

SHEPHERDS BAY URBAN RENEWAL

9.REGIONAL CONTEXT

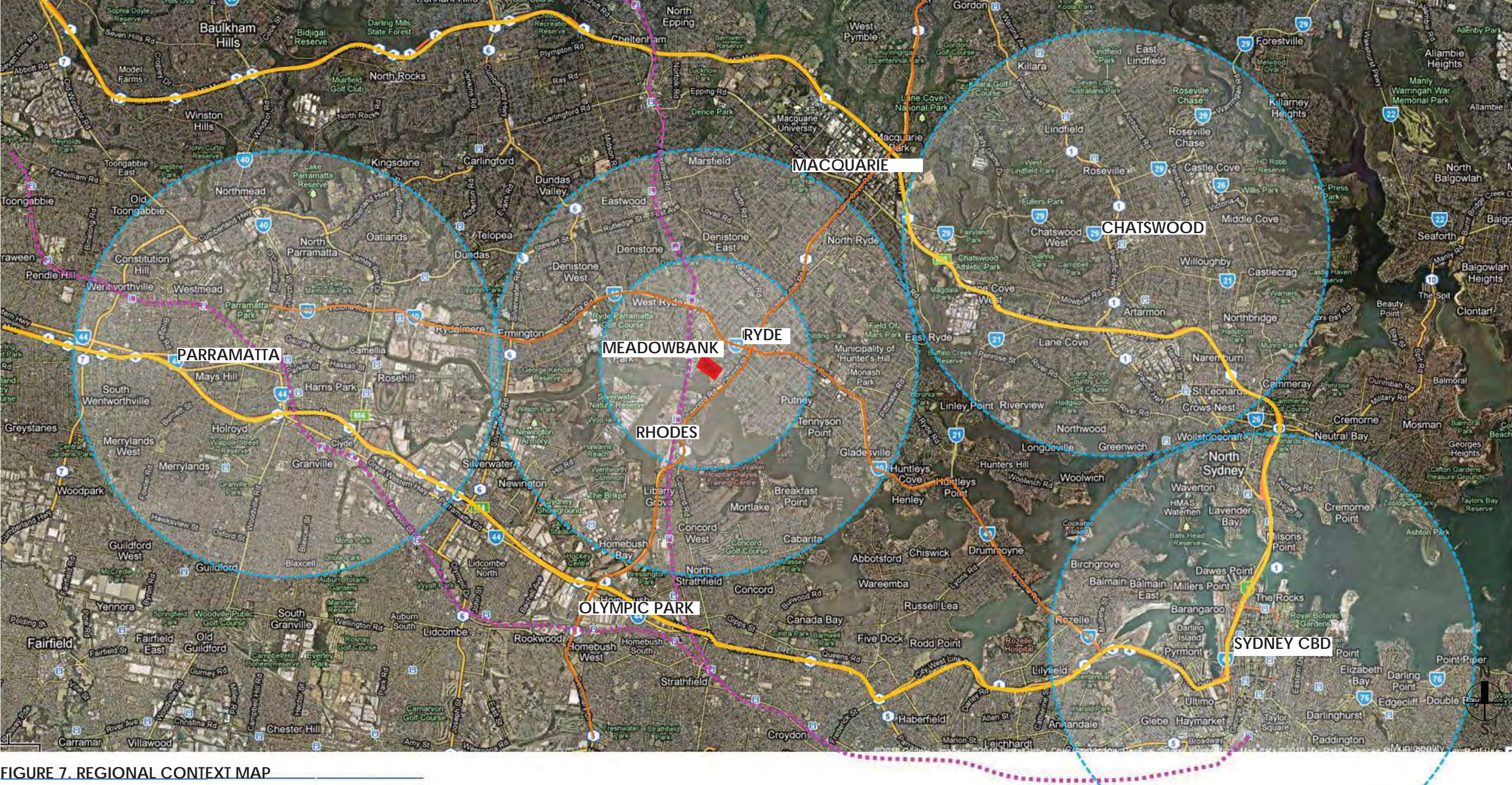


FIGURE 7. REGIONAL CONTEXT MAP

Meadowbank is located 12 kilometres west of the Sydney Central Business District, in the Local Government Area of Ryde. Ryde forms part of the Inner North subregion which is a key economic driver of the Greater Metropolitan Region. The region has important natural assets including extensive foreshores and the Parramatta River. The Inner North subregion forms part of Sydney's Global Economic Corridor that runs from North Sydney to Macquarie Park.

The region contains advanced educational and health facilities including Macquarie University, Ryde and Meadowbank Colleges of TAFE and Ryde Hospital.

Meadowbank sits in a valley on the northern bank of the Parramatta River and is a gateway into Ryde. Meadowbank is largely residential with some commercial and industrial development. Shepherds Bay is undergoing significant transformation from an older waterfront industrial area to a primarily residential

precinct as a result of the comprehensive replanning of the area by the City of Ryde Council consistent with strategic plans for the region.

As noted in Council's 2008-2012 Management Plan: *The Meadowbank Employment Area (MEA) is in transition. The planning documents that are now in place allow for change of land use, from the traditional industrial land uses to commercial, light*

industrial and residential activities. These controls have been reviewed to allow for greater emphasis on residential developments.

The Management Plan goes on to list many Council public domain and infrastructure initiatives funded by Council in support of the planned additional residential development in Shepherds Bay.