

Portfolio Committee 7 Members
Parliament of New South Wales
6 Macquarie Street
Sydney NSW 2000

Attention:

Ms Elspeth Dyer
Principal Council Officer
Via e-mail: PortfolioCommittee7@parliament.nsw.gov.au

14 June 2024

Our Ref: D24/81246

Dear Ms Dyer

Thank you for providing the transcript following the Inquiry into the development of the Transport Oriented Development Program.

As requested by The Hon Peter Primrose on page 34 of the transcript, I provide the additional information relating to the City of Ryde's priority list (CoR Infrastructure Listing attached).

As part of the development of new homes across NSW, DPHI are proposing changes to the planning rules so they can help encourage the delivery of a range of different housing types.

In addition, I provide the attached response by the City of Ryde Council to the low and mid-rise housing locations proposed by DPHI in May 2024. Council has provided feedback on the locations proposed, with specific comments for why each location proposed is suitable or unsuitable. The commentary details the reasons as to why a location is not supported by Council, with the proposed refinements under the DPHI Policy Refinement Paper unable to address the concerns raised by Council.

I would appreciate it if you would share this information with the Committee Members.

Should you require additional information, please do not hesitate to contact me on
or

Yours sincerely

Wayne Rylands
Chief Executive Officer

Location and description	Overall Supported by COR (Y/N)	City of Ryde Response
Boronia Park (Pittwater Road)	No	Not supported as there is not enough public transportation to and from the area and additional infrastructure within the precinct would need to be allowed for. This area is also zoned as high bushfire risk.
Eastwood Town Centre and Shopping Centre	Yes	This town centre is supported by Council for low and mid rise housing, however, Council is in the process of developing its' own masterplan for the area. There is also other factors within the area such as heritage as well as high flood prone land which would need to be alleviated in development of the area. In respect to Council's masterplan, further discussion between DPHI and Council could provide a result for areas outside Council's masterplan footprint
Gladesville Aldi (Victoria Road and Monash Road)	No	Not supported, the area has a bus network via Victoria Road, however there are a range of heritage and conservation items within the area. There is also flooding risk within the area and has limited public domain infrastructure to service increased
Gladesville Town Centre (Victoria Road)	No	Not supported for similar reasons as above to Gladesville Aldi. This area would need to be considered in conjunction with Hunters Hill Council as the majority of shops are within HH Council, however this Town Centre needs to be noted as a linear town centre, only being developed in line with Victoria Road.
Lachlan's Square Village (North Ryde)	No	Not supported. Although the area is close to metro stations and Epping Road, the R2 area south of Epping Road does not have sufficient accessibility to these metro's and therefore the current corridor is sufficient. The area is also under consideration for other rezoning proposals.
Macquarie Centre	No	Not Supported. The surrounding zonings of the area are not R2 and are other parts of the area already have a dedicated rezoning plan in order to be kept as a commercial and innovation district
Macquarie Park (Waterloo Road) (E2 zoned area)	No	Not supported, due to flood prone lands, and reasons similar to the Macquarie Centre Area
Marsfield Woolworths	Yes	Supported, however it should be noted that the 0-800m radius has flood prone land which would need to be alleviated with this proposal. The area also does not have any retail or commercial outside of Woolworths, and the opposite side of Victoria Road would fall within the Macquarie Park Corridor (mostly Macquarie University).
Meadowbank Town Centre	Yes	This town centre is supported by Council for low and mid rise housing however, like Eastwood, Council is in the process of developing its' own masterplan for the West Ryde Meadowbank Area. In respect to Council's masterplan, further discussion between DPHI and Council could provide a result for areas outside Council's masterplan footprint with the existing R2 zoned properties, noting Meadowbank's close proximity to both rail and bus public transport and access to goods and services.
North Ryde Metro Area	No	Not supported, the area falls within the Macquarie Park/Lachlan's Square Village area which is deemed as not suitable. The area to the north and east of station is bordered by commercial premises (under another rezoning proposal), a cemetery and national park. The area south of Victoria Road could be considered, however, greater consideration would need to be given to pedestrian connection with an overbridge over Victoria Road as well as flooding and bushfire prone land constraints within the area.
Top Ryde Shopping Centre	Yes	Yes Supported by City of Ryde due to its proximity to goods, services and public transport
West Ryde Marketplace and Town Centre	Yes	This area is supported however there are several significant limiters on the properties which can be affected within the 800m radius. Firstly, Council is in the process of developing its' own masterplan for the West Ryde Meadowbank Area so all areas included in this masterplan will need to be excluded. Council also has multiple significant heritage conservation areas within the footprint of this area. These fall to the north of the marketplace and town centre and would be excluded from this proposed reform. Other considerations to alleviate would be flood affected areas within the precinct
Denistone Station	No	Not Supported. There is a significant amount of heritage and conservation areas within the 800m radius. There is also bushfire, medium risk flooding and lack of public infrastructure such as shopping centres etc.
Eastwood Station	No	Not supported, Council is in the process of developing its' own masterplan for the area. There is also other factors within the area such as heritage as well as high flood prone land.
Macquarie Park Metro Station	No	Not Supported. The surrounding zonings of the area are not R2 and are other parts of the area already have a dedicated rezoning plan in order to be kept as a commercial and innovation district. This is consistent with all other areas within
Macquarie University Metro Station	No	Not Supported. The surrounding zonings of the area are not R2 and are other parts of the area already have a dedicated rezoning plan in order to be kept as a commercial and innovation district. This is consistent with all other areas within
Meadowbank Station	Yes	This town centre is supported by Council for low and mid rise housing and should be noted as being in the same vicinity of Meadowbank Town Centre however, like Eastwood, Council is in the process of developing its' own masterplan for the West Ryde Meadowbank Area. In respect to Council's masterplan, further discussion between DPHI and Council could provide a result for areas outside Council's masterplan footprint with the existing R2 zoned properties, noting Meadowbank's close proximity to both rail and bus public transport and access to goods and services.
North Ryde Metro Station	No	Not supported, the area falls within the Macquarie Park/Lachlan's Square Village area which is deemed as not suitable. It also needs to be noted that this area is the same as North Ryde Metro Area. The area to the north and east of station is bordered by commercial premises (under another rezoning proposal), a cemetery and national park. The area south of Victoria Road could be considered, however, greater consideration would need to be given to pedestrian connection with an overbridge over Victoria Road as well as flooding and bushfire prone land constraints within the area.
West Ryde Station	Yes	This area is supported (same as West Ryde Marketplace and Town Centre) however there are several significant limiters on the properties which can be affected within the 800m radius. Firstly, Council is in the process of developing its' own masterplan for the West Ryde Meadowbank Area so all areas included in this masterplan will need to be excluded. Council also has multiple significant heritage conservation areas within the footprint of this area. These fall to the north of the marketplace and town centre and would be excluded from this proposed reform. Other considerations to alleviate would be flood affected areas within the precinct

List Number	Project Name	Total Project Cost	Apportionment (%)	Apportioned Cost	Year of Delivery	Category	Address of Project	Source of Project
1	Northern Catchment Community Hub (does not include cost of land acquisition)	\$ 71,925,000		\$ 71,925,000	2037	Community facilities		Local Contributions Plan 7.12
2	Creativity events within the corridor public domain spaces - includes temporary infrastructure and public art	\$ 1,500,000		\$ 1,500,000		Community facilities		Local Contributions Plan 7.12
3	Macquarie Centre Library and Creative Hub Fit out (does not include cost of land acquisition)	\$ 30,000,000		\$ 30,000,000	2025	Community facilities	Macquarie Shopping Centre	Local Contributions Plan 7.12
4	Magdala Park masterplan delivery - optimisation to create 1 new natural full-size field	\$ 27,294,013		\$ 27,294,013	2031	Open Space and Recreation	Magdala Park	Local Contributions Plan 7.12
5	Ryde Central - Regional Community Facilities (Apportioned cost to MP Corridor)	\$ 14,895,145		\$ 14,895,145	2023	Community facilities	1 Devlin St, Ryde	Local Contributions Plan 7.12
6	ELS Hall - Master planned Upgrades	\$ 16,902,704		\$ 16,902,704	2023	Open Space and Recreation	ELS Hall Park	Local Contributions Plan 7.12
7	Christie Park - Synthetic Sports Surfaces - Stage 3 includes suspended slab with 3rd synthetic football field on top of car parking and a fitness facility/gym	\$ 28,486,829		\$ 28,486,829	2031	Open Space and Recreation	Christie Park	Local Contributions Plan 7.12
8	Deliver comprehensive network of dedicated cycle & micro-mobility connections	\$ 11,960,000		\$ 11,960,000		Traffic and Transport	Various Locations within Corridor	Local Contributions Plan 7.12
9	Land acquisition for Waterloo Road widening to facilitate bike lanes & footpaths	\$ 7,210,000		\$ 7,210,000		Traffic and Transport		Local Contributions Plan 7.12
10	Land acquisition for Waterloo Road widening to facilitate bike lanes & footpaths	\$ 6,493,000		\$ 6,493,000		Traffic and Transport		Local Contributions Plan 7.12
11	Christie Park - Synthetic Sports Surfaces - Stage 2 six futsal/S-aside pitches with a car park extension	\$ 5,000,000		\$ 5,000,000	2023	Open Space and Recreation	Christie Park	Local Contributions Plan 7.12
12	ELS Hall Park - Master planned upgrades, youth space, and car park	\$ 4,701,771		\$ 4,701,771	2027	Open Space and Recreation	ELS Hall Park	Local Contributions Plan 7.12
13	Marsfield Park, and Waterloo Master planned upgrades	\$ 1,951,166		\$ 1,951,166	2025	Open Space and Recreation	Marsfield Park	Local Contributions Plan 7.12
14	Pioneer Park Master planned upgrades	\$ 1,951,166		\$ 1,951,166	2025	Open Space and Recreation	Pioneer Park	Local Contributions Plan 7.12
15	Deliver increased publicly accessible bicycle parking	\$ 1,500,000		\$ 1,500,000		Traffic and Transport	Various Locations within Corridor	Local Contributions Plan 7.12
16	Tuckwell Park - Amenities Upgrade	\$ 2,879,141		\$ 2,879,141	2028	Open Space and Recreation	Tuckwell Park	Local Contributions Plan 7.12
17	Additional Street Tree Planting in Macquarie Park	\$ 500,000		\$ 500,000	2028	Open Space and Recreation	Various Locations within Corridor	Local Contributions Plan 7.12
18	Additional access points to existing parks - UAP neighbourhood	\$ 65,000		\$ 65,000	2027	Open Space and Recreation	Various Locations within Corridor	Local Contributions Plan 7.12
19	Waterloo Road (Byfield Street to Khartoum Road) full road reserve width upgrade including road pavement, roundabouts, granite footway, street trees, bus stops, MFPS.	\$ 20,826,017		\$ 20,826,017	2028	Public Domain	Waterloo Road (Byfield Street to Khartoum Road)	Local Contributions Plan 7.12
20	Waterloo Road (Wicks Road to Lane Cove Road) full road reserve width upgrade including road pavement, roundabouts, granite footway, street trees, bus stops, MFPS.	\$ 33,321,628		\$ 33,321,628	2028	Public Domain	Waterloo Road (Wicks Road to Lane Cove Road)	Local Contributions Plan 7.12
21	Wicks Road (Waterloo Road to Pittwater Road) upgrade of turfed footway to full width granite paving and new kerb and gutter (QTY: 105m X 4.5m)	\$ 1,536,544		\$ 1,536,544	2029	Public Domain	Wicks Road (Waterloo Road to Pittwater Road)	Local Contributions Plan 7.12
22	Talavera Road (Herring Road to Christie Road) upgrade of the southern side of the road reserve including half road width pavement, full width granite footway, kerb and gutter and MFPS.	\$ 13,655,767		\$ 13,655,767	2031	Public Domain	Talavera Road (Herring Road to Christie Road)	Local Contributions Plan 7.12
23	Talavera Road (Christie Road to Culloden Road) upgrade of the southern side of the road reserve including half road width pavement, full width granite footway, kerb and gutter and MFPS.	\$ 39,991,888		\$ 39,991,888	2031	Public Domain	Talavera Road (Christie Road to Culloden Road)	Local Contributions Plan 7.12
24	Drainage improvements across the Macquarie Park Precinct to reduce flooding and improve stormwater quality	\$ 47,298,543		\$ 47,298,543		Stormwater Improvement	Various Locations	Local Contributions Plan 7.12
25	Drainage CCTV and associated works	\$ 1,583,405		\$ 1,583,405	2030	Stormwater Improvement	Various Locations	Local Contributions Plan 7.12
26	Improve Pittwater Road drainage by lowering downslope ground levels - Lower downslope ground levels adjacent to the Pittwater Road sag point	\$ 3,113,762		\$ 3,113,762	2030	Stormwater Improvement	Pittwater Road (Blenheim Road - Warwick Street)	Local Contributions Plan 7.12
27	Porters Creeks Culvert - Realignment of Culvert around Porter Creek (Apportioned)	\$ 29,381,636		\$ 29,381,636	2030	Stormwater Improvement	162 Wicks Road, Macquarie Park	Local Contributions Plan 7.12
28	Active Open Space at TG Milner 2 x senior sports fields. Acquisition of Open Space and embellishment of the site to provide two 100m x 60m rectangular sportsfields. Embellishment works to include amenities building, field construction, sportsfield lighting drainage and irrigation.	\$ 35,000,000	57	\$ 20,000,000	2025	Open Space and Recreation	146 Vimiera Road, Marsfield	Local Contributions Plan 7.12
29	Creation of 2 x senior fields at a location to be confirmed. Embellishment of the site to include construction of two fields 100m x 70m the construction of an amenities building, sportsfield lighting, irrigation and drainage.	\$ 14,043,786		\$ 14,043,786	2033	Open Space and Recreation		Local Contributions Plan 7.12
30	Additional Childrens Play Infrastructure to maintain provision consistent with that currently provided.	\$ 3,000,000		\$ 3,000,000	2030	Open Space and Recreation		Local Contributions Plan 7.12
31	Multipurpose Outdoor Sports Courts (14)	\$ 3,562,000		\$ 3,562,000	2028	Open Space and Recreation		Local Contributions Plan 7.12
32	New Indoor Modern Leisure Centres Aquatic Facility or upgrade of existing facility (does not include cost of land acquisition)	\$ 61,132,000		\$ 61,132,000	2035	Community facilities		Local Contributions Plan 7.12
33	Traffic Signals - Intersection Waterloo Road, Eden Park Drive and Thomas Holt Drive	\$ 6,174,757		\$ 6,174,757	2034	Traffic and Transport	Intersection Waterloo Road, Eden Park Drive and Thomas Holt Drive	Local Contributions Plan 7.12
34	Traffic Signals - Intersection Waterloo Road and Khartoum Road	\$ 4,576,921		\$ 4,576,921	2030	Traffic and Transport	Intersection Waterloo Road and Khartoum Road	Local Contributions Plan 7.12
35	Traffic Signals - Intersection Waterloo Road and Byfield Street	\$ 3,345,128		\$ 3,345,128	2030	Traffic and Transport	Intersection Waterloo Road and Byfield Street	Local Contributions Plan 7.12
36	Roundabout - Intersection Lyonpark Road and Wilcannia Way (the new road to access Ivanhoe Estate)	\$ 509,130		\$ 509,130	2030	Traffic and Transport	Intersection Lyonpark Road and Wilcannia Way (the new road to access Ivanhoe Estate)	Local Contributions Plan 7.12
37	Khartoum Road/Banfield Road intersection improvements (Signalisation)	\$ 7,424,794		\$ 7,424,794	2034	Traffic and Transport	Khartoum Road and Banfield Road	Local Contributions Plan 7.12
38	Upgrade of Talavera Road and Khartoum Road (providing additional turning lanes)	\$ 35,667,832		\$ 35,667,832	2030	Traffic and Transport	Intersection of Talavera Road and Khartoum Road	Local Contributions Plan 7.12
39	Upgrade of pedestrian refuge on Coolinga Street at Waterloo Road into a raised pedestrian crossing	\$ 351,000		\$ 351,000	2027	Traffic and Transport	Coolinga Street at Waterloo Road	Local Contributions Plan 7.12
40	New raised pedestrian crossing on Hyundai Drive near Giffnock Avenue	\$ 351,000		\$ 351,000	2027	Traffic and Transport	Hyundai Drive near Giffnock Avenue	Local Contributions Plan 7.12
41	Traffic signals and lane adjustments at the junction of Kent Road and Herring Road	\$ 6,174,757		\$ 6,174,757	2034	Traffic and Transport	Kent Road and Herring Road	Local Contributions Plan 7.12
42	A new shared (pedestrian/cyclist path) along the eastern side of Whiteside Street between Epping Road and Parklands Road	\$ 176,000		\$ 176,000	2027	Traffic and Transport	Whiteside Street (Parklands Road to Epping Road)	Local Contributions Plan 7.12
43	Regional cycling route connecting North Ryde and Putney (Referred to as RR04 in CoR's Bicycle Strategy & Action Plan 2022 - 2030)	\$ 2,891,892		\$ 2,891,892	2030	Traffic and Transport	Various Roads from North Ryde to Putney	Local Contributions Plan 7.12
45	Creative Gallery, production and event space (does not include cost of land acquisition)	\$ 14,756,000		\$ 14,756,000	2037	Community facilities		Local Contributions Plan 7.12
46	E-Bike transport hub stations (min. 10 docked bikes p/station) located at Train and Metro stations connecting Northern Ryde (3 x stations minimum)	\$ 1,100,000		\$ 1,100,000	2028	Traffic and Transport	Various	Local Contributions Plan 7.12
47	Creativity-enabling and indigenous gathering spaces (public domain) for 'mini-events', indigenous and culture connection space, temporary public art, planted spaces (2,000 sqm total). Various locations in Macquarie Park	\$ 2,800,000		\$ 2,800,000	2030	Community facilities	Various	Local Contributions Plan 7.12
48	Deliver outcomes of the Waterloo Road Masterplan boulevard concept prioritising pedestrians, improving shared user/ active connections along waterloo road and increasing cool spaces (planted and include meeting spaces)	\$ 25,000,000		\$ 25,000,000	2028	Public Domain		Local Contributions Plan 7.12

List Number	Project Name	Total Project Cost	Apportionment (%)	Apportioned Cost	Year of Delivery	Category	Address of Project	Source of Project
49	Smart wayfinding, ticketless parking, on street smart metering, and parking data capture	\$ 1,500,000		\$ 1,500,000		Traffic and Transport		Local Contributions Plan 7.12
50	CCTV and associated works	\$ 2,000,000		\$ 2,000,000		Public Domain		Local Contributions Plan 7.12
51	Rationalisation of utilities e.g. undergrounding power along Wicks Road and Waterloo Road (East)	\$ 10,000,000		\$ 10,000,000		Public Domain	Various Locations within Corridor	Local Contributions Plan 7.12
52	Multi-function poles for non-major streets - Throughout Macq Park	\$ 1,500,000		\$ 1,500,000		Public Domain	Various Locations within Corridor	Local Contributions Plan 7.12
53	Regional cycling route connecting Eastwood and Macquarie Park (Referred to as RR12 in CoR's Bicycle Strategy & Action Plan 2022 - 2030)	\$ 1,495,748		\$ 1,495,748	2030	Traffic and Transport	County Corridor, Eastwood - Macquarie Park	Local Contributions Plan 7.12
54	Flood mitigation program of works to address flooding to and from the Macquarie Park Corridor	\$ 15,000,000		\$ 15,000,000		Public Domain	Various Locations	Local Contributions Plan 7.12
55	Culloden Road (Talavera Road to Epping) upgrade to road and public domain including pavement, full width granite footway, kerb and gutter and MFPS.	\$ 46,443,125		\$ 46,443,125	2033	Public Domain	Culloden Road (Talavera Road to Epping)	Local Contributions Plan 7.12
56	Civic Centre - facilities including Council offices, meeting rooms, Council chamber and other community facilities (Apportioned cost to MP Corridor)	\$ 166,410,991	16	\$ 27,000,000	2034	Community Facilities	1 Devlin St, Ryde	Local Contributions Plan 7.12
57	Investigate new pedestrian bridge from Meadowbank Station over Bank Street, Meadowbank	\$ 1,200,543		\$ 1,200,543		Traffic and Transport	Meadowbank Station	WRM
58	Investigate pedestrian over-rail connection between Bank Street and Hermitage Road, Meadowbank	\$ 2,631,959		\$ 2,631,959		Traffic and Transport	Bank Street, Meadowbank	WRM
59	Bank Street bridge upgrade and realignment with Underdale Lane	\$ 27,948,375		\$ 27,948,375		Traffic and Transport	Corner Railway Parade and Bank Street Meadowbank	WRM
60	Construction of new shared active transport path through the Sydney Water site	\$ 506,250		\$ 506,250		Traffic and Transport	Sydney Water site, West Ryde	WRM
61	Property Acquisition Eastwood Carpark	\$ 15,000,000		\$ 15,000,000	2029	Traffic and Transport	Shaftsbury Road, Eastwood	Eastwood Town Centre
62	Eastwood Detention Basin and Carpark	\$ 169,000,000		\$ 169,000,000	2039	Traffic and Transport	Shaftsbury Road, Eastwood	Eastwood Town Centre/Local Contributions Plan 7.11
63	Eastwood Cultural Centre	\$ 18,500,000		\$ 18,500,000	2029	Community Facilities	Eastwood	Eastwood Town Centre
64	Eastwood Railway Pedestrian Overpass	\$ 2,895,155		\$ 2,895,155		Traffic and Transport	Eastwood Railway Station	Eastwood Town Centre
65	Ryde Aquatic Leisure Centre - Construction of a multi-deck car park on the current site of the tennis courts at Olympic Park, with relocation of the tennis courts to the roof top of the new facility.	\$ 16,501,317	100	\$ 16,501,317	2029	Open Space and Recreation	Victoria Road, Ryde	Local Contributions Plan 7.11
66	Eastwood Park Masterplanned Upgrades	\$ 5,153,932	100	\$ 5,153,932	2026	Open Space and Recreation	Eastwood Park	Local Contributions Plan 7.11
67	Brush Farm Park Masterplan - Phase 1	\$ 2,851,939	19	\$ 541,868	2028	Open Space and Recreation	Brush Farm Park	Local Contributions Plan 7.11
68	Meadowbank Park - Field LH Waud Amenities Upgrade	\$ 3,386,677	100	\$ 3,386,677	2028	Open Space and Recreation	Meadowbank Park	Local Contributions Plan 7.11
69	Morrison Bay Masterplan	\$ 4,277,908	19	\$ 812,803	2028	Open Space and Recreation	Morrison Bay Park	Local Contributions Plan 7.11
70	Banjo Patterson Reserve Masterplan	\$ 2,367,189	19	\$ 449,766	2030	Open Space and Recreation	Banjo Patterson Reserve	Local Contributions Plan 7.11
71	Field of Mars Masterplan	\$ 3,156,252	19	\$ 599,688	2030	Open Space and Recreation	Field of Mars	Local Contributions Plan 7.11
72	Ryde Aquatic Leisure Centre - Stages 2, 3 and 4	\$ 78,593,323	100	\$ 78,593,323	2032	Open Space and Recreation	Victoria Road, Gladesvilles	Local Contributions Plan 7.11
73	Meadowbank Park - additional works to be costed	\$ 18,182,560	100	\$ 18,182,560	2036	Open Space and Recreation	Meadowbank Park	Local Contributions Plan 7.11
74	Eastwood District Library - New Facility	\$ 15,751,257	19	\$ 2,992,739	2029	Community Facilities	West Parade, Eastwood	Local Contributions Plan 7.11
75	Gladesville Community Centre	\$ 16,521,281	19	\$ 3,139,043	2035	Community Facilities	Gladesville	Local Contributions Plan 7.11
76	Gladesville Library - New Facility	\$ 4,500,359	19	\$ 855,068	2029	Community Facilities	Gladesville	Local Contributions Plan 7.11
77	Gladesville Traffic Facilities Improvements surrounding Town Centre	\$ 7,500,599	100	\$ 7,500,599	2029	Traffic and Transport	Gladesville	Local Contributions Plan 7.11
	Total	\$ 1,314,737,862		\$ 1,120,291,662				