Community to continue to have a say as new North Ryde precinct takes shape

A vibrant new community in North Ryde is one step closer with 12.5 hectares of land around North Ryde Station rezoned by the NSW Government for new homes and jobs alongside at least $17 million in infrastructure.

Planning and Infrastructure Director General Sam Haddad said the final rezoning plans incorporate a number of important changes made following public consultation and the community will also have a say on detailed construction plans as they are lodged.

“The precinct should provide around 3,000 homes and 1,500 jobs – making it one of the biggest urban renewal projects in the state’s history,” Mr Haddad said.

“We will be transforming rundown industrial or vacant sites into a hub for new homes and jobs near public transport.

“We have delivered an outcome at North Ryde in line with key elements of the new planning system, by working with the community and local council to deliver sound planning for growth and infrastructure informed by detailed three-dimensional imagery.

“Importantly, the community’s feedback has been incorporated into the final plans, as shown by last month’s announcement that the current Tennis World site south of Epping Road has been removed from the scheme altogether.

“This was a key request from the community during the public exhibition of the plans and when development applications are lodged for construction works, the community will again have a say.”

The individual development applications for construction at the site will be assessed on their merits by council, following extensive public consultation.

Other changes to the final rezoning package include:

- Specifying more than $17 million in transport upgrades to support the precinct including a new pedestrian and cycle bridge across Delhi Road, widening Delhi Road at North Ryde Station and upgrading associated intersections;

- A 16-metre reduction in maximum building height around the station (from 108m to 92m) to reduce visual and overshadowing impacts;

- Allowing child care centres in additional locations to better cater for the needs of young families in the new community; and

- Removing a small Government-owned parcel of land adjoining Bundara Reserve.
Up to $6 million in funding is available under the NSW Government’s Precinct Support Scheme for public domain and community infrastructure works associated with the precinct.

UrbanGrowth NSW, the Government’s development arm, recently purchased most of the land within the precinct from other government bodies and will be responsible for coordinating the implementation and delivery of the development on that land.

UrbanGrowth is expected to lodge development applications later this year and begin construction work in mid-2014.

North Ryde is the first of eight Urban Activation Precincts (UAPs) named by the Government in March to be finalised.

“The NSW Government is getting on with the job of delivering new homes and jobs for Sydney close to public transport and other infrastructure – a key priority of our draft Metropolitan Strategy for Sydney,” Mr Haddad said.

“The North Ryde Station Urban Activation Precinct is a perfect example with new homes and jobs being located close to existing infrastructure and highly accessible to other employment areas such as Macquarie Park, Macquarie University, Chatswood and the CBD.”

Key elements of the North Ryde Station redevelopment plans include:

- 330,000 square metres of overall floor space for residential, commercial and retail uses
- More than 2.4 hectares of parks and open space – 20 per cent of the entire precinct
- Cafes and restaurants with outdoor dining; and
- Cycle paths and community facilities.

“It will also take advantage of the Government’s $550 million upgrade of the M2 and the $8.3 billion North West Rail Link,” Mr Haddad said.

The final rezoning plans for the North Ryde Station Urban Activation Precinct can be found at www.planning.nsw.gov.au/northryde

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