



**TOWER 2, LEVEL 23
DARLING PARK, 201 SUSSEX ST
SYDNEY NSW 2000**

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Urbis Pty Ltd
ABN 50 105 256 228

21 November 2017

Mr Dyalan Govendor
Acting Manager City Planning
City of Ryde
1 Devlin Street
Ryde NSW 2112

Dear Dyalan,

PLANNING PROPOSAL - RAILWAY ROAD AND CONSTITUTION STREET, MEADOWBANK

This letter forms an addendum to the Planning Proposal documentation in response to your letter, dated 9 November 2017 which requests the Planning Proposal address the following strategic documents:

- The draft Greater Sydney Region Plan, 2017; and the
- The revised draft North District Plan

The draft Greater Sydney Region Plan (2017)

The Greater Sydney Commission recently released the draft Greater Sydney Region Plan (dGSRP) which sets a 40 year vision and a 20 year plan of how Greater Sydney will manage growth and change and guide infrastructure delivery. The dGSRP centres upon establishing a metropolis of three unique and connected cities known as:

- *Western Parkland City* west of the M7;
- *Central River City*, that includes Greater Parramatta; and of which the subject site is situated in the western periphery; and the
- *Eastern Harbour City*.

The three cities vision allows opportunities and resources to be shared more equitably which reinforces the importance of delivering a 30-minute city that connects people to jobs, businesses, schools and services.

Four key themes are contained within the dGSRP: *infrastructure and collaboration*, *liveability*, *productivity* and *sustainability*. These themes are linked to ten overarching Directions that will guide the delivery of these themes. Relevant considerations of the dGRSP to the subject site and Planning

Proposals are primarily associated with delivering the directions associated with the *liveability* of metropolitan Sydney. The dGSRP identifies that:

- *Greater Sydney is forecast to grow from 4.7 million people to 8 million people by 2056. The age profile will change with both an increasingly ageing population as well as children under five.*
- *The need to provide 725,000 more homes over the next 20 years, in the right places and supported by infrastructure, with a range of housing types to suit the changing demographics of the population.*
- Housing targets for the North district, within which the site is located are identified as an additional 25,950 dwellings within 0 – 5 years (2016 – 2021); and an additional 92,000 dwellings as a 20 year strategic housing target (2016 – 2036).
- Housing affordability is a primary focus to improve liveability with key messages in provision of housing choice and affordability.

The site is situated within Meadowbank centre close to amenities and is immediately adjacent to a railway service that provides immediate access to Rhodes, an identified health and education precinct in the dGSRP. Meadowbank centre is underutilised and in need of significant upgrade and investment, which can be facilitated by a development of the scale sought under this Planning Proposal. Such transformative opportunities consistent with the messages arising from the dGSRP include:

- Capitalising on the local identity, heritage and cultural values of Meadowbank. The proposed urban plaza situated opposite the centre's heritage items will provide enhanced visual and physical connectivity to the existing plaza and heritage items.
- Increased opportunities for local services including potential for new health or other social infrastructure in response to changing demographics provides community focus and convenient access “... *to foster a more resilient and connected society*”, as sought by dGSRP. The dGSRP particularly notes that greater proportional increases in people over 65 years in local government areas will occur within the Western Parkland and Central River cities.
- Opportunity to deliver a walkable mixed use precinct of urban design excellence that provides social and physical connectivity with site surrounds and thereby encouraging healthier lifestyles. The dGSRP identifies the Central River City as “... *transforming from a suburban to a more urban environment, with a mix of well-established and developing neighbourhoods along existing and new transit corridors.*”
- The site is consistent with locational requirements for higher density living, being close to transport whilst NSW Government plans to provide funding for a new school for kindergarten to Year 12 at Meadowbank. The site is highly accessible to jobs, being within one station from the identified health and education precinct of Rhodes and 30 minutes to Sydney; whilst a ferry service between Meadowbank and Parramatta is marginally just over 30 minutes.
- The site is generally unconstrained in terms of heritage; cultural elements and natural hazards which will contribute to a feasible development capable of accommodating a range of housing opportunities to suit future demands.

- The role of a local centre is to provide the day-to-day goods and services for the community. The dGSRP identifies that "... supermarket based local centres are important in facilitating walkable communities. Increasing the level of residential development within walking distance of centres with a supermarket is an important liveability outcome." The proposal seeks to provide some 3,680sqm of retail space inclusive of a new supermarket and 2,930sqm of commercial space including gymnasium and child care facilities. In conjunction with the proposed residential floorspace, this development is a significant investment towards the growth and transformation of a local centre and contributes towards the Greater Sydney Commission's forecast of an additional 5 million square metres of retail and office floor space to meet the demands over the next 20 years.

The revised draft North District Plan (2017)

The recently released revised draft North District Plan (draft District Plan) provides a 20 year plan that guides the implementation of the dGSRP at a district level and is one of 5 District Plans for Metropolitan Sydney.

The draft District Plans have been prepared with focus on the Planning Priorities that are required to achieve a liveable, productive and sustainable future for each District that align with the four key themes and associated objectives of the dGRSP. Specific to the draft District for the North district, there are 4 planning priorities associated with achieving a liveable district:

- *Providing services and social infrastructure to meet people's changing needs;*
- *Fostering healthy, creative, culturally rich and socially connected communities;*
- *Providing housing supply, choice and affordability, with access to jobs and services; and*
- *Creating and renewing great places and local centres, and respecting the District's heritage.*

Key messages arising from these planning priorities for consideration in the Planning Proposal are:

- With reference to the housing targets identified in the dGSRP, some 7,600 dwellings for the Ryde local government area are required to meet future dwelling demands between 2016 and 2021. Relative to the proportion of each local government area in the North District, Ryde is proposed to provide the greatest proportion of the 25,950 dwellings targeted for the district.
- This Planning Proposal provides such an opportunity to meet these targets; as well providing more compact housing types, a walkable neighbourhood and create opportunities for ageing in place. This is particularly beneficial towards a predicted increase in the older population in which 20% of the North District's population will be aged 65 or over in 2036 in comparison to 16% in 2016.
- Opportunities and design of public places for people of all ages and abilities are important to provide opportunities and participation for all people; and design outdoor spaces that encourage healthy and active lifestyle; and well used meeting spaces particularly in local centres. The plaza will provide opportunity to foster local community interaction. A proposed supermarket and improved connectivity links will encourage a walkable neighbourhood and therefore a more healthier and active population.

- Enhancing shared use of spaces that can be utilised by a diverse community for different purposes to provide for a more collaborative city and foster creative and artistic opportunities. These opportunities will be able to be accommodated as part of future development. The proponent owns a triangular parcel of land on Railway Road, immediately opposite the site. This site provides an opportunity to engage with Council to discuss the provision of community facilities and/or commercial premises as part of a VPA process.
- Protect and expand retail and commercial spaces in local centres and supporting a vibrant and safe night-time economy as well as facilitating celebratory events and temporary uses. The extent of non-residential floor space with the ability to accommodate community type uses, such as a child care centre and a gymnasium will contribute towards a vibrant and healthy community.

Other relevant planning priorities that a future development on the site could contribute towards implementation are delivering integrated land use and transport planning for a 30 minute Sydney for a more productive city; and opportunities towards increasing urban tree canopy towards providing for a sustainable city.

We trust that the above appropriately responds to your request, however if you require further information please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Audrey Chee", written in a cursive style.

Audrey Chee
Associate Director