



Hon Tony Kelly MLC
Minister for Planning
Minister for Infrastructure
Minister for Lands
Deputy Leader of the Government in the Legislative Council
Leader of the House in the Legislative Council

MEDIA RELEASE

3 March 2011

Plans lodged for North Ryde redevelopment

Minister for Planning, Tony Kelly said that plans for a \$1 billion residential and commercial redevelopment around North Ryde Station in Sydney's inner north will be considered by the Department of Planning.

If approved, the development would deliver more than 3,000 new dwellings and over 50,000 square metres of retail/commercial floor space.

The 14-hectare precinct is within the Macquarie Park Specialised Centre which is designated in the Metropolitan Plan as a key centre for jobs and housing growth over the next 25 years.

Mr Kelly said the proposal by the Transport Construction Authority (TCA) was a clear example of the Government implementing its Metropolitan Plan which has a key aim to better integrate housing with improved public transport infrastructure.

"This proposal has the potential to deliver a significant boost to the stocks of housing and jobs in Sydney's inner north, keeping housing prices down and delivering jobs closer to home," Mr Kelly said.

"If approved, it will meet the growing demand for smaller, more affordable homes close to public transport.

"North Ryde Station and the surrounding land are currently under-utilised and development of the site would go a long way to meeting the targets of 30,000 new dwellings and 60,000 new jobs that are needed in the inner north by 2031.

"12,000 of these new homes are required in the Ryde local government area alone where this proposal is located.

"This proposal has the potential to align future urban development with the Government's major investment in the Epping to Chatswood rail line.

"As such, and due to its significant development capacity, it clearly warrants consideration for assessment as a State significant site."

The overall precinct is made up of four separate sites bounded by the M2, Epping Road and Delhi Road and generally known as the M2 site, the North Ryde Station site, the Office of Strategic Lands site and the RTA site.

The entire site is located within 800 metres of North Ryde Station, with parts of the M2 site also being accessible to Macquarie Park Station.

The plans include development of a number of buildings for mixed use and residential purposes of up to 30 storeys in height.

Mr Kelly has agreed to consider the site as a potential State significant site (SSS). The SSS process establishes the necessary permissible land uses on the site, allowing the development to proceed should the necessary development applications be approved.

Mr Kelly also authorised the lodgement of a concept plan for the overall staged development proposal.

"The lodgement of a concept plan will allow the creation of a holistic planning framework for the entire site including open space, site accessibility, connectivity to North Ryde Station and a staging and delivery program," Mr Kelly said.



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“Without this overarching approach, the current mix of land uses and ownership could potentially lead to a much more fragmented and uncoordinated outcome.

“The consideration of these sites as one precinct offers the opportunity to deliver real benefits, particularly in terms of housing supply, jobs growth and transport integration.”

TCA is also seeking concurrent project approval to commence construction of the first stage of the project which includes delivery of key road and pedestrian access and utility infrastructure.

TCA will now prepare an environmental assessment and State significant site study for the proposal which will be thoroughly assessed by the Department of Planning, including the opportunity for public comment and feedback.

Should the proposals be approved, subsequent applications for future stages would still need to be lodged and approved before construction of buildings could commence.