

RYDE CIVIC PRECINCT – FACT SHEET

Background

- In documents before Council, a Tender Evaluation Panel has recommended that the City of Ryde enters into negotiations with Lend Lease, as the preferred development partner, for the Ryde Civic Precinct.
- The recommendation by the Tender Evaluation Panel follows a detailed and rigorous process that started in November 2011 with an initial Expression of Interest (EOI) which received nine submissions.
- All submissions were then assessed against set criteria, with four companies invited to submit detailed tender proposals.
- At the closing date, tenders proposals were received from both Lend Lease and from a joint venture partnership between Billbergia Group and Frasers Property Australia.
- Submission were reviewed by a Tender Evaluation Panel made up of industry experts and assessed against set criteria to ensure they met the key objectives of Council, which included
 - Community benefit
 - Urban Design and Sustainability
 - Financial return and risk to Council
 - Delivery and Planning
- The Tender Evaluation Panel has recommended that Council commence negotiations with Lend Lease and, subject to satisfactory negotiations, authorises the General Manager to enter into a Project Delivery Agreement for the redevelopment of the Ryde Civic Precinct.

Outcomes of the Project Delivery Agreement include:

Facilities

- Council will gain new and additional community and civic facilities including:
 - A 1200sqm public square which will be sheltered from Devlin Street and created as a “people place”
 - A 400 seat state-of-the-art auditorium
 - A 125 seat multifunctional meeting room and rehearsal space
 - Two large 65 seat multifunction meetings rooms
 - 200sqm New Council Chambers
 - 4000sqm Council administrative offices
 - 221 underground carpark spaces for community and Council use.

- The new facilities and the land on which they are situated will remain in Council/community ownership.

- Residential component
 - 611 apartments
 - 607 resident cars spaces, 61 visitor spaces.

Financial

- The proposal will enable Council to renew its community and civic facilities at a cost of just \$6.9 million after 10 years.
- The total value to Council of the new Council-owned community and civic facilities is estimated at \$79 million.
- If left in its current state, the Civic Centre building will incur an annual maintenance cost that exceeds \$500,000, and the existing services within the Civic Centre building are expected to fail within 3-5 years.
- To complete minimum service upgrades of the current Civic Centre will cost \$12.4 million over five years. These costs increase to \$27.6 million over 10 years, including operational costs and would still not bring the building up to BCA standards or deliver new community facilities.
- The minimum service upgrades provide no financial gain to Council from the partial sale of land from the site and would need to be funded wholly by Council.

General

- The proposal to replace Council's ageing Civic Centre and deliver new community facilities is the result of detailed feasibility studies and financial modelling over the past 18 months.
- Under the proposal, Council's new administration facilities will be delivered before staff move out of the current building, providing a substantial saving in additional relocation costs.
- Council's administration offices will remain in Top Ryde.

Next Steps

- Subject to Council approval, completion of the entire project, including new facilities, will take approximately five years. The estimated timeframe for the project is as follows:
 - Development application expected to be lodged early 2013
 - Development consent mid to late 2013
 - Commence Stage 1 construction of new Council administration building early 2014
 - Council staff move into new administration building early 2015
 - Stage 2 Civic and community facilities completion expected mid 2017.
- The community will have the opportunity to have their say on the proposed development when a Development Application goes on public exhibition - anticipated to be early to mid 2013.