

Friday 15 May 2015

COUNCIL RESOLVES TO REDEVELOP ARGYLE CENTRE SITE

Following a lengthy community consultation process, the derelict Argyle Centre site will breathe new life into the Blaxland Road precinct and provide Council with an ongoing revenue stream which will assist with the long term financial viability of Council.

At its meeting of 12 May 2015, Council resolved to proceed to the next stages of the development, accommodating a medium-rise mixed use building (residential and commercial/retail mix) at the current Argyle Centre site. The prevailing development controls provide for maximum height of 21.4 metres (approximately 6 storeys).

The site which would continue to be Council owned land zoned B4 (mixed use) and the development will be funded from the Council's property investment portfolio reserve and borrowings.

City of Ryde General Manager, Gail Connolly, who is tasked with continuing to pursue ongoing income opportunities for the City of Ryde, said: "This decision shows that Council is addressing its promise to the community of creating alternative sources of revenue in addition to rates and to deliver ongoing financial sustainability to assist the long term financial position of Council.

The project is expected to return to Council a significant annual rental return which will assist Council to be fit for the future. Opportunities for the site to provide key worker housing and commercial space will also be pursued.

"Income projections are being assessed as part of the feasibility study. Funds have been made available in Council's 2015-2019 Delivery Plan to obtain all the necessary approvals."

The Argyle Centre site is situated on 33-35 Blaxland Road and has been owned by Council since 1972.

In April 2012 a detailed building condition and Work Health and Safety (WHS) report, identified serious safety issues affecting the work environment within the Argyle Centre and the building was deemed as non-habitable. This assessment recommended that occupation of the Argyle Centre building (offices and hall) cease immediately.

The Argyle Centre has been permanently closed since August 2012.