



 City of Ryde

Ryde

Combined Chambers

Update



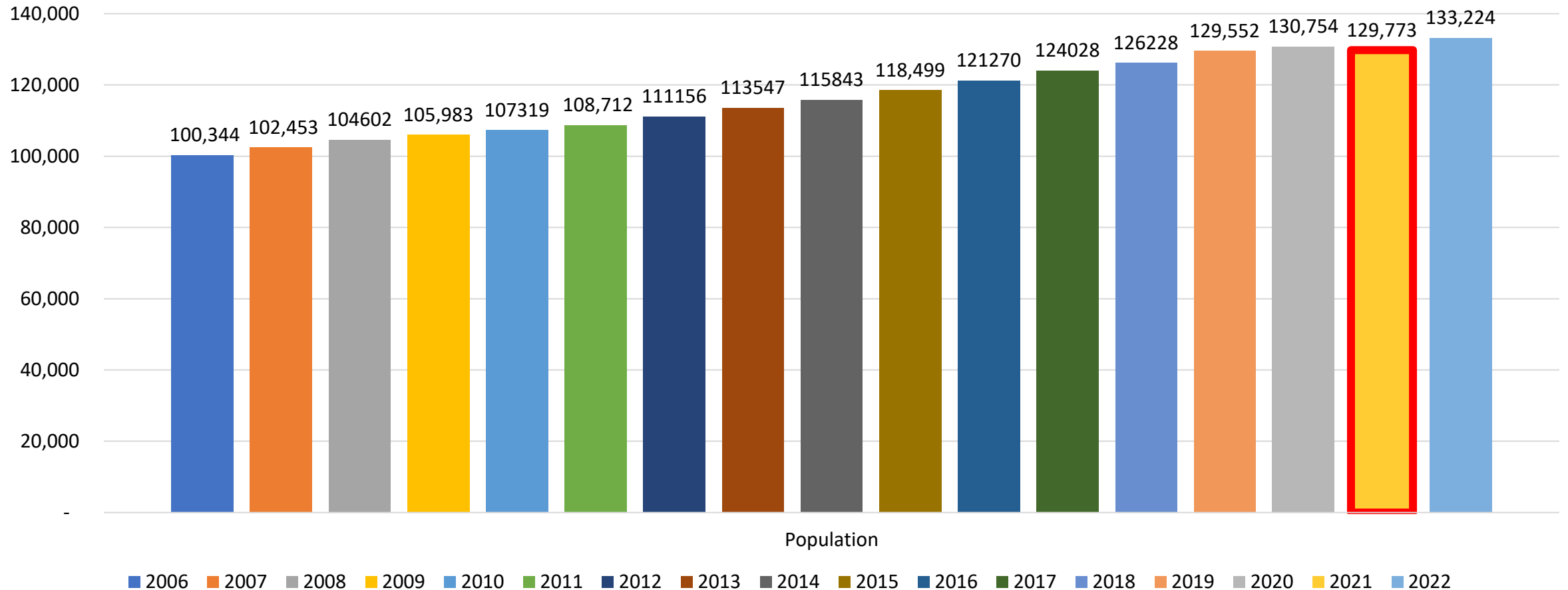
Economic Update

Population

What's Ryde's population?

Ryde's population

Ryde's population has had steady growth since 2006, with a small drop in 2021 (-981 people), which was recovered in 2022

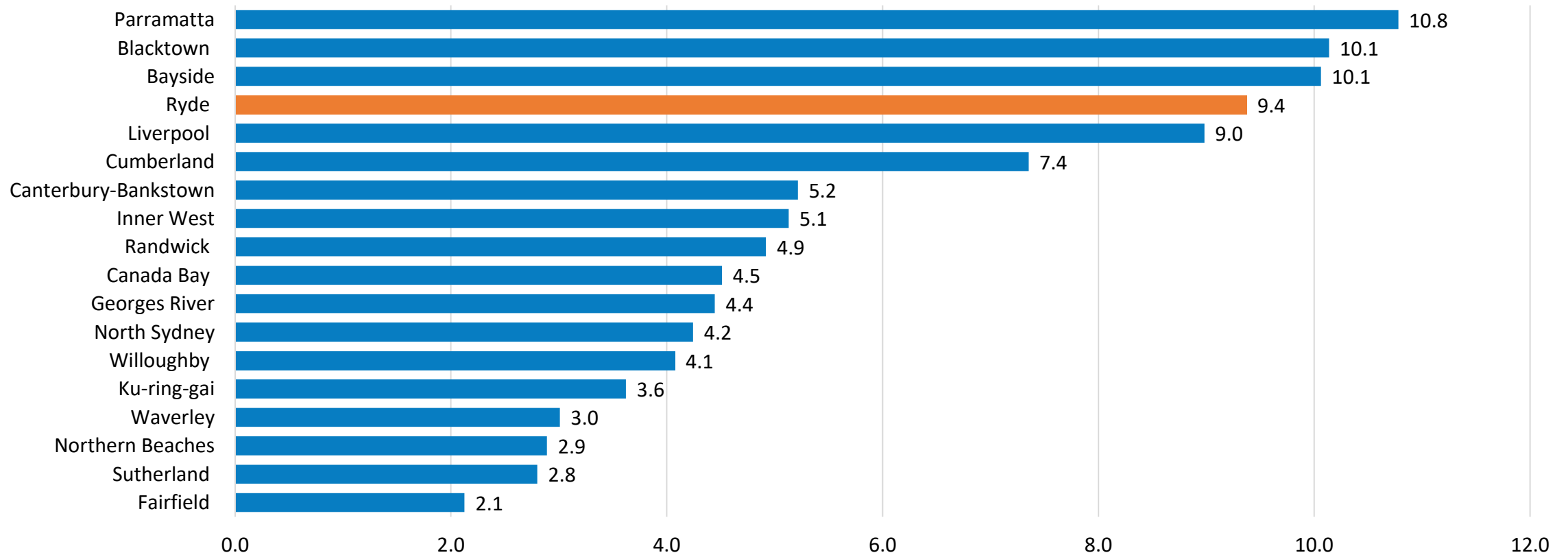


Sources: Profile.id.com.au, Estimate Resident Population; NSW Office of Local Government, Time Series Data 2021-22

OLG Group 3 Comparison

Population total isn't all that matters – over five years leading to 2020-21, Ryde had the fourth highest population change of +9.4%.

Population change (%) over five years

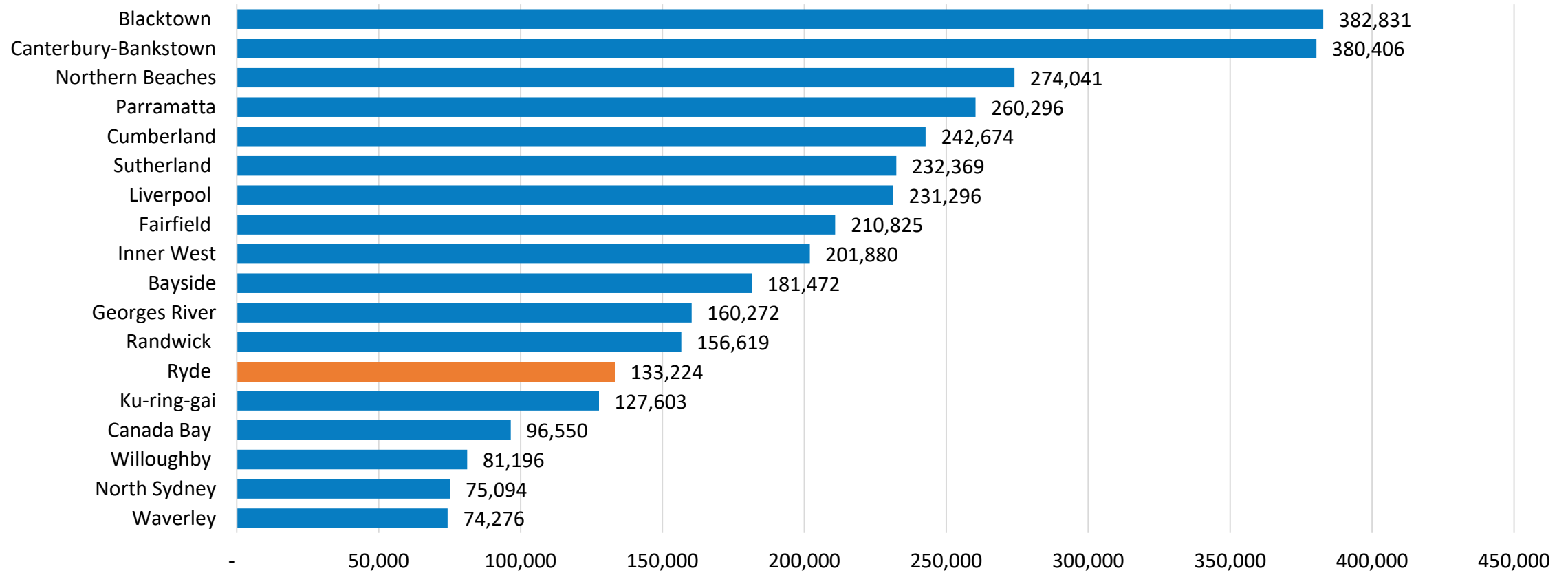


Source: NSW Office of Local Government, Time Series Data 2021-22

OLG Group 3 Comparison

In 2020-21, Ryde has the sixth lowest population of the 18 'Group 3' Councils.

2020-21 Population



Source: NSW Office of Local Government, Time Series Data 2021-22

Cultural and linguistic diversity – Country of Birth (2021 census)

Country of birth	City of Ryde	%	NSW	%	Australia	%
Australia	61,294	47.5	5,277,497	65.4	17,019,816	66.9
China	16,064	12.4	247,595	3.1	549,618	2.2
India	5,101	4.0	208,962	2.6	673,352	2.6
Republic of Korea	4,816	3.7	53,046	0.7	102,092	0.4
Hong Kong	3,587	2.8	48,129	0.6	100,148	0.4
Philippines	2,697	2.1	106,930	1.3	293,892	1.2

Source: Australian Bureau of Statistics, 2021 Census

Cultural and linguistic diversity – Language other than English (2021 census)

Language (other than English)	City of Ryde	%	NSW	%	Australia	%
Mandarin	17,757	13.8	270,685	3.4	685,274	2.7
Cantonese	9,297	7.2	148,943	1.8	295,281	1.2
Korean	5,792	4.5	62,319	0.8	228,042	0.9
Italian	2,216	1.7	64,039	0.8	228,042	0.9
Arabic	2,126	1.6	227,243	2.8	367,159	1.4
Households where a non-English language is used	27,105	55.3	856,911	29.5	2,295,688	24.8

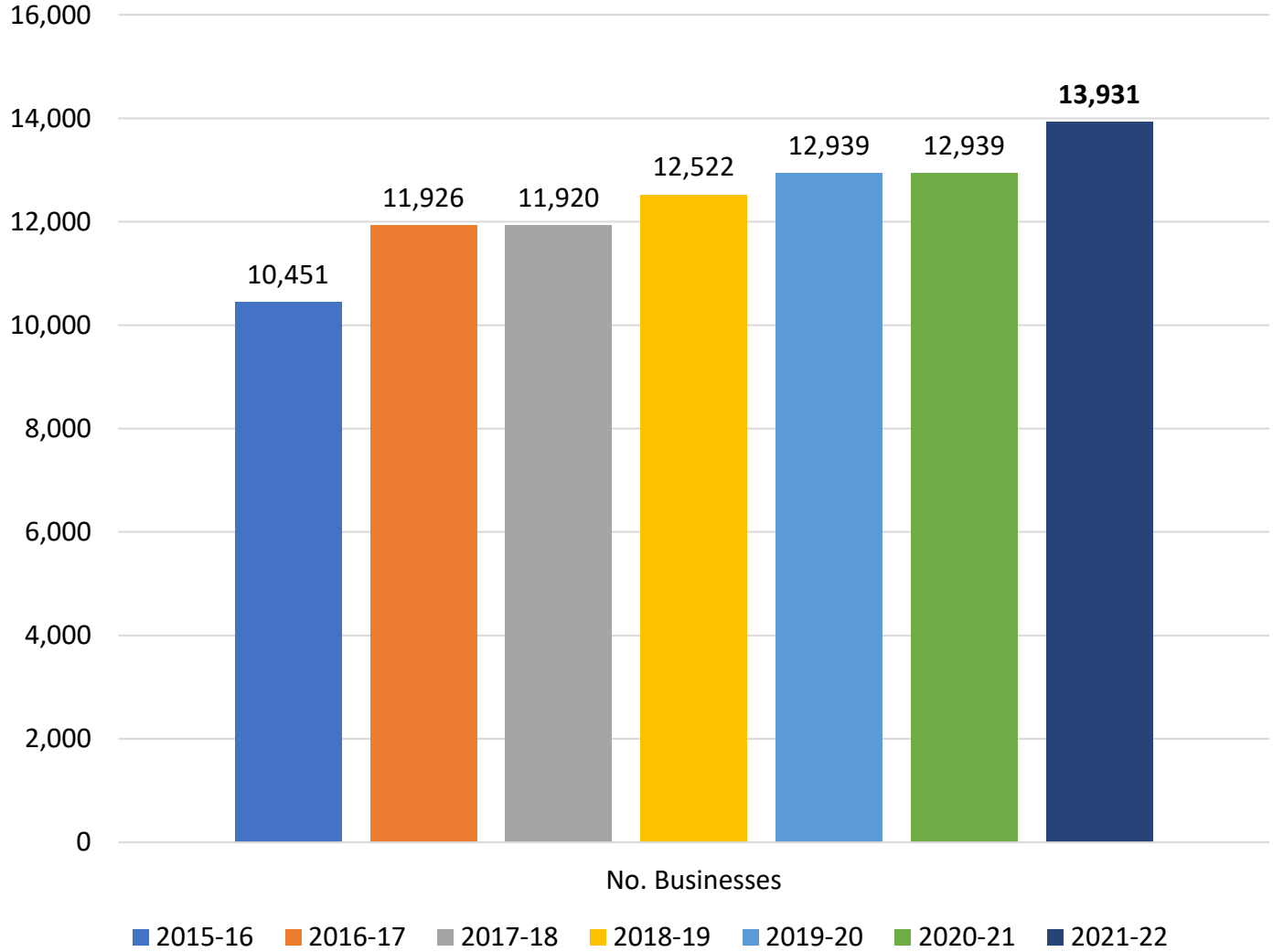
Source: Australian Bureau of Statistics, 2021 Census

Business

What's it like doing business in Ryde?

Business in Ryde

No. of Businesses in Ryde



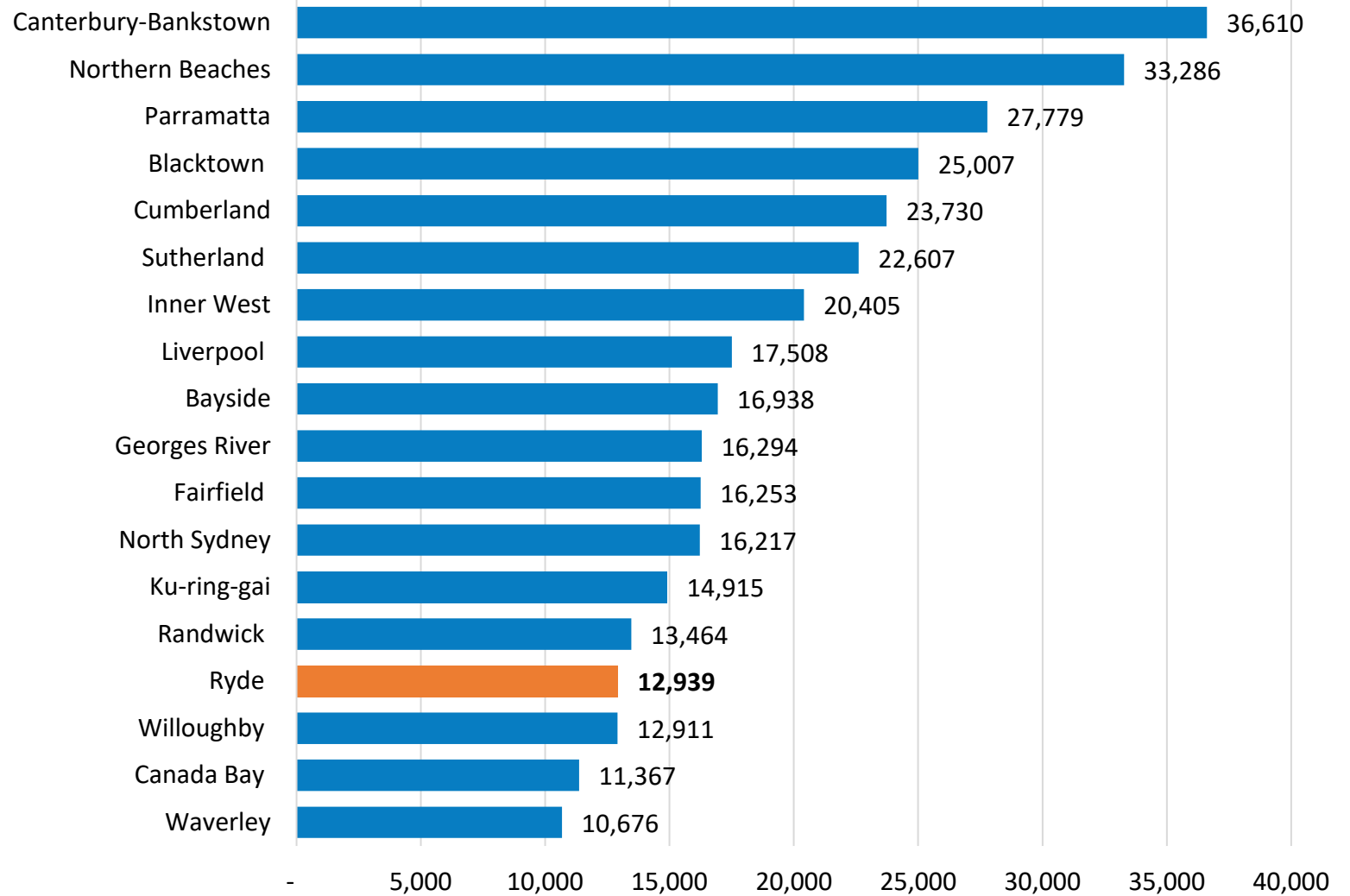
Sources: NSW Office of Local Government, Time Series Data 2015-21; Australian Bureau of Statistics, ABS Count of Australian Businesses

OLG Group 3 Comparison

In 2020-21, Ryde had the fourth lowest number of businesses registered across the Group 3 LGAs – totaling 12,939 businesses.

As of 30 June 2022, Ryde had 13,931 businesses, with Professional, Scientific and Technical Services being the main industry.

2020-21 – No. of Businesses



Sources: NSW Office of Local Government, Time Series Data 2020-21; Australian Bureau of Statistics, ABS Count of Australian Businesses

STATE	LOCATION	GDP MILLION	CONTRIBUTION TO GDP GROWTH	ANNUAL GROWTH	5 YEARLY GROWTH
NSW	Sydney Inner City	\$135,803	7.7%	2.9%	3.7%
VIC	Melbourne City	\$103,146	8.6%	4.3%	3.9%
QLD	Brisbane Inner	\$43,028	3.3%	3.9%	2.7%
WA	Perth City	\$43,570	2.8%	3.3%	-0.2%
WA	West Pilbara	\$26,848	1.2%	2.4%	2.5%
WA	East Pilbara	\$23,241	1.0%	2.3%	6.9%
SA	Adelaide City	\$20,746	1.0%	2.6%	2.2%
NSW	North Sydney-Mosman	\$20,283	1.2%	3.1%	4.6%
NSW	Ryde- Hunters Hill	\$18,480	1.3%	3.6%	5.0%
VIC	Port Phillip	\$18,052	1.5%	4.2%	3.3%
NSW	Parramatta	\$17,028	0.9%	2.8%	1.6%
VIC	Monash	\$16,939	1.4%	4.3%	3.4%
VIC	Dandenong	\$15,990	1.2%	3.7%	2.8%
WA	Goldfields	\$15,169	0.6%	2.0%	6.3%
VIC	Yarra	\$14,355	1.2%	4.2%	3.3%
QLD	Bowen Basin- North	\$13,799	0.9%	3.2%	7.3%

Contribution to GDP growth 2017-18

North Sydney's "Global Economic Corridor" (North Sydney-Mosman and Ryde-Hunters Hill) contributed 2.5% to GDP growth.

Interestingly, this is larger than the Pilbara region in North Western Australia, which contributed 2.2% to GDP growth.

In terms of contribution to growth, the three largest SA3 were Sydney Inner City (29.3 per cent), Ryde – Hunters Hill (4.9 per cent) and North Sydney Mosman (4.7 per cent).

Table: SA3 Contribution to 2017-18 GDP Growth – Volume Measure

Source: December 2018, SGS Economics and Planning, Economic Performance of Australia's Cities and Regions

Macquarie Park

“Macquarie Park is the fourth largest employment centre in metropolitan Sydney and is the largest non-CBD office market in Australia”

(Source: Circa 2021, Department of Planning and Environment, Economic Development Study, Macquarie Park Strategic Masterplan)

“The place strategy [for Macquarie Park] envisages 20,000 new jobs in Macquarie Park in an area that is more vibrant and connected”

(Source: August 2022, Department of Planning and Environment, Macquarie Park Innovation Precinct Place Strategy)

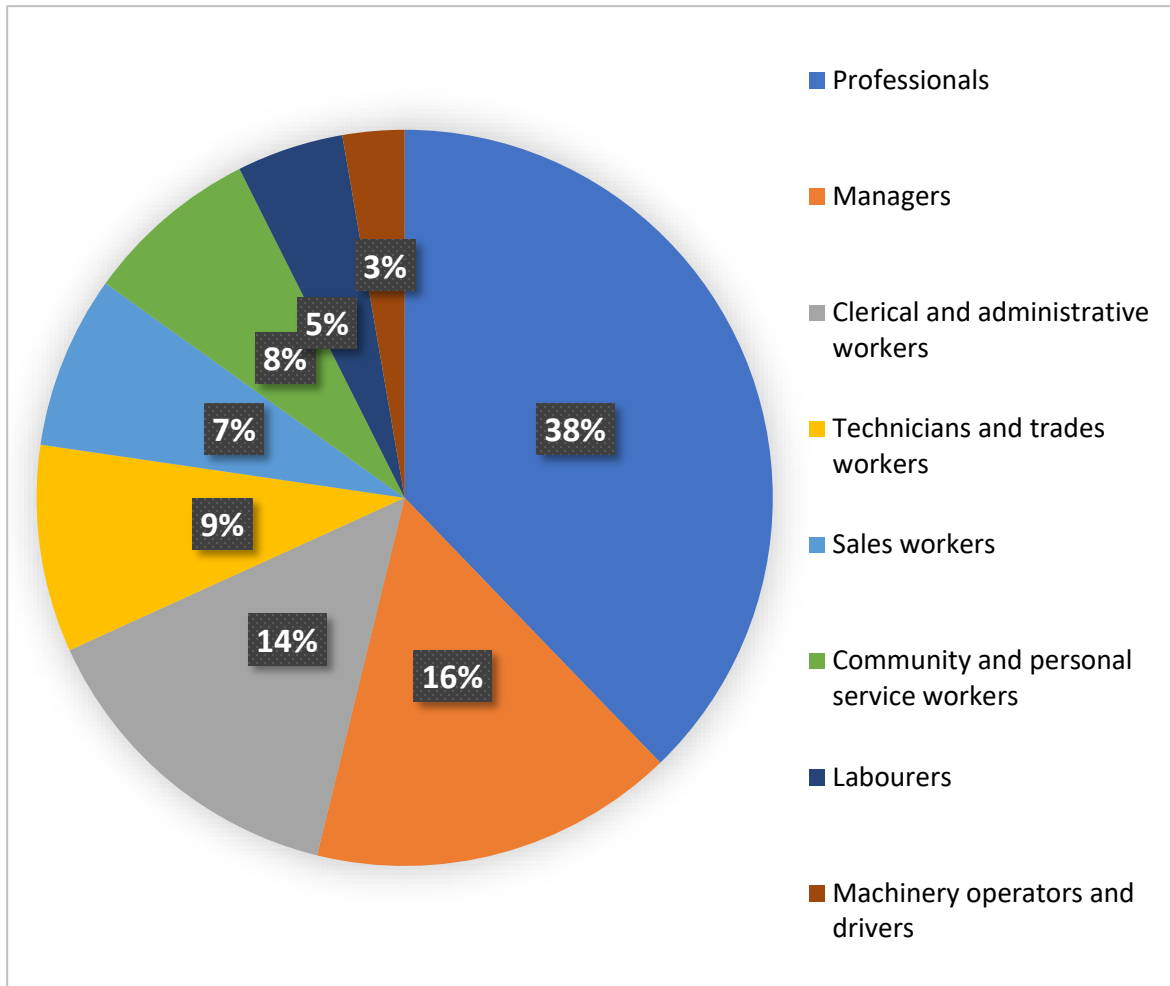
Jobs

What do jobs look like in Ryde?

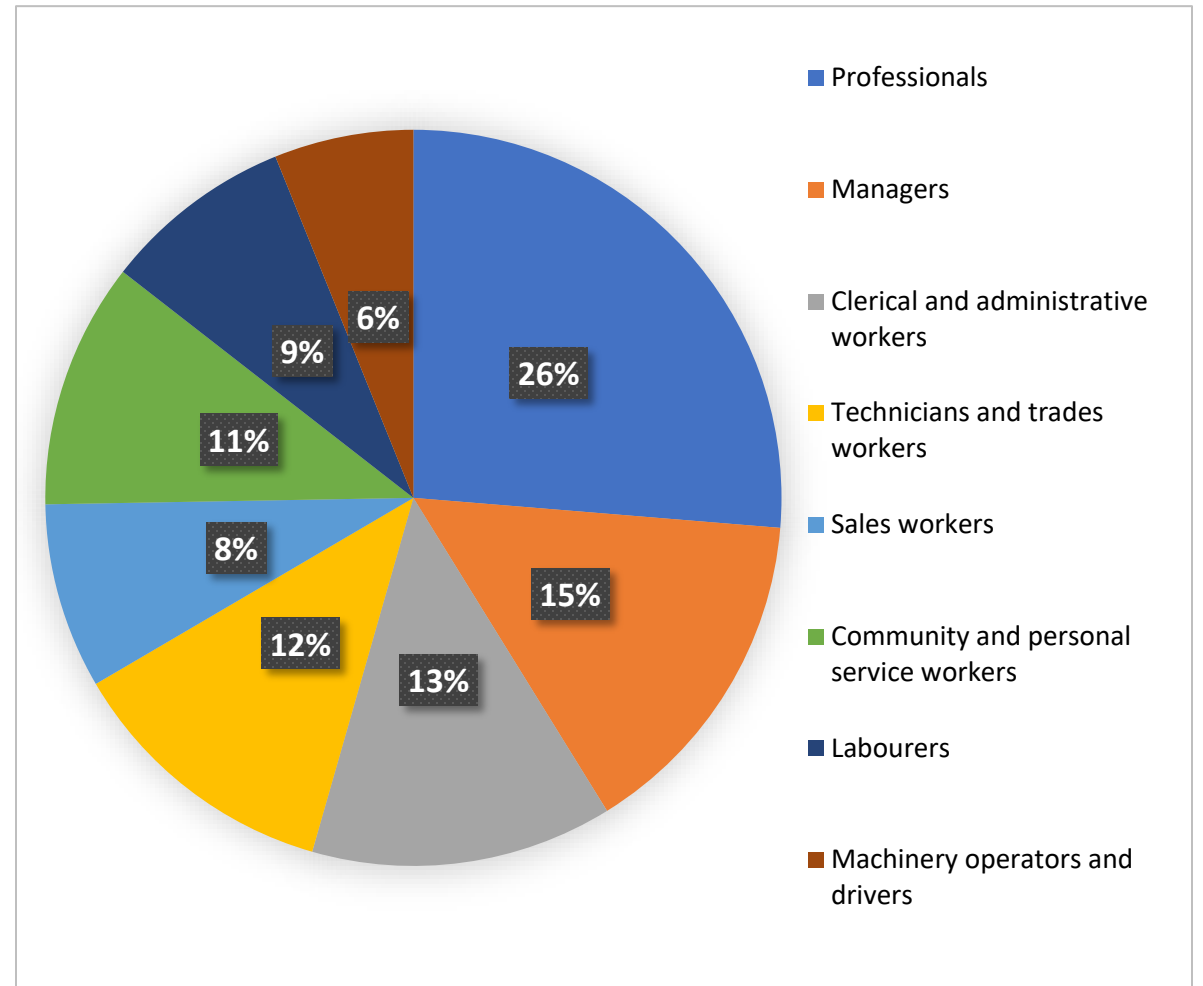
Occupations (2021 Census)

Source: Australian Bureau of Statistics, 2021 Census

Ryde



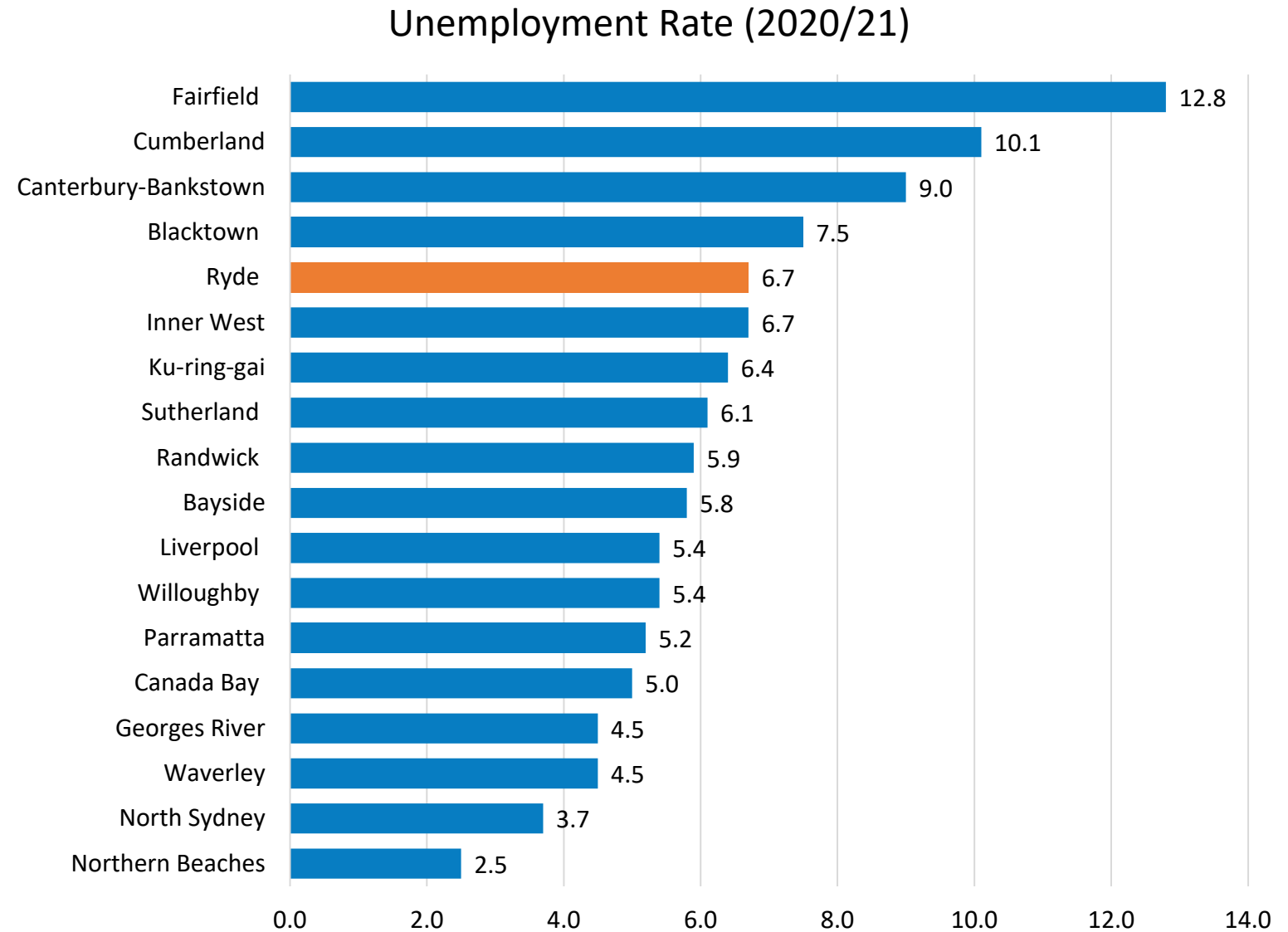
New South Wales



OLG Group 3 Comparison

The COVID-19 pandemic had a negative impact on employment. In 2018-19, the unemployment rate was **4.1%**, jumping to 5.9% in 2019-20, and 6.7% in 2019-20.

As of June 2022, the unemployment rate for Ryde dropped down to **4.3%**.

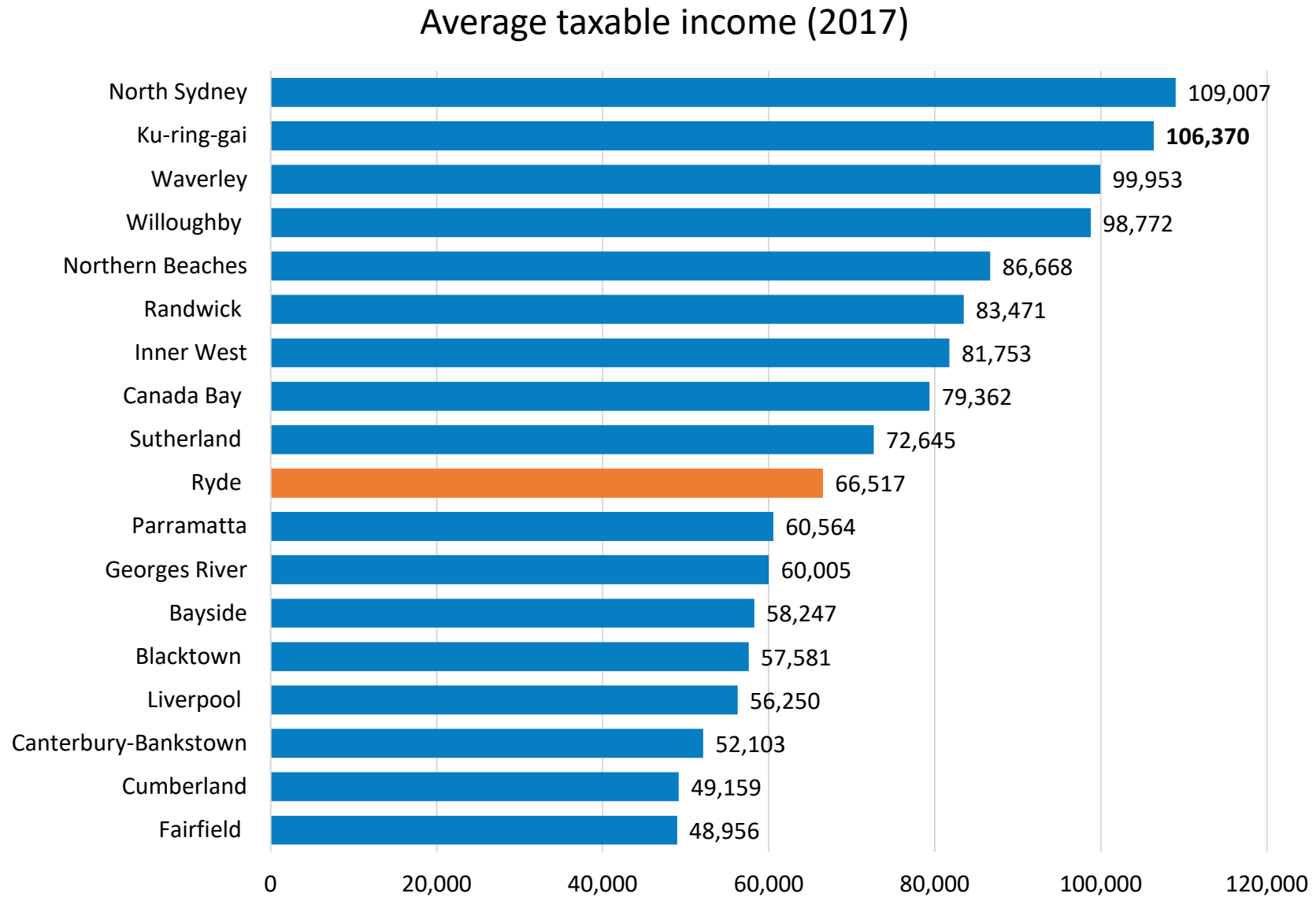


Sources: NSW Office of Local Government, Time Series Data 2020-21; National Skills Commission, Small Area Labour Markets (June quarter 2022)

OLG Group 3 Comparison

Average taxable income in 2017, not including Government allowances and pensions, was \$66,517.

Australia-wide, in 2019-20, the median taxpayer reported a taxable income of \$48,381.

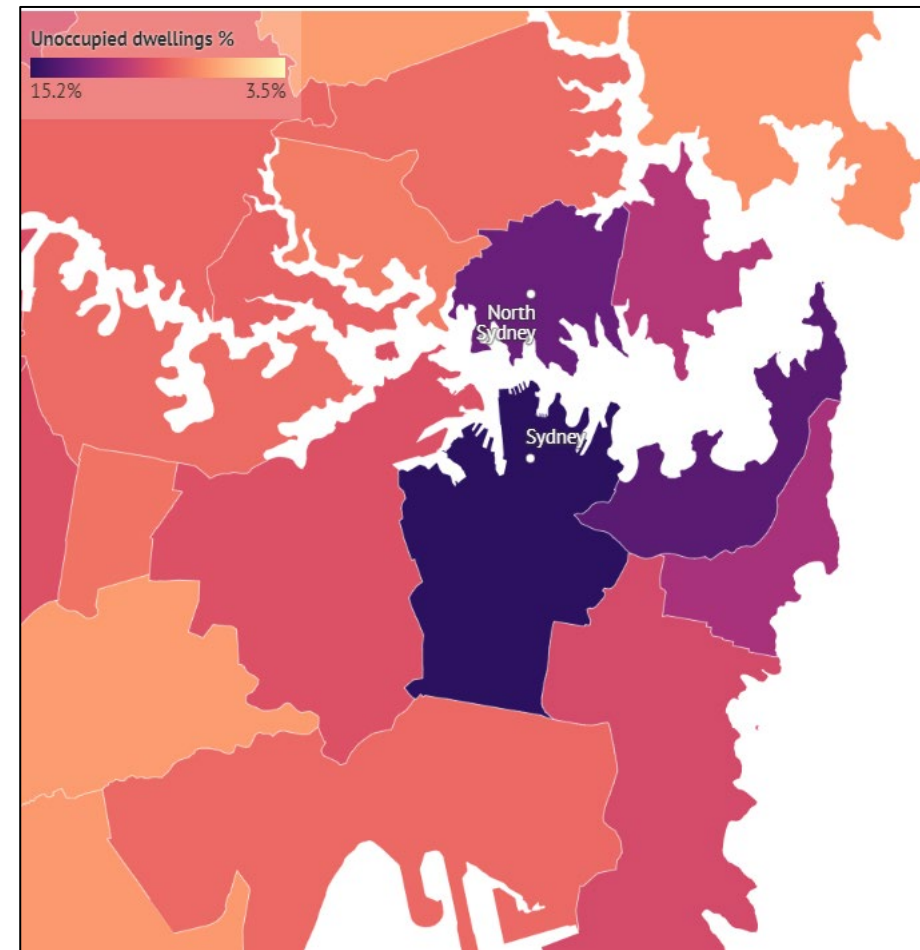
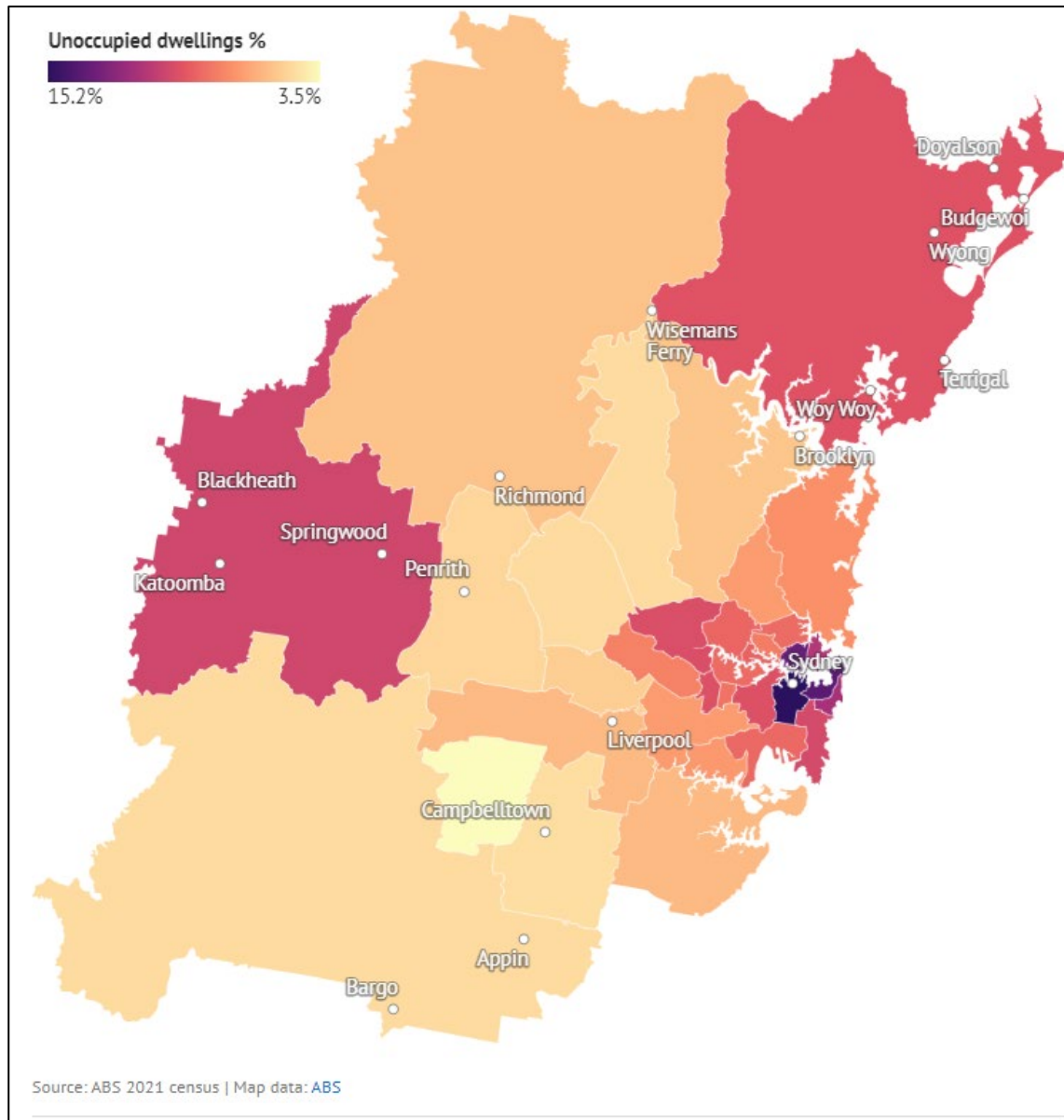


Sources: NSW Office of Local Government, Time Series Data 2020-21; Australian Taxation Office, Taxation statistics 2019-20

Housing

What is it like accessing housing in Ryde?

Suburb	2-bed Unit (median \$)	3-bed House (median \$)	Average age	Owner (%)	Renter (%)	Family (%)	Single (%)
Macquarie Park	\$848k	-	20-39	31%	69%	38%	62%
Eastwood	\$640k	\$1.725m	20-39	64%	36%	53%	47%
North Ryde	\$819k	\$1.94m	40-59	75%	25%	54%	46%
Marsfield	\$677k	\$1.403m	20-39	59%	41%	45%	55%
Meadowbank	\$808k	-	20-39	39%	61%	51%	49%
Denistone	-	\$1.73m	40-59	83%	17%	58%	42%
Denistone East	-	-	40-59	83%	17%	61%	39%
Denistone West	-	-	40-59	91%	9%	65%	35%
East Ryde	-	\$2.126m	40-59	91%	9%	62%	38%
Gladesville	\$780k	\$1.92m	40-59	62%	38%	50%	50%
Melrose Park	\$785k	-	40-59	85%	15%	61%	39%
Ryde	\$759k	\$1.8m	20-39	57%	43%	51%	49%
Putney	-	\$2.4m	40-59	85%	15%	58%	42%
Tennyson Point	-	-	40-59	85%	15%	61%	39%
West Ryde	\$629k	\$1.59m	20-39	54%	46%	53%	47%
Chatswood West	-	-	40-59	85%	15%	58%	42%



In Ryde, 8.8%, or 4,873 (8.8%) of dwellings were unoccupied on census night.

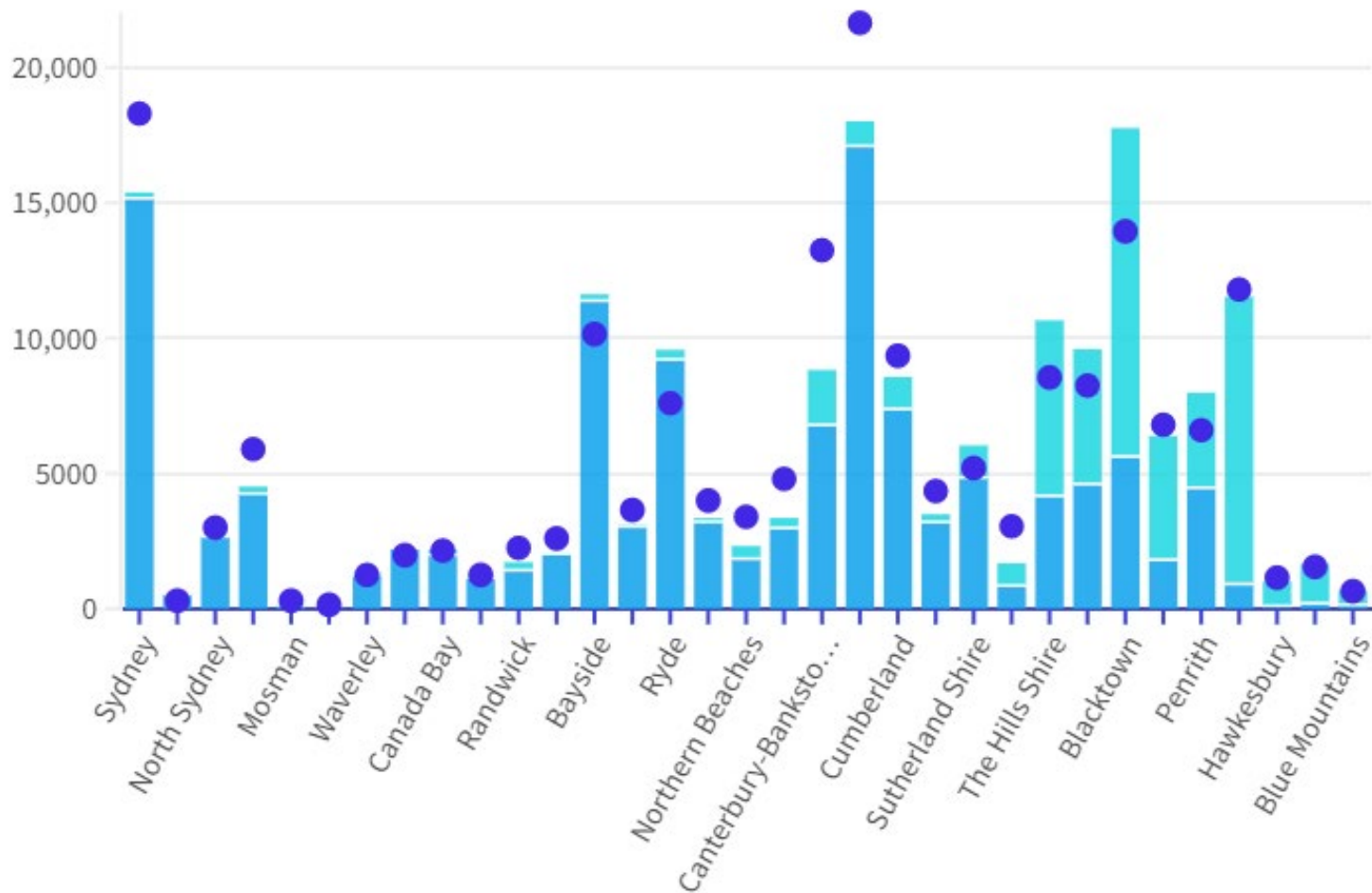
Figures: Areas with highest proportion of unoccupied homes on census night

Source: 14 May 2023, Sydney Morning Herald, one in 10 homes in Sydney's inner west is empty. The council wants them taxed.

Dwelling completions by LGA

Sorted by distance to CBD, 2016 - 2021

Target Multi-unit Detached



The target number of dwellings in Ryde was 7,600.

Ryde has delivered 9,218 multi-unit dwellings, and 351 detached dwellings.

Figure: Dwelling completions by Local Government Area

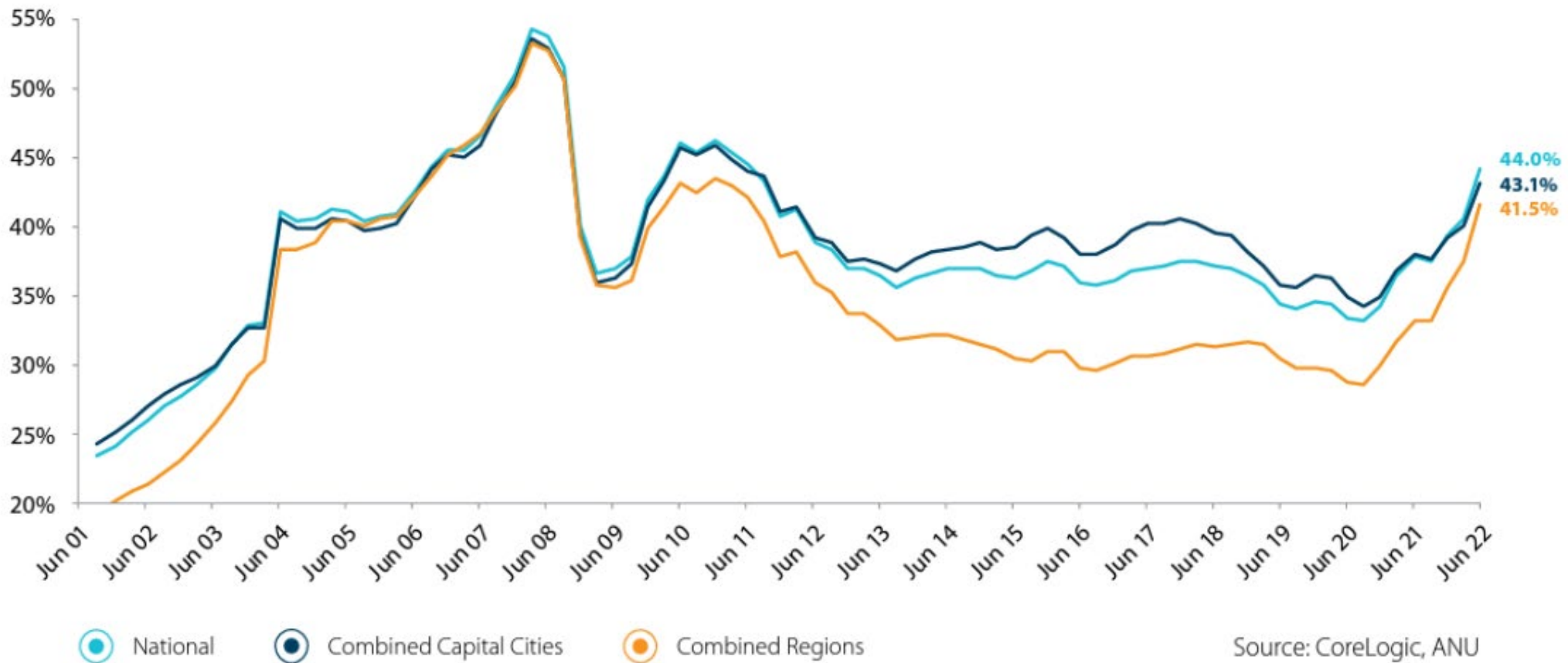
Source: 31 May 2023, Sydney Morning Herald, Sydney's richest suburbs need to be higher, denser to solve housing crisis: productivity commissioner

Source: NSW Department of Planning and Environment, Greater Cities Commission, NSW Productivity Commission. Numbers may differ due to rounding.

NSW Mortgage servicing costs

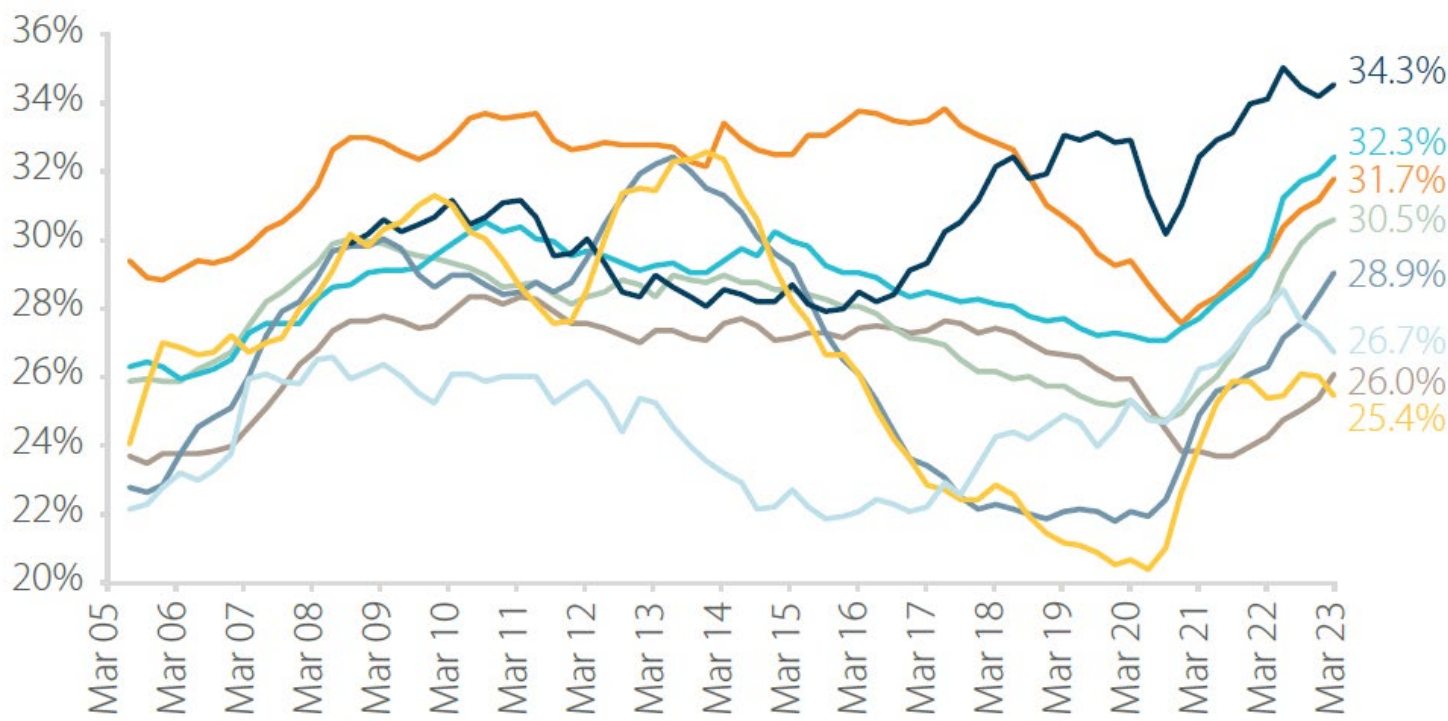
Figure: Portion of income required to service a new mortgage – National Aggregates

Source: August 2022, ANZ CoreLogic, Housing Affordability Report



In June 2022, the portion of annual household income required to service a new mortgage nationally increased to 44% - up from 40.4% at March 2022.

Rental affordability



Rental affordability is measured using the portion of median household income required to service rent on a new lease.

The portion of income required to service rent is **31.7%** in Sydney,

Source: CoreLogic. ANU

Figure: Portion of income required to service rent – capital cities (median)

Source: May 2023, ANZ CoreLogic, Housing Affordability Report: Reflections on the pandemic and the rental market

What does the future need
to consider?

Changing way of work

Walmart

- 21 million employees
- Market capital **\$396.2B**
- **\$611.3B** revenue (FY2023)



Apple

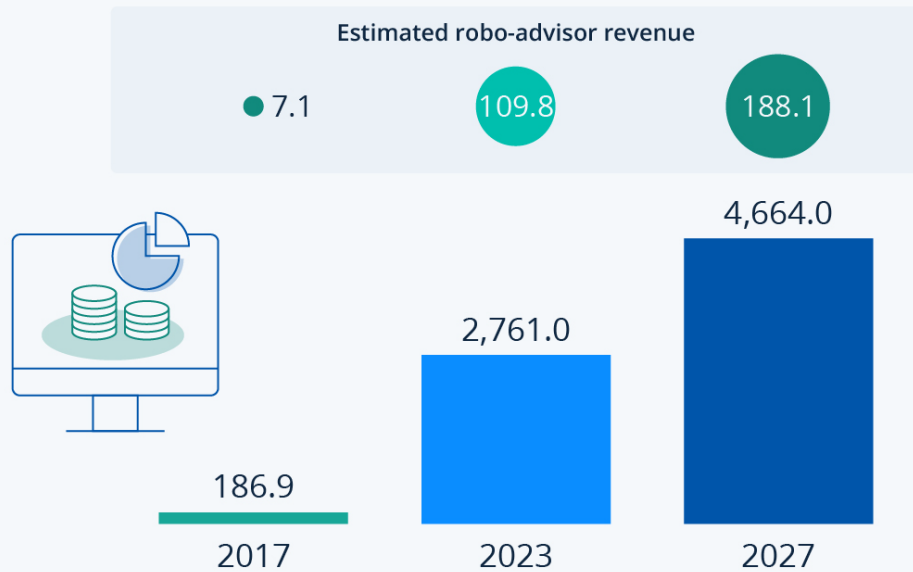
- 164,000 employees
- Market capital **\$2,832.6B**
- **\$394.3B** revenue (FY2022)



The technology wave is creating new opportunities

The Rise of the Robo-Advisors

Estimated worldwide assets under management of robo-advisors (in billion U.S. dollars)



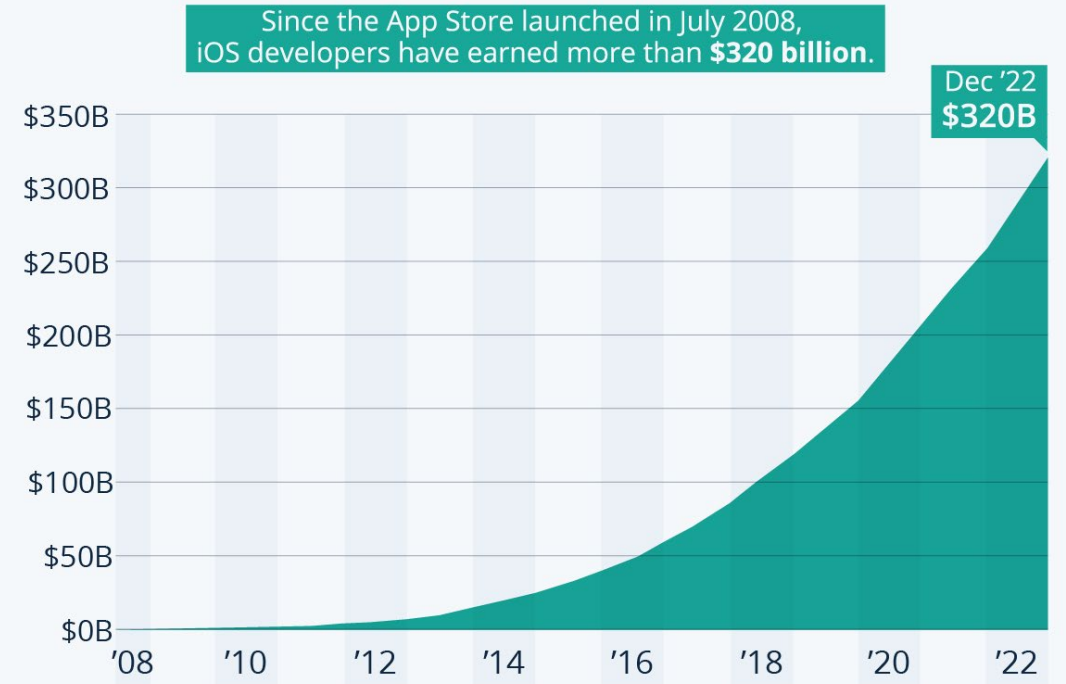
* Automated online portfolio management of private assets
Source: Statista Market Insights



statista

The App Store Gold Rush

Cumulative app developer earnings on Apple's App Store



Sources: Apple, press reports



statista

Growth of digital commerce



UBER – LARGEST
TAXI COMPANY;
DOESN'T OWN ANY
VEHICLES



FACEBOOK – MOST
POPULAR MEDIA
OWNER; DOESN'T
CREATE CONTENT



ALIBABA – THE
MOST VALUABLE
RETAILER; HAS NO
INVENTORY

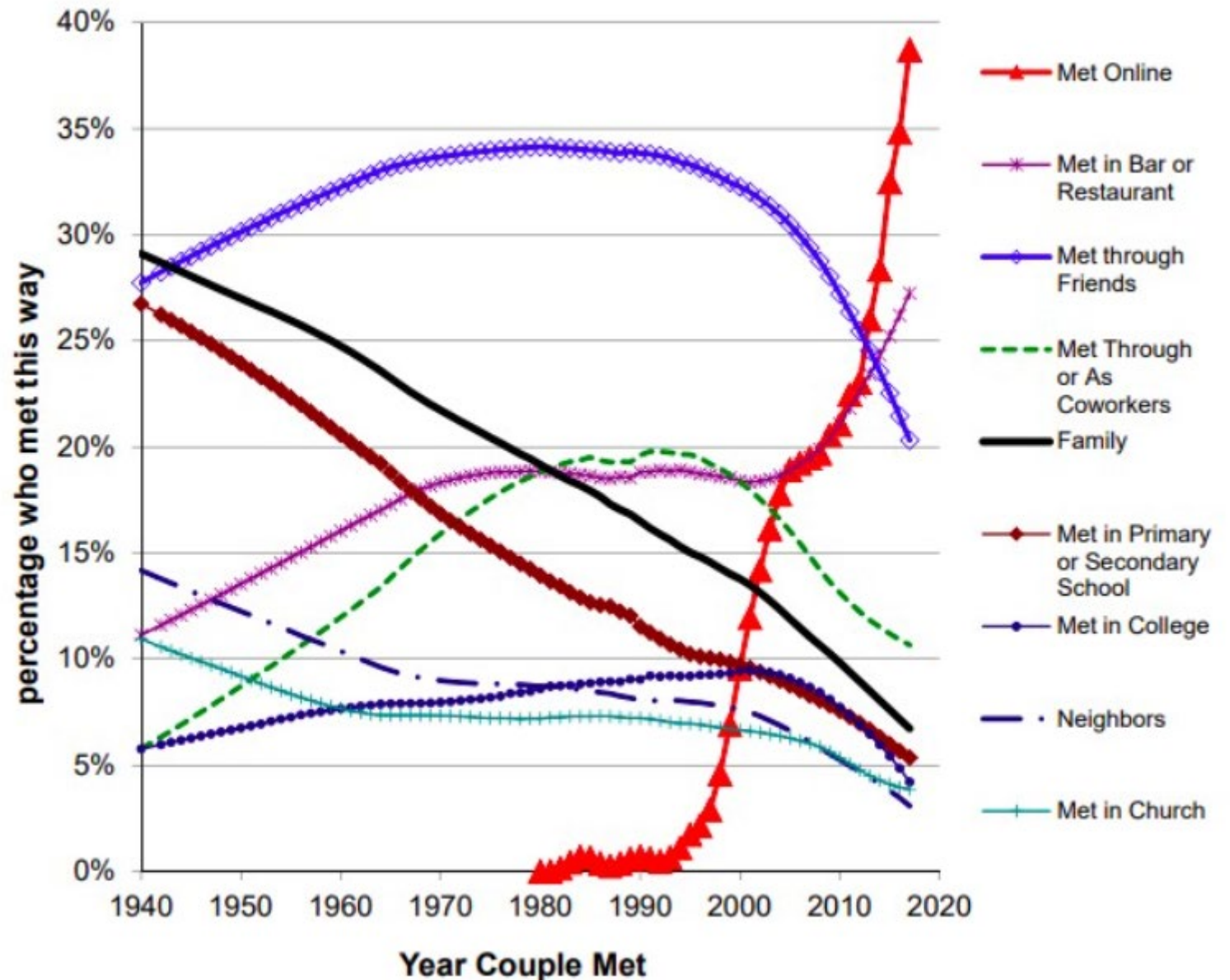


AIRBNB – WORLD'S
LARGEST
ACCOMMODATION
PROVIDER; DOESN'T
OWN REAL ESTATE

Even the way couples meet are changing...

Figure: Dwelling completions by Local Government Area

Source: 16 July 2019, goat.com.au (Stanford University),
This graph showing how couples meet is a reflection of
how wild the modern dating world is

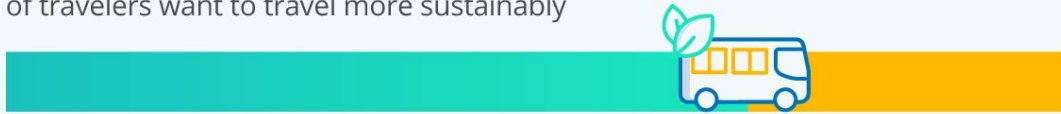


We want to change the way we travel and holiday...

A MAJORITY OF TRAVELERS WANT TO DO MORE FOR SUSTAINABILITY

Sustainable travel attitudes

76%
of travelers want to travel more sustainably



65%
want to reduce their energy consumption



65%
intend to reduce general waste



61%
intend to use more environmentally friendly forms of transportation



58%
intend to reduce water usage

Methodology: 33,228 respondents across 35 countries and territories who had traveled at least once in the past 12 months and must be planning to travel in 2023.

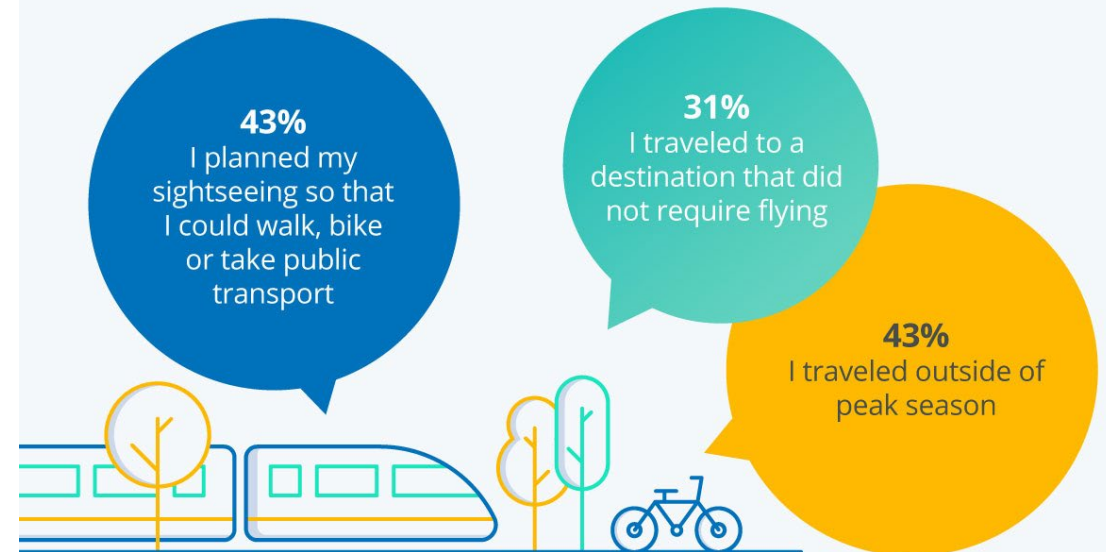
Source: Booking.com



Booking.com **statista**

WHAT ARE TRAVELERS PREPARED TO DO TO TRAVEL MORE SUSTAINABLY

Share of global travelers who took a form of action for sustainability



Methodology: 33,228 respondents across 35 countries and territories who had traveled at least once in the past 12 months and must be planning to travel in 2023.

Source: Booking.com



Booking.com **statista**

We need to improve our ROI on innovation

- Australia produces less innovation outputs relative to its level of innovation investments.
- Australia performs best in Human Capital and Research, but its weakest performance is in Knowledge and Technology Outputs.

Innovation input to output performance

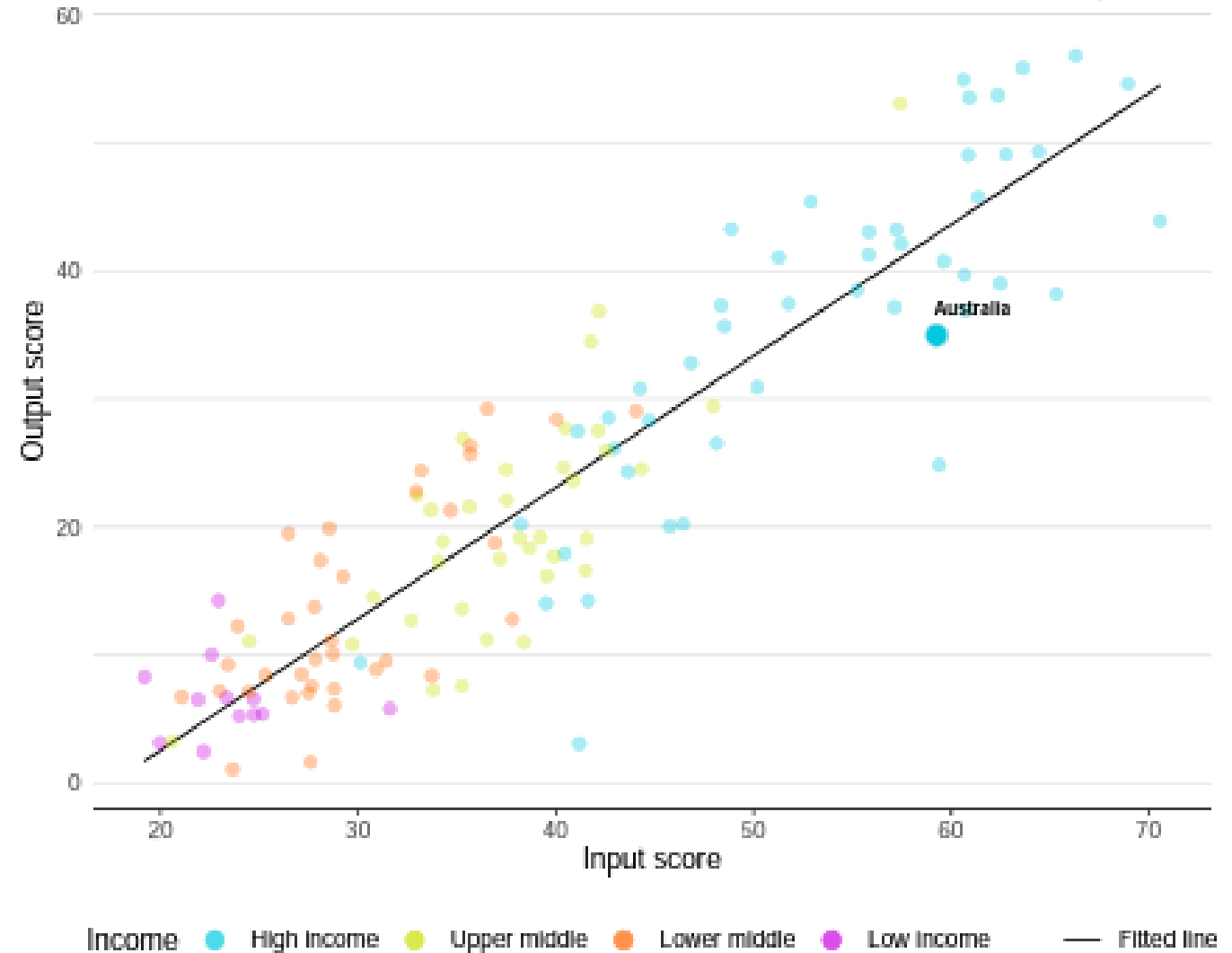


Figure: Innovation input to output performance

Source: Global Innovation Index 2022: Australia

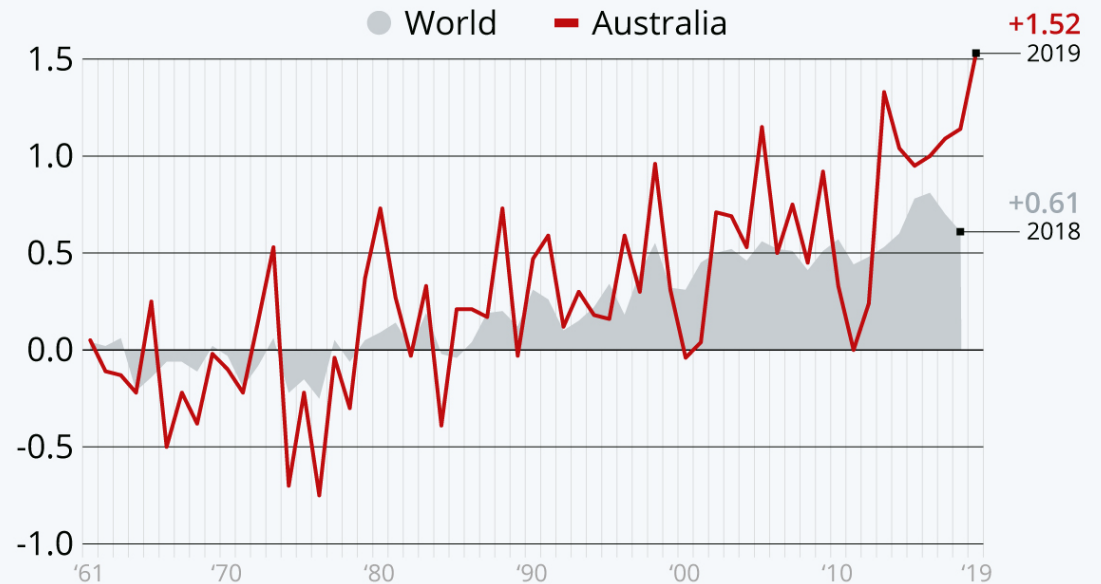
How far west will Sydney go?

- Parts of Western Sydney have reached 47 degrees on a summer day.
- Aerotropolis will be affected by this climate – and, by nature of an airport’s design, contribute to the heat island effect.
 - Why would a worker want to work in these conditions?
 - How will companies afford to keep their buildings cool?

Source: 7 January 2018, Sydney Morning Herald, Not a record, but mighty hot: Sydney weather reaches 47 degrees

Australia is Warming Faster than the Global Average

Annual mean temperature anomaly in Australia and the world (in ° Celcius)*



* annual divergence from mean temperature of the years 1961-1990
Source: Australian Government Bureau of Meteorology



statista

Staff update

Night Time Economy



Image Credit – Top Ryde City Shopping Centre

Night Time Economy

- Activities between 6pm and 6am
- All economic activity
- Hallmark of a vibrant and liveable city
- Attractor of great people and businesses

Current NTE Environment

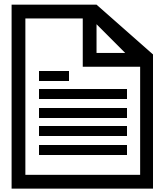
- Greater Sydney 24hr Economy Strategy
- New Night-time Economy minister
- New normal – ways of working
- Cost of living



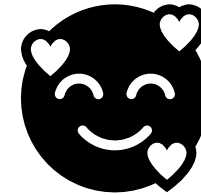
Image Credit – Eastwood Night Market

Purple Flag Initiative

Purple Flag is an international accreditation scheme that aims to identify areas offering a diverse, vibrant and safe night out.



Policy Envelope



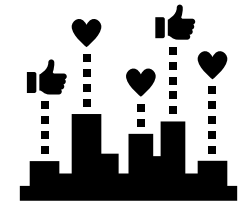
Wellbeing



Movement



Appeal



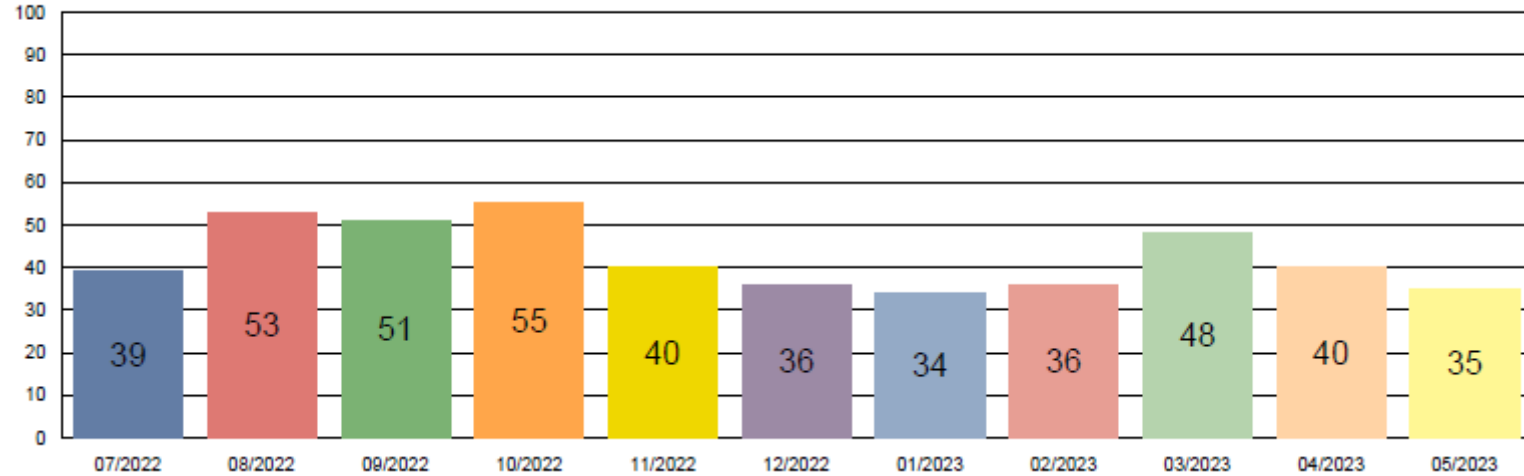
Place

Development Assessment update

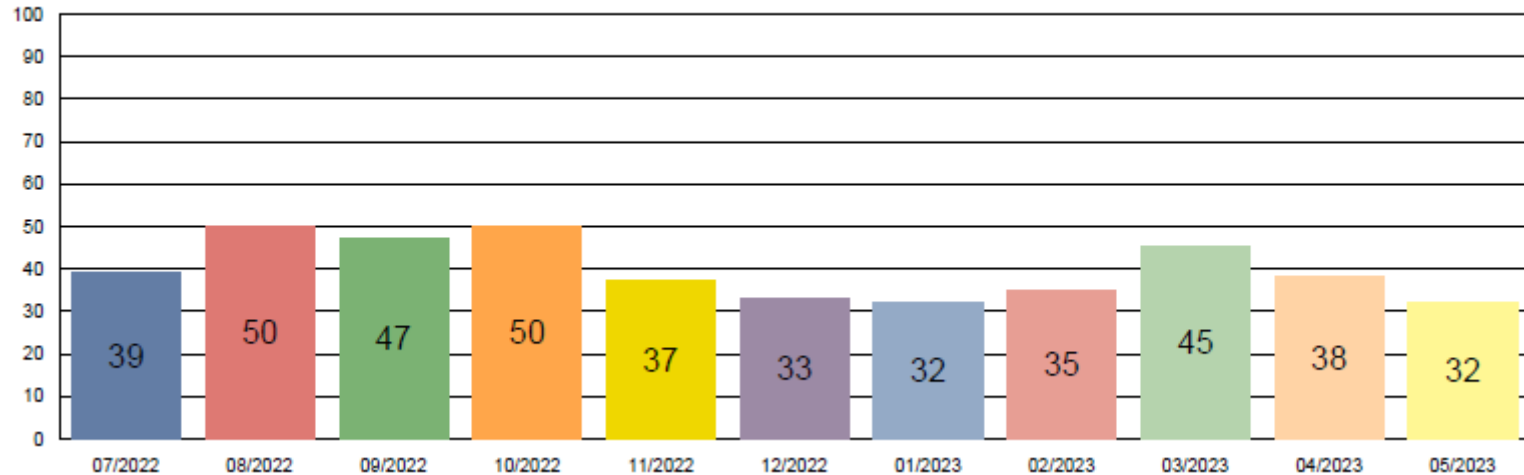
Value of DA's approved

- The value of approved DAs since 1/07/2022 is **\$1.1B**.
- Graph 1 - The total sum of determined applications (any decision - DAs, MODs, APLs & SUBs) is **467**.
- Graph 2 - The total sum of approved applications only (DAs, MODs, APLs & SUBs) is **438**.

G1 - DAs, S4.55s & SUBs determined



G2 - Approved DAs, S4.55s & SUBs



DAs approved since 1 July 2022

- LDA2021/138 – 23-25 Lachlan Ave, Macquarie Park – 15 storey student housing
- LDA2021/187 – 1-3 Lachlan Avenue, Macquarie Park – RFB containing 123 dwellings
- LDA2022/21 – 100 Talavera Road, Macquarie Park – mixed use development
- LDA2021/160 - 75 Epping Road, Macquarie Park 2 commercial buildings
- LDA2020/315 - 40-52 Talavera Road, Macquarie Park – Concept Plan and stage 1 development of a commercial building
- LDA2021/288 – 2 Pope Street, Top Ryde – mixed use development containing medical centre and serviced apartments

City Infrastructure update

Eastwood pedestrian signals

- The pedestrian signals on Rowe Street / The Avenue is expected to be completed in early to mid June 2023.
- This project is part of the broader Eastwood Central project – which is seeking to deliver a contemporary, safe and accessible precinct for Eastwood.



Hermitage Road Shared Path



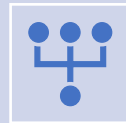
The project involves the design and construction of an elevated shared path along the western side of Hermitage Road, West Ryde for a length of approximately 190m.



This shared path represents a missing cycle link that will improve the cycling connectivity between West Ryde and the Meadowbank Education and Employment Precinct.



Council have recently obtained funding for the delivery of this cycle route from the State Government under the Accelerated Infrastructure Fund (Round 3) program.



This project has been included in Council's 2023/24 Draft Operational Plan.

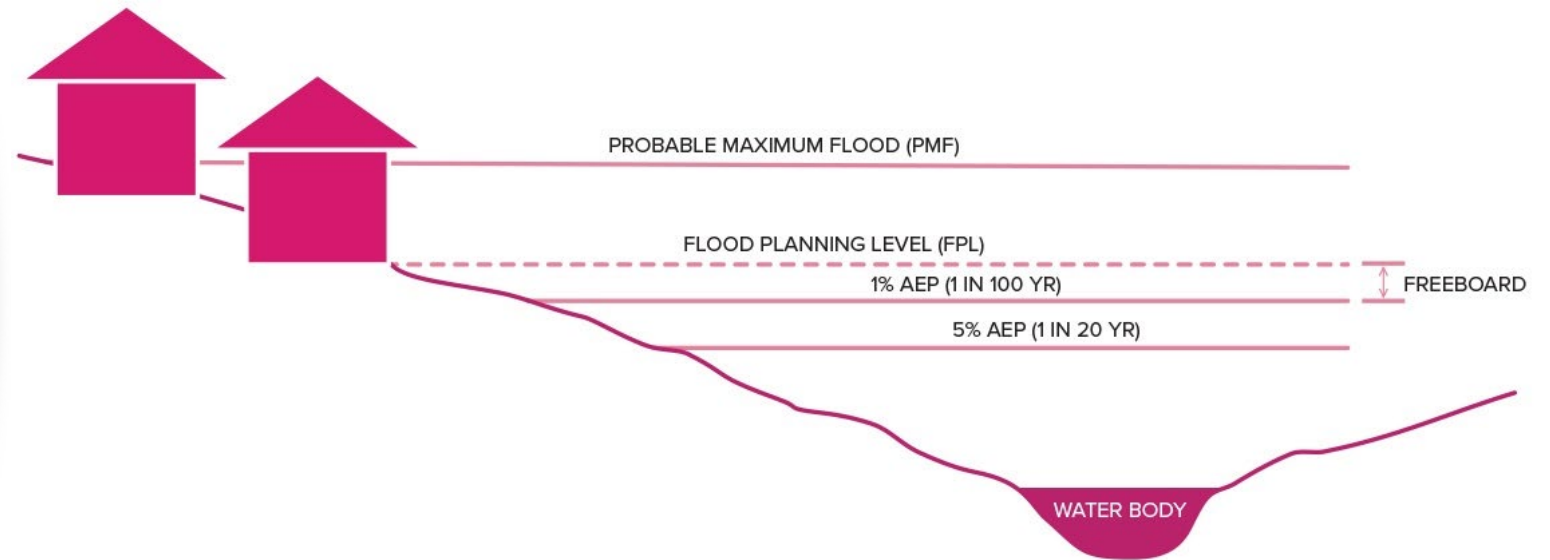
Regional cycle route – Connecting Macquarie Park to West Ryde

- This route is approximately 7km in length and involves the provision of a mixed cycling facility comprising a combination of on and off-road cycle paths including crossing facilities.
- The detailed design for this project is nearing completion.
- Council have recently obtained funding for the delivery of this cycle route from the State Government under the Accelerated Infrastructure Fund (Round 3) program.
- This project has been included in Council's 2023/24 Draft Operational Plan.



Harmonising flood studies

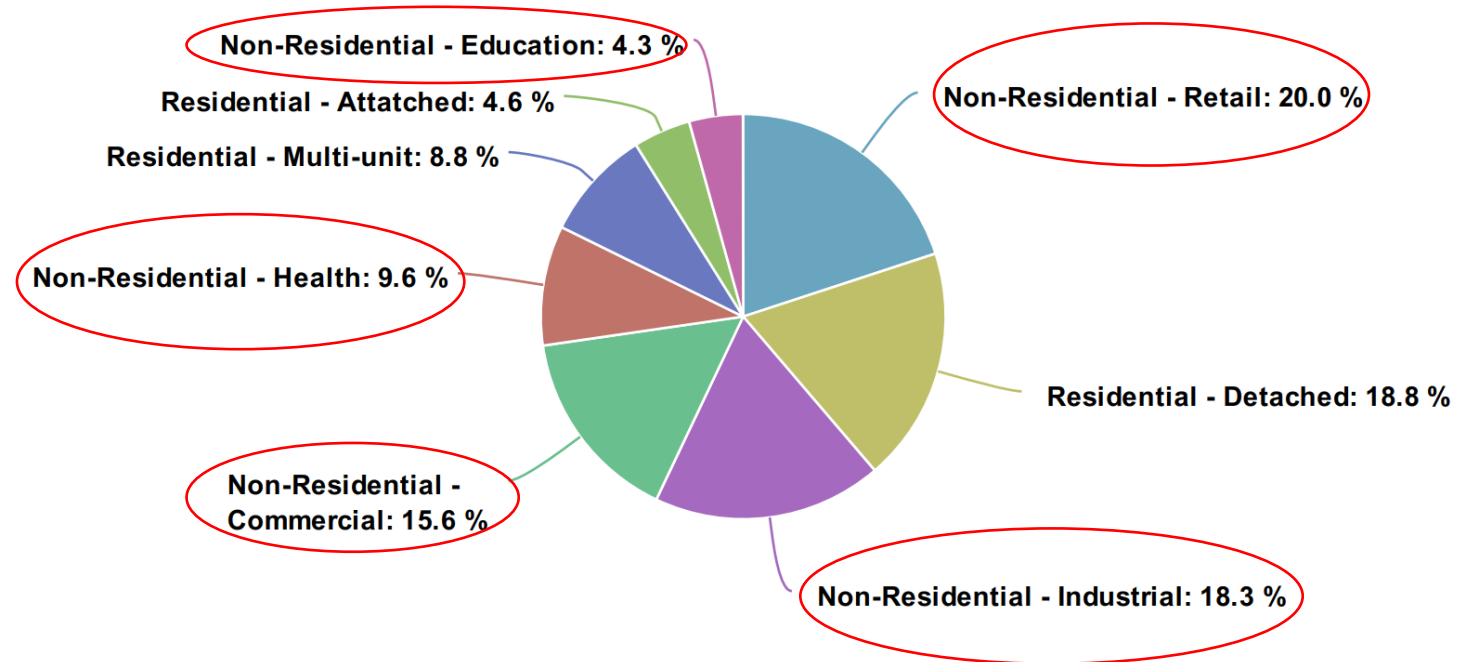
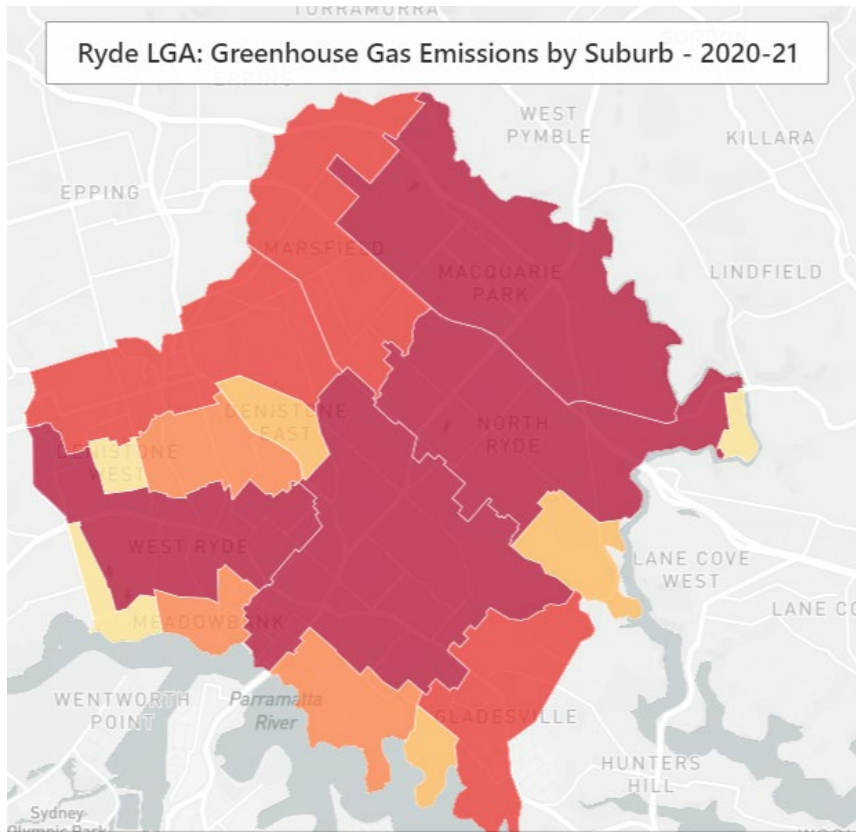
- The scope of the project is to update, consolidate and harmonise the 4 current flood studies.
- Council's existing data and information were reviewed, and a draft flood study and report is being finalised.
- Community Engagement will follow in a few months' time.



City Resilience update

City Resilience in Ryde

Climate Emergency 2019 > Ryde Resilience Plan 2030 > Net Zero Emissions Pathway > 100% Renewable Energy (2022)



Total emissions from non-residential (business) sectors: **68%**

Net Zero Emissions for Business



Accelerating Net Zero Transition for Business - events and workshops series

- ***Past event: Large businesses: Accelerating Net Zero Transition for Business, May 16th***

Upcoming Events

June 15th 12-1pm (online)

- **SMEs:** Harnessing the power of net zero for growth – strategies for reducing cost and increasing customer attraction (presented by 100% Renewables)

TBC July (online)

- **All businesses:** Cost saving through Renewable Energy – procurement, challenges and implementation benefits to business long term.



Business Continuity Planning to Minimise Disaster & Event Impact

- Do you know your level of risk to business from shocks and stress events? Learn about risk to business and preparedness
- Business Continuity Planning & Disaster Recovery
- Learn how to get your business 'ready and resilient' long term

Presented by Western Sydney Business Centre

When Wednesday 28 June 2023

Time 10.00am - 12.00pm

Where Online – Register via www.ryde.nsw.gov.au/businesssevents



End of presentation