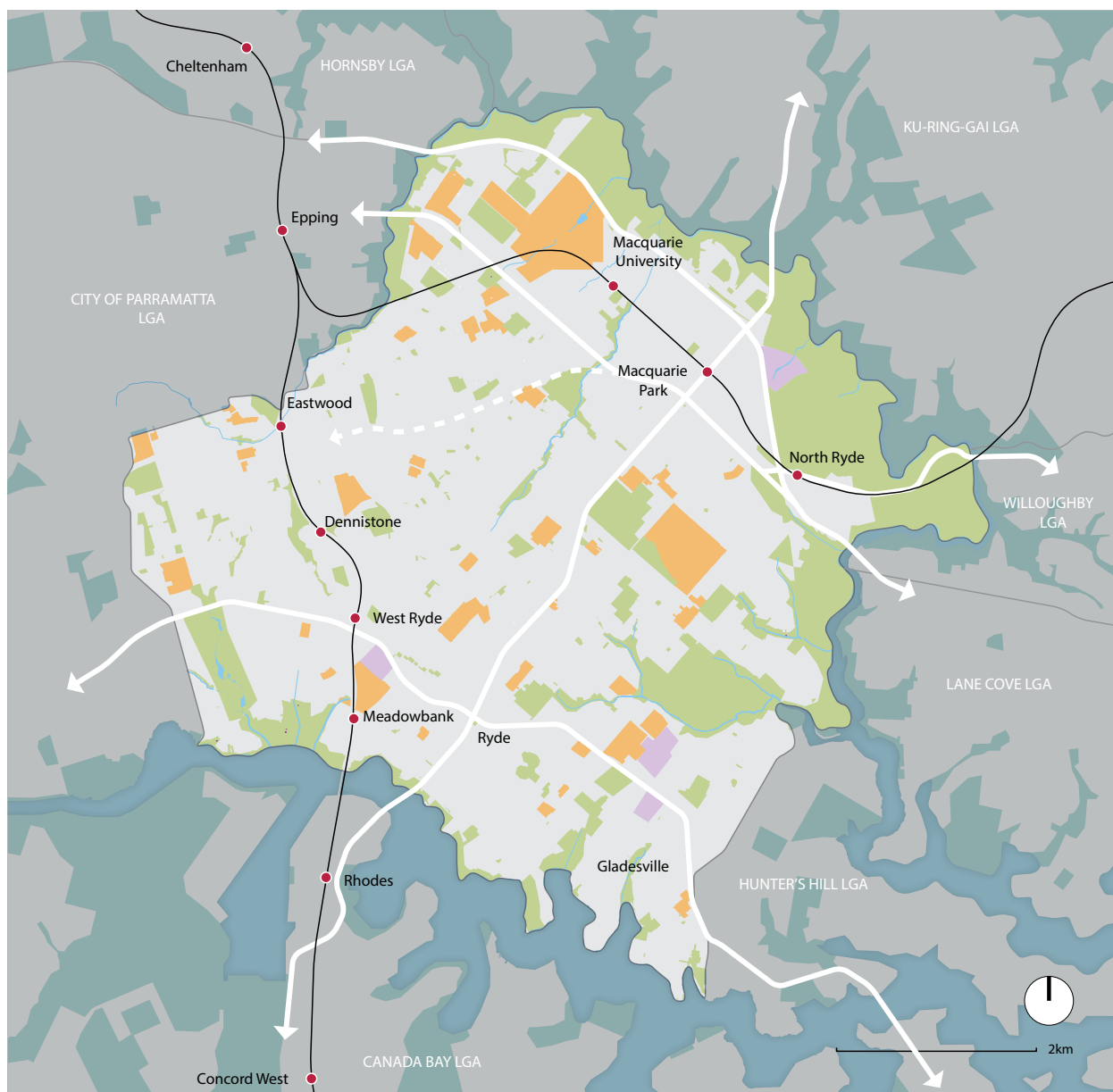


62,000

Households in 2031

Figure 1 Our community

1.1.2 Existing City of Ryde structure plan



KEY

● Railway station	 Main road	 Education / hospital
 Railway line	 Green space	 Local industrial area

FACTS

Two Shopping Centres
Three Hospitals
Five Town Centres

One University
Two TAFEs
Two Rivers

29 Schools
200 Ha of Natural Areas
60 Playing Fields

Figure 2 Existing structure plan

1.1.3 The role of the Local Strategic Planning Statement within the NSW planning system

The current NSW planning system guiding land use in the City of Ryde includes six key documents.

These form a hierarchy, where each plan is subject to the requirements set out in the plans ranked above. The Local Strategic Planning Statement (LSPS) is prepared by local councils to respond to the *Environmental Planning and Assessment Act 1979* (Act), State Environmental Planning Policies,

Ministerial Directions under the Act, the NSW Government's Metropolitan Plan and District Plan. The LSPS sets the 20-year vision for the area and guides councils' more detailed plans, planning controls and policies.

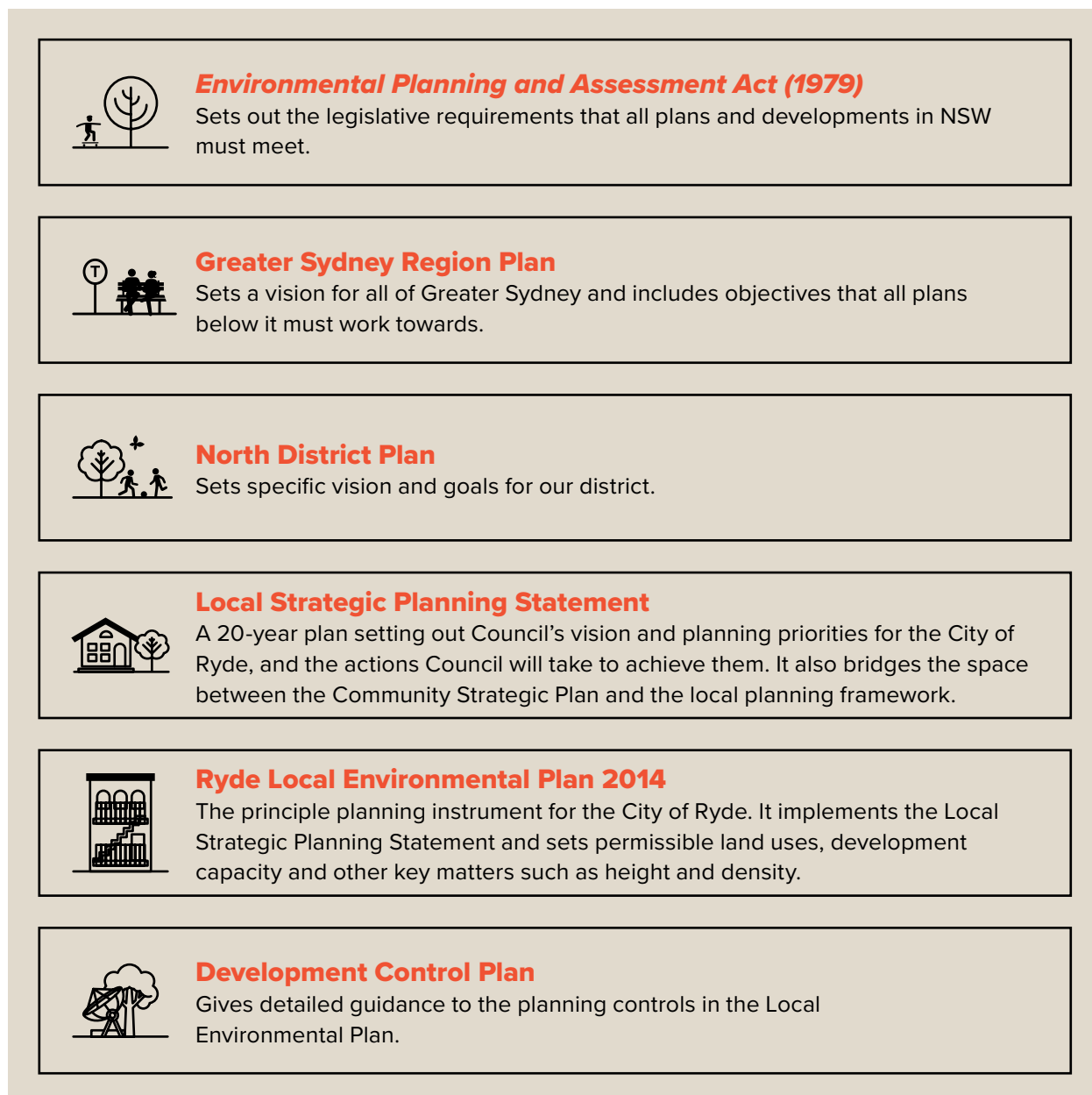


Figure 3 Planning system hierarchy

1.1.4 Ryde Community Strategic Plan 2018

The Community Strategic Plan is the plan for the City of Ryde, by the people of the City of Ryde. It is the product of extensive consultation and reflects the community's views on what they want the City of Ryde to be like in ten years' time.

The Plan breaks down the community's desired future for Ryde into seven key categories: vibrant and liveable; active and healthy; natural and sustainable; smart and innovative; connected and accessible; diverse and inclusive; and open and progressive.

The Ryde Community Strategic Plan details actions and practices the community would like to see Council adopt to realise each of these categories.

The LSPS is informed by the Community Strategic Plan and is designed to be read alongside it. The LSPS details how Council intends to use land use planning to help make the community's vision a reality. It adopts the priorities identified in the Community Strategic Plan and looks at them in the context of the land use planning and place-making that will underpin the future built form of our city.



Figure 4 Categories from Ryde Community Strategic Plan 2018

The Ryde Community Strategic Plan 2018 identified the following challenges and opportunities which also inform this Local Strategic Planning Statement:

Community Strategic Plan | City of Ryde

Challenges and Opportunities

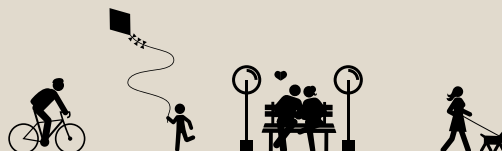
Our growing population



By **2031** the projected increase in the City of Ryde's population will require an additional **17,000** new dwellings, an increase of more than a third from now.

Our opportunity is to use this growth to enhance the city's prosperity, uniqueness and liveability, and strategically plan for affordable and varied housing options for our growing community while maintaining the character of our many neighbourhoods.

Planning a liveable city



City of Ryde is the oldest settlement in Australia and has five town centres, **200ha** of natural areas, 60 playing fields, comprising 6% of our land used by over **one million** people each year.

Our opportunity is to plan a liveable city through renewal and land use urban planning while protecting and enhancing natural and built heritage and meeting demand for recreation spaces.

Our part in Sydney's future



Over coming decades, Sydney will grow to a city of more than **6.4 million** people by **2036** and **8 million** by **2056**.

Our opportunity is to work with the NSW government and other stakeholders to achieve outcomes for the City of Ryde that protect it's character and enhances the city's future prosperity, uniqueness and liveability.

Figure 5 Challenges and opportunities from Ryde Community Strategic Plan 2018

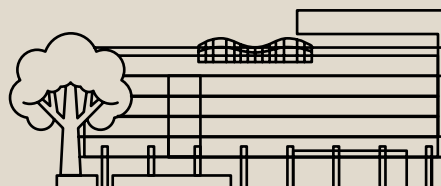
Adapting to climate change



Over the coming decade, natural hazards such as **heatwaves**, increased overnight temperatures and **increased “hot” days** during the year, as well as the frequency of **extreme rainfall** events and high intensity storms are expected to accelerate as the climate changes.

Our opportunity is to ensure our neighbourhoods are prepared for changes to weather patterns and our infrastructure and urban areas are able to cope with more frequent extreme weather, bushfires, erosion and flooding.

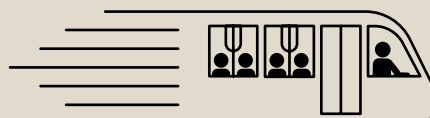
Valuing our cultural heritage



In **2016**, around **50%** of City of Ryde's population were **born overseas**, compared to **36.8%** for the rest of Greater Sydney. People from more than 50 different countries call our City home.

Our opportunity is to protect and revitalise the places, facilities and services that people use and better target these to meeting the changing needs of our community.

Managing traffic and congestion



City of Ryde residents use their own car for approximately **70%** of trips that they make. Almost **80% of people** coming to City of Ryde use their car.

Our opportunity is to collaborate with our stakeholders and the NSW Government, strongly advocating for improved sustainable transport links and making sure that appropriate infrastructure is planned and delivered to support major developments.

1.1.5 How to read this document

The City of Ryde LSPS outlines the vision for land use planning in our local area over the next 20 years, and will guide all planning decisions.

PART	1	<ul style="list-style-type: none"> – Introduction – Background information about the City of Ryde and planning system.
PART	2 3 4 5	<ul style="list-style-type: none"> – Details of the LSPS, broken down into Infrastructure and Collaboration, Liveability, Productivity and Sustainability – Each section contains one or more focus areas, each with their own vision statement, context and key challenges, list of 20-year targets, 20-year planning priorities and actions, short term actions and one or more case studies.
PART	6	<ul style="list-style-type: none"> – Details how the LSPS is to be implemented, and how it works with other plans in the planning system, including the North District Plan and the Community Strategic Plan.
PART	G	<ul style="list-style-type: none"> – Glossary.
ATTACHMENTS		<p>The following attachments can be accessed on Council's website (www.ryde.nsw.gov.au):</p> <ul style="list-style-type: none"> – Attachment 1 – The Dwelling Delivery City of Ryde 2016-2021 Final Report. – Attachment 2 – Draft Waterloo Road Linear Park Strategy – Attachment 3 – Draft West Ryde Urban Revitalisation Strategy. – Attachment 4 – Alignment with District Plan and Community Strategic Plan.

Figure 6 How to read this document

1.1.6 Methodology

The LSPS brings together existing relevant adopted Council studies, documents, plans and policies to guide future development in the City of Ryde.

It has been structured to show consistency with the Greater Sydney Commission's North District Plan (which sets out planning priorities and actions for the Ryde, Hornsby, Hunter's Hill, Ku-ring-gai, Lane Cove, Mosman, North Sydney, Northern Beaches and Willoughby LGAs).

The tables below summarise which existing Ryde Council documents have been used to inform this LSPS and further studies to be completed. The table is structured according to the North District Plan so that there is a line of sight from that plan to Council's plans and studies.

Table 1 Existing Council documents used to inform this LSPS and further studies to be completed.

Infrastructure and Collaboration	Liveability
North District Plan Priorities	North District Plan Priorities
N1 Planning for a city supported by infrastructure	N4 Fostering healthy, creative, culturally rich and socially connected communities
N2 Working through collaboration	N5 Providing housing supply, choice and affordability, with access to jobs, services and public transport
N3 Providing services and social infrastructure to meet people's changing needs	N6 Creating and renewing great places and local centres, and respecting the District's heritage
Council's Existing relevant plans	Council's Existing relevant plans
<ul style="list-style-type: none"> – Ryde Council Communications and Engagement Strategy – City of Ryde Bicycle Strategy – s94. Developer Contributions Plan 2007 – Integrated Open Space Plan 2012 – Children's Play Implementation Plan 2013 – Social and Cultural Infrastructure Framework 2014 – Sport and Recreation Strategy 2016- 2026 – Integrated Transport Strategy 2016 – 2031 – Great Libraries, Great Communities - Ryde Library Strategic Plan 2019-2024 – Draft Halls & Facilities Strategy 2019-2041 – Draft Social & Cultural Infrastructure Framework 2019-2041 	<ul style="list-style-type: none"> – Public Art Planning Guide for Developers – Public Art Implementation Guide – Creativity Strategy 2019-2024 – Social Plan 2019-2024 – Aboriginal Cultural Heritage – Heritage Studies, 1988, 2001, 2010 – Affordable Housing Policy, 2015 – City of Ryde Events Strategy – City of Ryde Disability Inclusion Action Plan – Ryde DCP 2014 Parts <ul style="list-style-type: none"> » 4.1 Eastwood » 4.2 Shepherds Bay » 4.3 West Ryde » 4.4 Ryde » 4.5 Macquarie Park » 4.6 Gladesville and Victoria Road Corridor – Liveable neighbourhood program – Public Domain Technical Manual

Infrastructure and Collaboration	Liveability
Proposed Studies to address gaps	Proposed Studies to address gaps
<ul style="list-style-type: none"> – S7.11 Developer Contributions Plan – Infrastructure Strategy incl. Infrastructure Structure Plans – Macquarie Park Strategic Investigation 	<ul style="list-style-type: none"> – Housing Strategy – Heritage Study – Centres and Places Strategy – West Ryde Urban Revitalisation Strategy – Reconciliation Action Plan – Future Open Space Provision Plan

Productivity	Sustainability
North District Plan Priorities	North District Plan Priorities
N7 Growing a stronger and more competitive Harbour CBD	N14 Leveraging inter-regional transport connections
N8 Eastern Economic Corridor is better connected and more competitive	N15 Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways
N9 Growing and investing in health and education precincts	N16 Protecting and enhancing bushland and biodiversity
N10 Growing investment, business opportunities and jobs in strategic centres	N17 Protecting and enhancing scenic and cultural landscapes.
N11 Retaining and managing industrial and urban services land	N19 Increasing urban tree canopy cover and delivering Green Grid connections
N12 Delivering integrated land use and transport planning and a 30-minute city	N20 Delivering high quality open space
N13 Supporting growth of targeted industry sectors	N21 Reducing carbon emissions and managing energy, water and waste efficiently
	N22 Adapting to the impacts of urban and natural hazards and climate change

Productivity	Sustainability
Council's Existing relevant plans	Council's Existing relevant plans
<ul style="list-style-type: none"> – Urban Services Lands Study – Ryde Economic Development Plan 2015 –2019 – Night Time Economy Study 2016 and Action Plan – Integrated Transport Strategy 2016 – 2031 – Macquarie Park Marketing Plan 	<ul style="list-style-type: none"> – Waste Management Strategy – Parramatta River Master Plan 2018 – Integrated Open Space Plan 2012 – Children's Play Implementation Plan 2013 – Biodiversity Plan 2016 – Sport and Recreation Strategy 2016- 2026 – Social Plan 2019-2024 – Creativity Strategy 2019-2024 – Draft Halls & Facilities Strategy 2019-2041 – Draft Social & Cultural Infrastructure Framework 2019-2041
Proposed Studies to address gaps	Proposed Studies to address gaps
<ul style="list-style-type: none"> – Economic Development Plan – Creative Enterprise Strategy – Macquarie Park Employment Lands Study 	<ul style="list-style-type: none"> – Resilience Plan 2030 – Active Transport Strategy/30 Minute City (incl. Waterloo Rd Master Plan)



Top Ryde and surrounds

1.2 Our 20-year vision



Council's 20-year vision for land use planning in the City of Ryde:

The City of Ryde will be a liveable, prosperous and connected city, that provides for our future needs while protecting nature and our history. As a city with diverse and vibrant centres, our neighbourhoods will reflect and serve our residents and business. Our well-planned places will enhance the health, wellbeing and resilience of our future community. They will also foster innovation, equity, inclusion and resilience.

Our vision has been informed by community feedback received in the development of our Community Strategic Plan.

1.2.1 Land use planning vision

The City of Ryde has experienced sustained population and housing growth over the past decade, which has put pressure on the unique local character of our buildings, heritage and natural areas.

As the City of Ryde continues to be a desirable place to live and work, it will be crucial to ensure our growing community has access to diverse housing and employment opportunities as well as vital services.

Our residents also want to see our tree canopy, natural areas and open spaces protected and increased, as well as have access to efficient transport options that connect them to places locally and across the wider Sydney area.

Our residents expect Council to control development to ensure this growth brings with it urban renewal and vibrancy to areas of need.



Macquarie Park

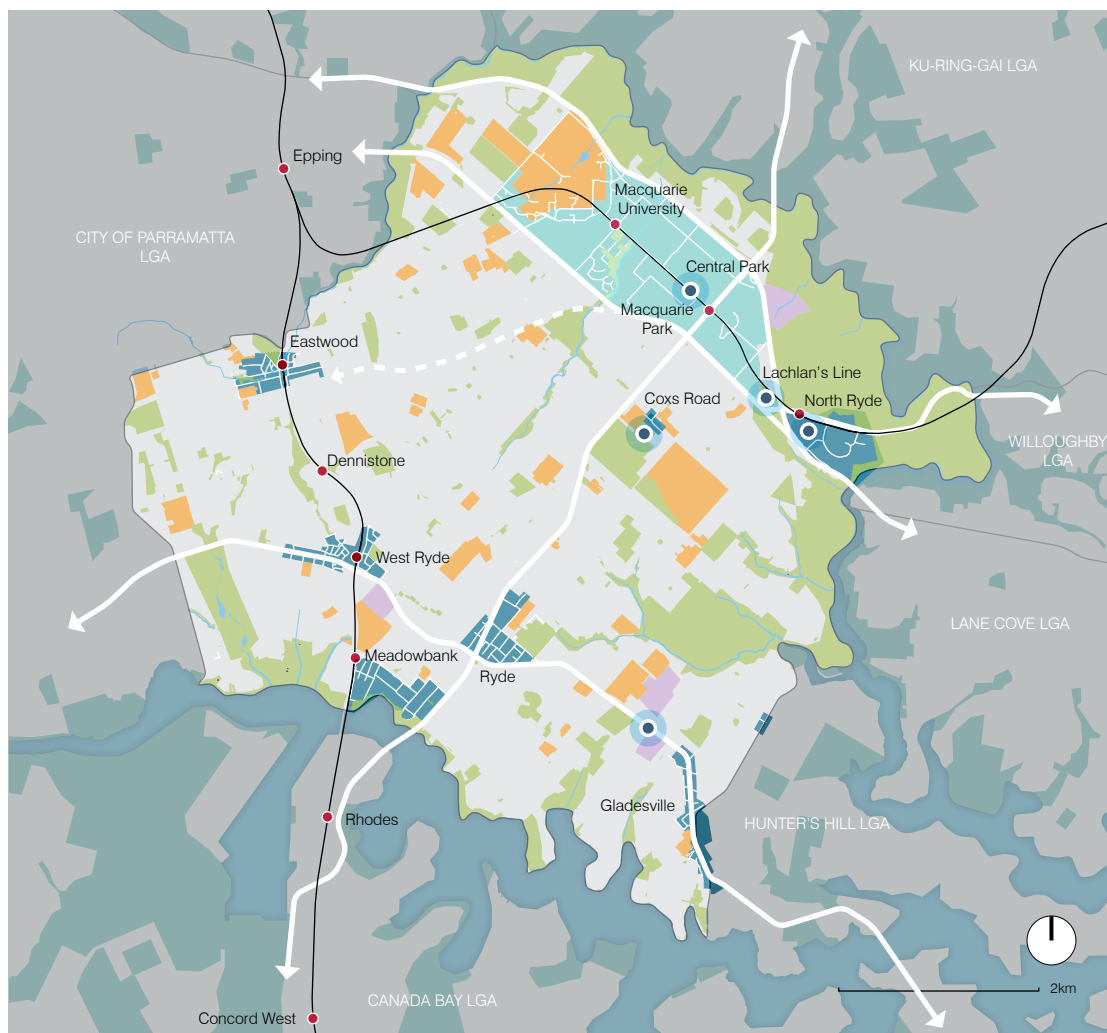
1.2.2 City of Ryde future structure plans

In planning for the future, it is important to consider what infrastructure, facilities and services may be required to support growth. The following Future Structure Plans outline Council's investigation of future open space, transport, community facilities and environmental opportunities. They are indicative and may be subject to change.

Centres structure plan

Council's current centres are well placed to serve the local community in the long term provided there is continued investment in upgrades and

renewal. Emerging hubs will be monitored for future master-planning opportunities.



KEY

- | | | |
|-------------------|-------------------------------|---------------------------------|
| ● Railway station | ■ Green space | ■ Education / hospital |
| — Railway line | ■ Local centre | ■ Local industrial area |
| — Main road | ■ Health & education precinct | ● Emerging hubs / retail centre |

Figure 7 Centres Structure Plan

Open space structure plan (including proposed open space)

Providing sufficient open space to support a growing, active and healthy community is important to ensure long term quality of life. We want to diversify and increase active recreation opportunities (for example, through the provision

of walking and cycling paths and indoor recreation facilities). While some potential opportunities are shown below, additional spaces will also be required, to support individual sites and localities.

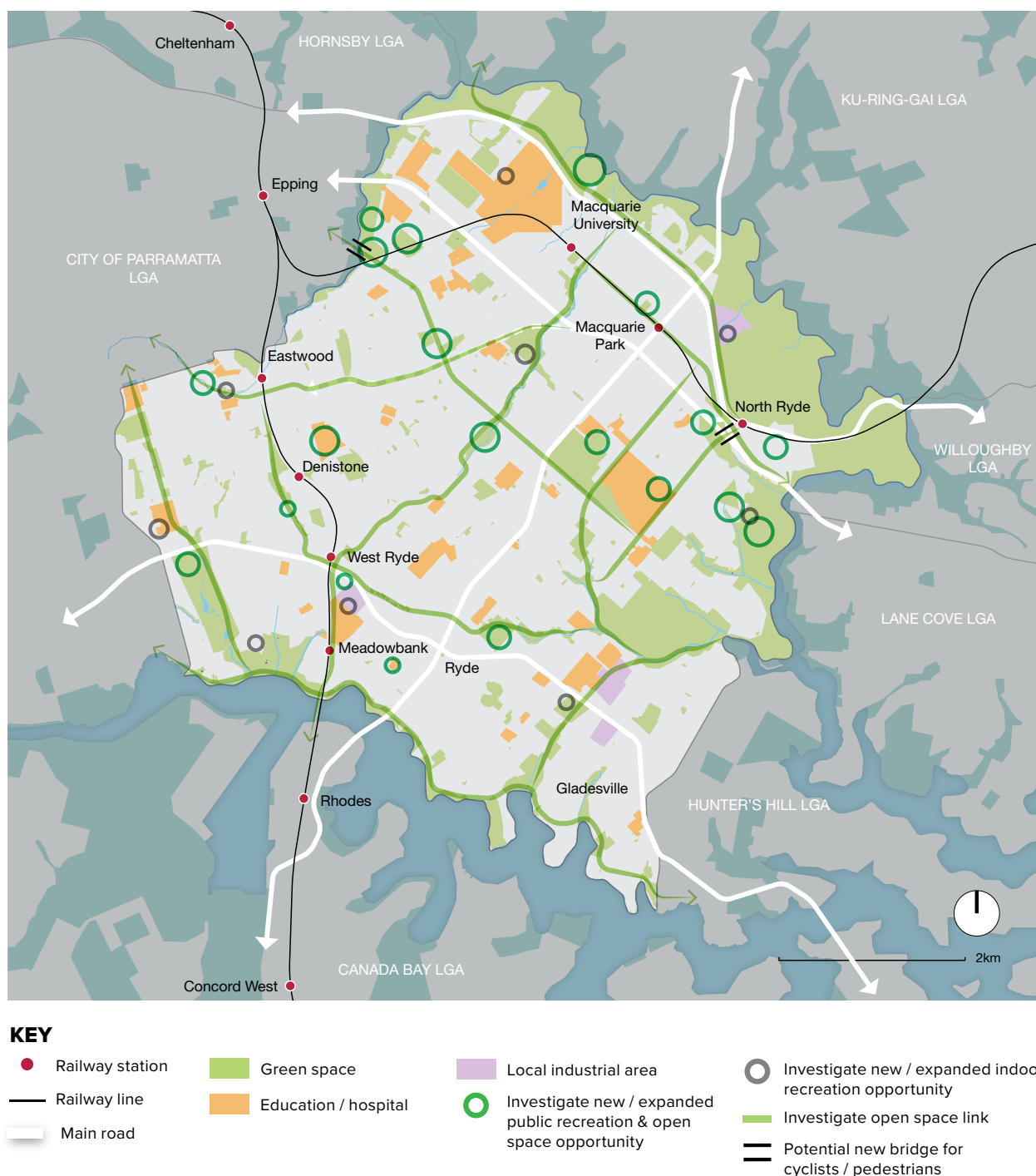


Figure 8 Open Space Structure Plan

Environmentally sensitive lands structure plan

Continued growth has placed increasing pressure on the City of Ryde's natural areas and environmentally sensitive lands. These areas need to be carefully monitored and managed (through

the provision of enhanced protections, corridors, and green spaces where required) to ensure they are not compromised by future growth.

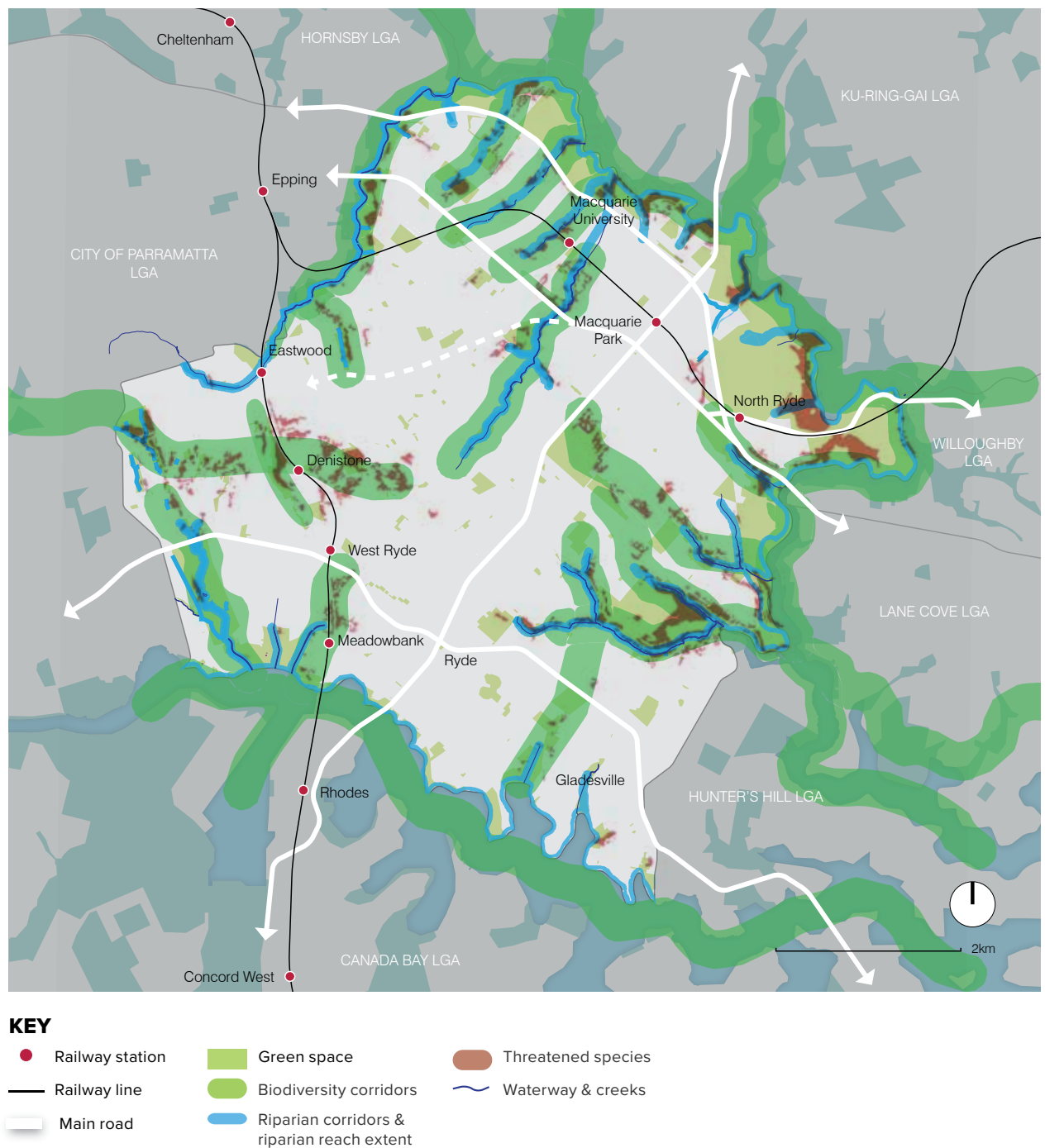
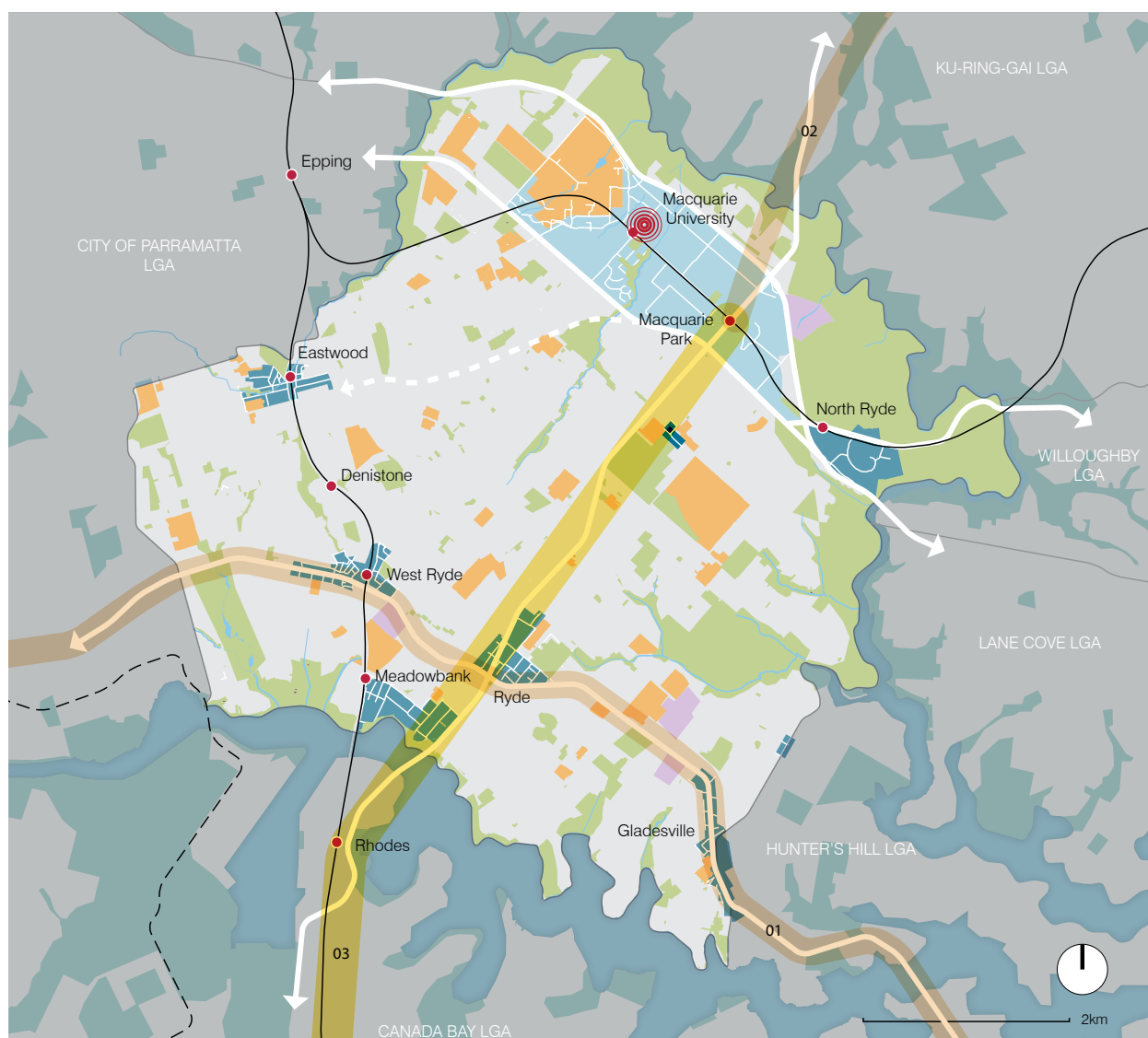


Figure 9 Environmentally Sensitive Land Structure Plan

NSW Government Future Transport 2056 Initiatives

Future Transport 2056 is a NSW Government overarching strategy, supported by a suite of plans to achieve a 40-year vision for the NSW transport system. The initiatives detailed in Figure 10 are

included in the Greater Sydney Services and Infrastructure Plan of the Strategy as they relate to the City of Ryde.



KEY

- Railway station
- Railway line
- Main road
- Green space
- Education / hospital
- Local industrial area
- Local centre
- Health & education precinct

TfNSW 0-10 years Committed Initiatives:

- Interchange & precinct improvements
- Parramatta Light Rail Stage 2 to Olympic Park (subject to final business case; no investment decision yet)
- 01 Investigate Victoria Rd public transport improvements

TfNSW 0-10 years investigation:

- 02 Public transport (bus) connection to Mona Vale

TfNSW 20+ years investigation:

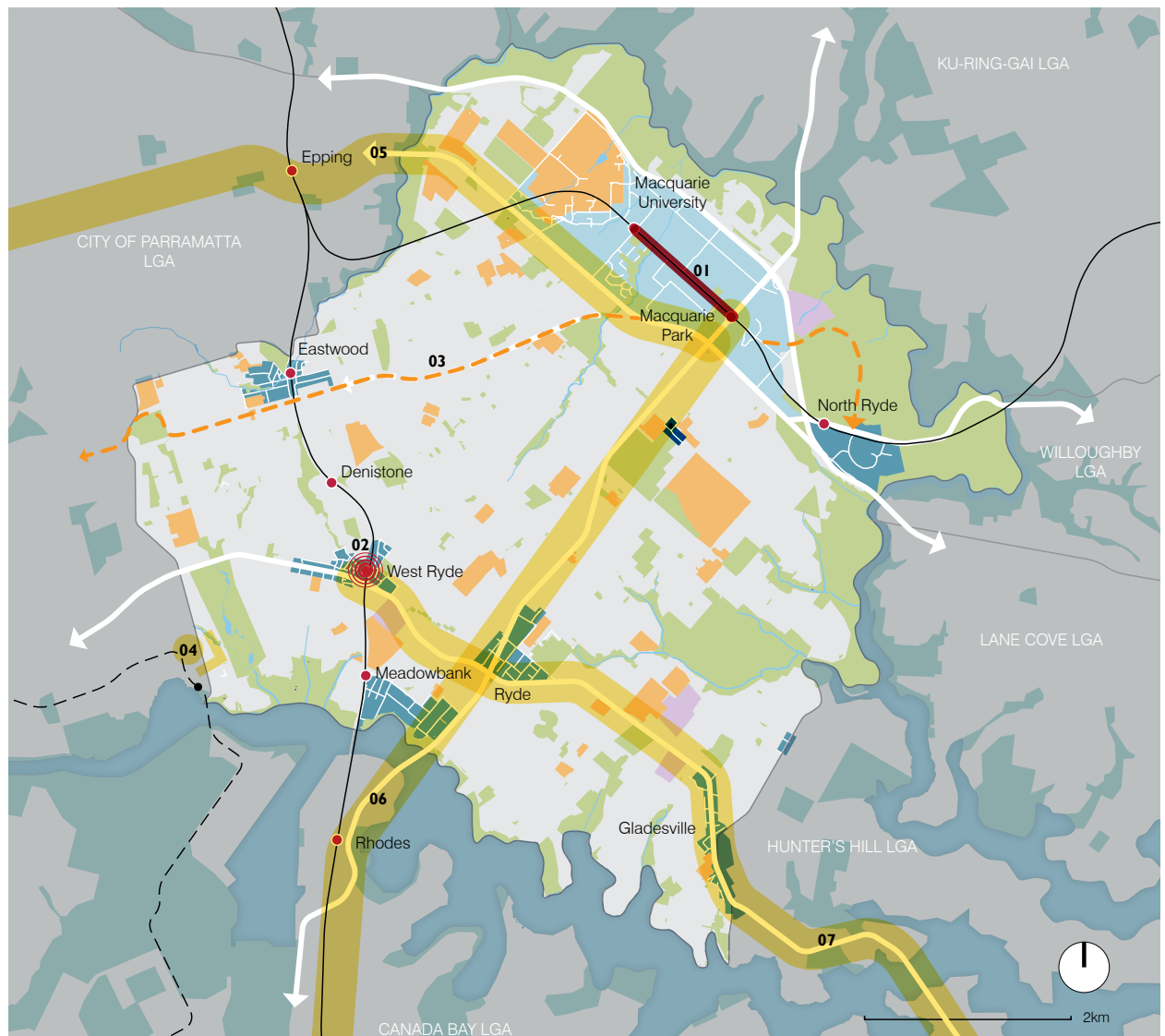
- 03 Train / Mass Transit Link to Hurstville via Rhodes

Figure 10 Transport for NSW's Future Transport 2056 Initiatives

City of Ryde Led 10 to 20+ Year Investigations

Council has identified potential additional opportunities to those in Future Transport 2056 (see Fig 10). Council will initiate investigation of

these opportunities and seek to consult with Transport for NSW throughout the investigations.



KEY

- Railway station
- Railway line
- - - Parramatta Light Rail Stage 2 to Olympic Park
- Main road
- Green space
- Local centre
- Health & education precinct

- Education / hospital
- Local industrial area

City of Ryde 0-10 years investigation:

- 01. Improved bus connection (pedestrian focus)
- 02. West Ryde Bus Interchange upgrade
- 03. Movement corridor connection along existing County Road reserve

City of Ryde 10-20+ years investigation:

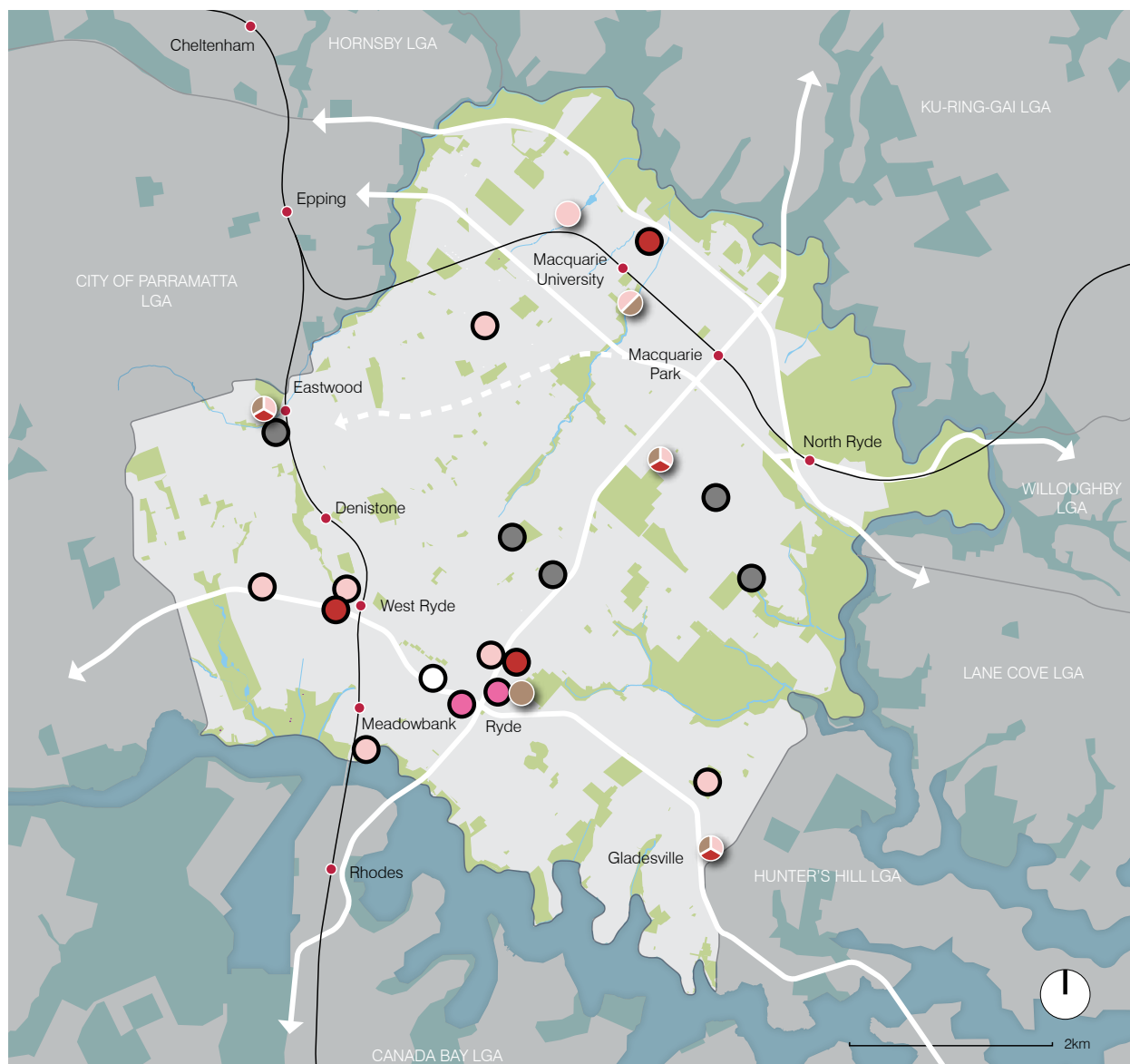
- 04. Potential future Parramatta Light Rail extension (subject to final business case; no investment decision yet)
- 05. Transit link - Carlingford to Macquarie Park
- 06. Transit link - Hurstville to Macquarie Park
- 07. Transit link - Bays Precinct to West Ryde

Figure 11 City of Ryde Led Transport Investigations Structure Plan

Community Facility Structure Plan

Community facilities within the City of Ryde are predominantly clustered in Eastwood, Ryde and West Ryde, with fewer facilities in the northern and southern catchments and falling short of accepted benchmarks for floor space per capita. Planning

for new community facilities will consider not only adequate provision but also distribution, access and the nature of the benefits to the community. The map below indicates Council's proposed location and function of future community facilities.



KEY

- | | | |
|---------------------|--------------------------------------|------------------------------------|
| ● Railway station | ■ Green space | ● Arts & cultural space |
| — Railway line | ⊙ Existing / planned facility | ● Community centre space |
| — Main road | ⊙ Proposed (site not yet identified) | ● Community services space |
| — Waterway & creeks | | ● Library |
| | | ● Early childhood education & care |

Figure 12 Community Facility Structure Plan

Refer to Social and Cultural Infrastructure Framework 2019-2041

1.2.3 Character statements

Using community feedback, Council will develop Local Character Statements that capture the distinctive essence of our neighbourhoods, centres, and special precincts.

The statements will clearly articulate what residents value about their local places and their expectations for the future character of these localities.

Council will use the statements to guide future planning and development decisions, ensuring the community's values are physically embodied in our neighbourhoods and places. Council will also work with the NSW Department of Planning, Industry, and Environment in preparing the statements.

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Council will use Character statements to guide future planning and development decisions, ensuring the community's values are physically embodied in our neighbourhoods and places.



Intersection Trelwney Street and Bellevue Avenue, Denistone