

Shaping Our City's Future

The Ryde Civic Precinct Redevelopment



“ This is a once in a generation opportunity to shape our City’s future and we need your help to ensure we get it right.”

The Ryde Civic Precinct is a focal point for civic and community activity. As part of the revitalisation of our City, the City of Ryde is developing a Planning Proposal for the potential redevelopment of this area.

This represents the second stage of the rejuvenation of Ryde Town Centre, following on from the modernisation of the shopping centre.

Options under discussion include provision of a new multi-purpose performance space, Council Chambers and a mixed-use development.

Why do we need to do it?

- The Civic Centre on Devlin Street was built in the 1960s and is now well past its use-by date. The building is very expensive to run and it will cost \$12.5 million over the next five years just to maintain it.
- Community facilities need updating. The Civic Hall is tired and inefficient, the Council Chamber is not flexible enough for current requirements and the Argyle Theatre has been closed for years for safety reasons.
- For Council to stay in the existing buildings they would need to be upgraded for another 20 years life. This would cost about \$58 million and a debt of that size would be a burden for the whole of our community.
- City of Ryde staff are currently spread over three locations. Bringing staff together in one building would streamline Council operations and improve efficiency.

If Council could sell a portion of its land it could generate funds in excess of \$60 million.

This would allow a new Civic Centre to be included on the Devlin Street site and pay for new Council offices within our City where Council staff could be brought together.

New Community Facilities

A new Civic Centre would deliver modern new community facilities including:

- **a multi-function performance space including generous back-stage facilities and an auditorium capable of seating more than 400 people**
- **a variety of meeting and conference rooms for community use**
- **a cafe, courtyard and outdoor meeting spaces**
- **a new mayoral office and Council Chamber and efficient space for the Mayor and Councillors**
- **a rooftop community garden.**

These facilities will meet Australian Standards for accessibility and embrace leading environmental sustainability principles.

How can Council raise the \$60 million it needs?

Council is proposing to sell approximately 60% of the civic site (including existing car parks) to fund the redevelopment of civic and performance space on the site and new staff facilities elsewhere in the City.

What kind of building can be built on the site?

Current planning controls, required by the State, limit the height of any future development on the site to that of the existing building.

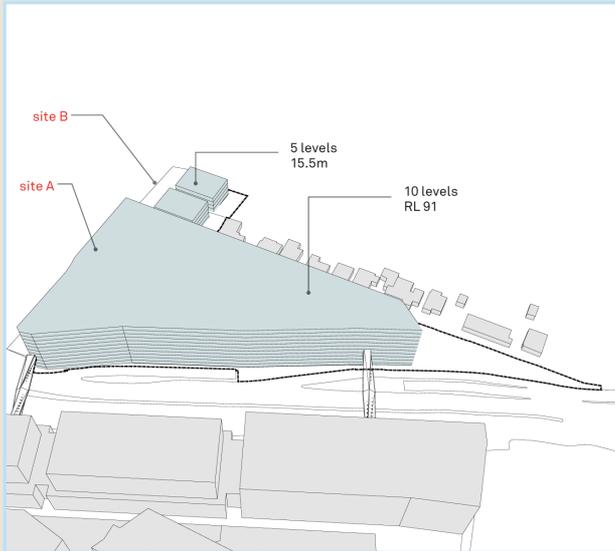
But the controls also allow for 100,000m² of building on the site, which is huge. (Bear in mind that the current complex is less than 5,000m².)

The design that would follow from these controls may lead to a less than desirable shape and scale of development, which would not be an acceptable or viable outcome for our City.

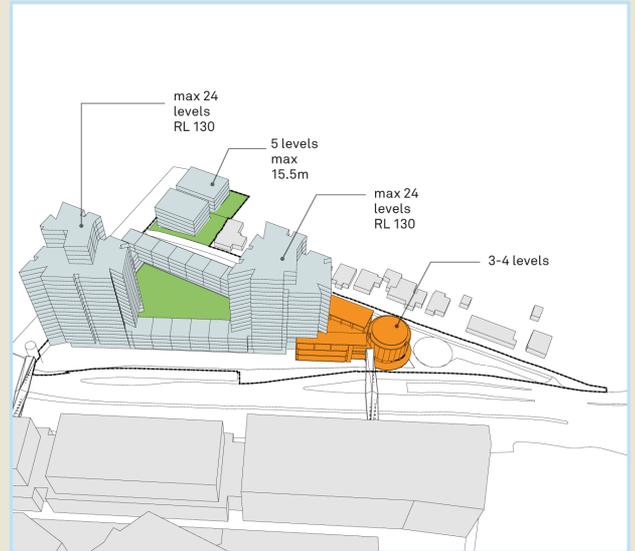
Council has therefore carried out an exhaustive analysis to see what could be built that would be both acceptable from a design point of view and be commercially viable to develop.

This Planning Proposal is only a concept design, not a final design. It outlines Council's key objectives of having the existing planning controls changed to allow an increase in height but a reduction of the amount of floor space to 60,000m². This would lead to a better design outcome.

CURRENT LOCAL ENVIRONMENT PLAN



PROPOSED PLAN



If the Planning Proposal is accepted, what happens next?

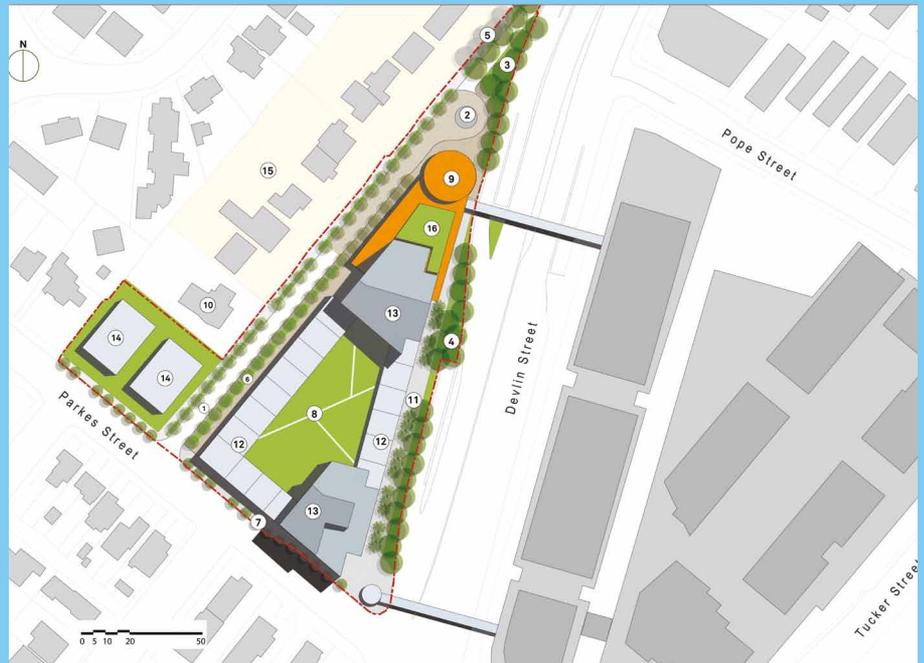
If the proposal to alter the planning controls is approved by the State Government, Council will produce a Development Control Plan to ensure that future plans reflect the principles of the concept design.

Council will then issue a tender to developers and the best tender will be chosen based on intensive scrutiny of financial, design, sustainability and other important criteria.

The successful developer will lodge a Development Application (DA) which, like this Planning Proposal, will be subject to your feedback, but in this case the design will be for real buildings.

The DA and all the feedback will be analysed by independent planners (Council cannot assess it because it owns the land).

If the approved DA meets Council's requirements (eg for provision of a new Civic Centre and good urban design) then the land sale can go ahead and the funding made available.



- 1 Entry road into the new Ryde Civic Precinct realigned with on-street parking along the western edge.
- 2 New Civic forecourt and vehicular turning circle.
- 3 Shared zone provides vehicular access to existing residents and a pedestrian connection to Blaxland Road (north).
- 4 Large native trees (proposed Sydney Blue Gum) are to complement the scale of existing and proposed development along Devlin Street with bold understory of ground cover and grasses.
- 5 Retain and protect remnant of existing indigenous trees.
- 6 Strong avenue of proposed *Flindersia australis* (Australian Teak) along Blaxland Road.
- 7 Proposed *Lophostemon confertus* (Brush Box) street trees along Parkes Street in accordance with Ryde Town Centre Plan.
- 8 Planted courtyard (to future design).
- 9 Civic building with north facing terrace and planted rooftop community garden.
- 10 Acknowledge scale and character of heritage building and its landscape setting locating new built form at an appropriate distance.
- 11 Proposed blueberry ash tree understory.
- 12 Proposed residential podium.
- 13 Proposed residential towers (max 24 levels).
- 14 Proposed residential blocks (max 5 levels).
- 15 Proposed zone change in LEP 2011 to allow up to 15.5 m of mixed use development.
- 16 Rooftop community garden with north facing terrace and cafe below.

How you can have your say

This is a once in a generation opportunity to shape our City's future and we would like to hear your views on this important project.

**HAVE
YOUR
SAY**

On exhibition

The Planning Proposal will be on public exhibition from Wednesday 10 August - Wednesday 21 September 2011.

You can view the Planning Proposal:

- Online www.ryde.nsw.gov.au
- Ryde Planning and Business Centre at 1 Pope Street, Ryde (within Top Ryde City shopping centre)
- Customer Service Centre at 1 Devlin Street, Ryde
- West Ryde Library at 2 Graf Avenue, West Ryde.

Drop-in information sessions

There will also be drop-in information sessions with members of the project team who can answer your questions. These will be held at the Ryde Planning and Business Centre on:

- Thursday 18 August, 6.00 - 8.00pm
- Saturday 20 August, 12.00 noon - 2.00pm
- Thursday 8 September, 4.00 - 6.00pm.

There will also be a Community Information Day at Top Ryde City shopping centre on **Saturday 27 August, 11.00am - 2.00pm.** Look out for our marquee in 'La Piazza' below Ryde Library!

Formal submissions

Submissions must be in writing and sent to the General Manager by close of business on Wednesday 21 September 2011. They can be sent by post to Locked Bag 2069, North Ryde NSW 1670, by email to cityofryde@ryde.nsw.gov.au or delivered in person to the Civic Centre.

Post:

General Manager
City of Ryde
"Ryde Civic Precinct"
Locked Bag 2069,
North Ryde NSW 1670

Email:

cityofryde@ryde.nsw.gov.au
Subject: Ryde Civic Precinct

To sum up...

Our aim is get the planning controls amended. The drawings and plans you will see as part of this Planning Proposal illustrate what could be built on the site: they represent a concept, not a real building.

If we can achieve a building form that reflects this concept, our City will get up-to-date community facilities and efficient premises for Council staff that are cheaper to maintain.

If the Planning Proposal is adopted we will be able to achieve this without imposing a huge burden of debt on our community.

For further information call the community information line on 1800 252 040.

