

## **MAYORAL COLUMN SEPTEMBER 14**

### **CitySwitch Cuts Energy Bills**

The City of Ryde has joined Australia's leading energy efficiency program for offices to help local businesses cut their energy bills. The CitySwitch program uses NABERS Energy, an industry-recognised tool, to help participants benchmark their greenhouse performance. For details go to [www.cityswitch.net.au](http://www.cityswitch.net.au).

### **Ryde Civic Precinct**

The public exhibition of the Ryde Civic Precinct Planning Proposal closes on Wednesday 21 September. This is a once in a generation opportunity shape our City's future and we welcome your views on this important project. You can tell us by writing to the General Manager at Locked Bag 2069, North Ryde NSW 1670, by email to [cityofryde@ryde.nsw.gov.au](mailto:cityofryde@ryde.nsw.gov.au).

### **Bike Ryde-ing**

A free Bike Week event for adults and children will be held at the Meadowbank Netball Courts on Saturday 17 September. The workshops focus on essential bicycle skills, safe cycling techniques for children and safe bicycle commuting skills for adult cyclists. For full details go to [www.bikenorth.org.au](http://www.bikenorth.org.au)

### **Family Flick**

Take the kids along to a Smurferrific Family Flick on Sunday 18 September from 1.30pm at Events Cinemas Top Ryde City and help a great cause. All funds raised will go towards the All-Abilities playground Council is building at Yamble Reserve in partnership with the Touched by Olivia Foundation. There will be face painting, free cupcakes and prizes to be won. Tickets are \$20 each and include a small drink and popcorn.

### **Spring School Holidays**

Before signing off, just a reminder that with School Holidays just around the corner, now is the time to take a look at Council's extensive program of School Holiday Activities. These fun, safe activities will keep your kids occupied and costs are kept to a minimum. For full details go to [www.ryde.nsw.gov.au/vacationcare](http://www.ryde.nsw.gov.au/vacationcare) or call Customer Service on 9952 8222.

Regards,  
Clr Artin Etmekdjian – Mayor

## **MAYORAL COLUMN SEPTEMBER 7**

### **Ryde River Festival 11 September**

The annual Ryde Rivers Festival is on again at Kissing Point Park this Sunday. We are looking forward to a great family day with entertainment, food stalls and plenty of activities such as the famous dragon boat challenge starting at 9.30am and a billy cart derby at midday. It's also a chance for you to drop by the Touched by Olivia Foundation stall to learn about our plans to build an all-abilities playground at Yamble Reserve in partnership with the Foundation.

The day kicks off with a fun run and walk at 9.00am. For full details go to [www.ryderiverfestival.com](http://www.ryderiverfestival.com) or [www.ryde.nsw.gov.au/whatson](http://www.ryde.nsw.gov.au/whatson)

### **Eat History**

Our 'Eat History' promotion has been a great success with a feast of recipes celebrating the cultural heritage of our area's residents. From home grown Aussie treats, including one that goes back to the First Fleet, to special celebration recipes and cuisine from all corners of the globe, the recipes really celebrates 'family' and the diversity of our community.

Why not join us for the launch of 'Eat History' and sample some of the dishes at Ryde Library on Thursday 8 September, 6.00 – 8.00pm.

### **Ryde Civic Precinct**

The last of the community drop-in information sessions on the Ryde Civic Precinct Planning Proposal will be held on Thursday 8 September, 4.00-6.00pm, at the Ryde Planning and Business Centre, situated below Ryde Library.

We welcome your comments on our vision for the civic heart of our city and you can write to the General Manager, Locked Bag 2069, North Ryde NSW 1670 or email [cityofryde@ryde.nsw.gov.au](mailto:cityofryde@ryde.nsw.gov.au).

### **Heart Foundation Door Knock**

Before signing off, just a reminder the Heart Foundation's Door Nock Appeal runs through September. This charity relies on volunteers and public donations to carry out their lifesaving work, so give generously to help them raise their target of \$5million. You could also become a volunteer collector by ringing 1800 552255 or register online at [www.heartfoundation.org.au/doorknock](http://www.heartfoundation.org.au/doorknock).

Regards,  
Clr Artin Etmekdjian - Mayor

## MAYORAL COLUMN AUGUST 24

### **Have Your Say Ryde Civic Precinct**

The Ryde Civic Precinct is a focal point for civic and community activity and you can have your say on the Planning Proposal for the potential redevelopment of this area during the public exhibition period which runs to Wednesday 21 September.

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

- A Community Information Day will be held on Saturday 27 August, at Top Ryde City shopping centre in 'La Piazza' below Ryde Library, 11.00am – 2.00pm. Members of the project team will be there to answer your questions.
- There will also be a Drop-in Information Session on Thursday 8 September, at the Ryde Planning and Business Centre, 4.00 - 6.00pm.

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.

You can also view the proposal:

- on line [www.ryde.nsw.gov.au/rydecivicprecinct](http://www.ryde.nsw.gov.au/rydecivicprecinct)
- Ryde Planning and Business Centre, 1 Pope Street, Ryde
- Customer Service Centre, 1 Devlin Street, Ryde
- West Ryde Library, 2 Graf Avenue, West Ryde

### **Additional Bilingual Assistance**

The response to our Census Form bilingual assistance sessions has prompted Council to consider extending this service to assist members of our diverse community in filling out various Government forms. I will keep you up to date on developments.

### **Local Gardens In Bloom**

Winter is finally coming to a close and green thumbs across the City are carefully tending their gardens in readiness for our annual Spring Garden Competition.

You have until next Wednesday 31 August to get your entry in and this year it looks like the judges will have their job cut out for them.

Regards,  
Clr Artin Etmekdjian - Mayor

## **MAYORAL COLUMN AUGUST 17**

### **Have Your Say Ryde Civic Precinct Planning Proposal**

Planning for the revitalisation of the Ryde Town Centre has been a priority of Council for many years and a Planning Proposal for the potential redevelopment of the Ryde Civic Precinct is now on public exhibition until 21 September. This represents the second stage of upgrading Top Ryde, following the successful redevelopment of the shopping centre.

The current Council premises which includes the Civic Centre, Civic Hall and the Argyle Centre are now well past their use-by date. The Civic Centre in particular is very expensive to run. Upgrading the buildings over the next 20 years is estimated to cost about \$58 million and this is an unreasonable debt burden for our community.

If Council could sell part of its land at the Civic Precinct site it could generate funds in excess of \$60 million. This would allow a new Civic facility to be included on the Devlin Street site that would provide a multi-function performance space, a variety of community rooms and new Council chambers. It would also pay for new Council offices within our City where Council staff could be brought together.

The Planning Proposal is the result of exhaustive analysis to see that what could be built on the site would be both acceptable from a planning point of view and be commercially viable to develop.

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.

Already we have consulted with key stakeholders and residents in preparing this concept and community consultation on a much wider scale is now under way. This includes a six week public exhibition period, letter box drops, community drop in sessions and a community information day.

Our new website [www.ryde.nsw.gov.au](http://www.ryde.nsw.gov.au) makes it very easy for you to both view and comment on the Planning Proposal. You can also view the concept at the Ryde Planning and Business Centre (1 Pope Street Ryde within top Ryde City shopping centre); Customer Service Centre (1 Devlin Street Ryde); West Ryde Library (2 Graf Avenue West Ryde).

The current Ryde City View (Volume 5, No. 4) also contains a detailed brochure of the Planning Proposal. You can download a copy of the Ryde City View from the Council website.

### **New In-Door Sports Stadium Open**

Last weekend I was delighted to officially open the new Ryde Community and Sports Centre (RCSC). This new centre provides the community excellent indoor sporting facilities and multi use community meeting spaces. For details of the YMCA's community sports competitions go to [admin.rcsc@ymca.org.au](mailto:admin.rcsc@ymca.org.au) or phone 9878 2223.

Regards,  
Clr Artin Etmekdjian - Mayor

Monday, 29 August 2011.

## **Ryde Civic Precinct Planning Proposal – Public Consultation**

City of Ryde is encouraging community comment on the proposed changes to the planning controls for the Civic Centre site on Devlin Street that are currently on public exhibition.

City of Ryde Mayor Cllr Artin Etmekdjian says he's been pleased by the level of community interest in the Proposal so far, which if approved, will provide a significant opportunity to complete the revitalisation of Top Ryde.

"The Civic Precinct project team has undertaken a broad range of consultation activities over the past two to three weeks, including holding drop in sessions and organising project displays at the Civic Centre and the Ryde Planning and Business Centre", said Cllr Etmekdjian.

"This is a significant proposal and it is important that we provide a wide range of opportunities to let people know what the proposed changes are about."

City of Ryde's General Manager John Neish said Council is committed to engaging with the community, and confirmed that members of the project team have so far doorknocked more than 270 homes and have spoken with over 80 people at briefings and drop in sessions.

The project team also held a community information day last Saturday, 27 August 2011, in the Piazza of the Top Ryde City Shopping centre. Mr Neish said the information day was held to give people the chance to speak directly with members of the project team to discuss the proposal in detail.

"The information day was a great success and was attended by more than 120 people. I want to make sure the community is aware of what is being proposed and I am particularly heartened that people are taking the time to understand what the proposed planning changes are about".

"People have generally been positive about our plans, they've told us they appreciate the need to replace the current Civic Centre, which has passed the end of its operational life and is costly to maintain. But they also want to understand what safeguards are in place to ensure we can deliver new community facilities," Mr Neish said.

"Any future sale and potential development on the site is subject to the Planning Proposal being approved, and would depend on certain criteria being met before Council releases the land. This includes providing a new multi-purpose performance



exhibition space and new Council Chambers that achieves a five star green rating for environmental sustainability,” he said.

Mr Neish also confirmed there had been some interest in the height of any future development and what could potentially be built on the site.

“I want to stress that the model and drawings on display are only an indicative concept design and not a final design,” he said.

“The model on display is simply a draft concept, and a number of significant planning approvals need to occur before we get into the design stage.”

The Planning Proposal is only the first step towards unlocking funding to deliver new community facilities and replace Council offices which do not place a financial burden on rate payers. The Planning Proposal must be endorsed by Council then approved by the State Government before a competitive tendering and design process can occur.

We are trying to amend the restrictive planning controls that could allow developments no taller than the existing building but up to 100,000sqm metres of floorspace on the site, which would result in a large, bulky development. By reducing the allowable floor space to 60,000sqm and allowing an increase in the height, we will get a better design and a more viable outcome,” said Mr Neish.

The Planning Proposal is on public exhibition until Wednesday 21 September. The Proposal can be viewed on the Council’s website [www.ryde.nsw.gov.au](http://www.ryde.nsw.gov.au), at the Ryde Planning and Business Centre, 1 Pope Street, Ryde (within Top Ryde City shopping centre) and at City of Ryde Customer Service Centre, 1 Devlin Street, and at West Ryde Library.

A further drop in session is planned at the Ryde Planning and Business Centre on Thursday 8 September between 4.00pm and 6.00pm.

To make a submission on the Planning Proposal write to the General Manager, City of Ryde, Locked Bag 2069, North Ryde NSW 1670 or email [cityofryde.nsw.gov.au](mailto:cityofryde.nsw.gov.au).

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Media contact: Lee Kirkland City of Ryde Media Officer 995 8083

Monday 8 August 2011.

## **RYDE CIVIC PRECINCT REDEVELOPMENT PROJECT GOES ON PUBLIC EXHIBITION**

A Planning Proposal for the redevelopment of the Ryde Civic Precinct will go on public exhibition for six weeks from this Wednesday.

City of Ryde Mayor Clr Artin Etmekdjian has urged people to have a look at the Proposal which, if approved, will deliver much-needed new community facilities and achieve some of the key objectives of Ryde's recently adopted Community Strategic Plan.

“Council is keen to get feedback on this important project, which is a once in a generation opportunity to complete the revitalisation of Ryde's Town Centre.

“During the consultation period for our 2021 Community Strategic Plan, the community told us they wanted a vibrant town centre with a range of business and lifestyle opportunities at their doorstep. The new shopping centre is one stage in revitalising the town centre and developing the Council's site is another stage in this process.”

Clr Etmekdjian said the Planning Proposal, to amend planning controls for the site, would enable Council to sell part of its land at the Civic Centre to generate funds in excess of \$60 million. This would enable a new Civic Centre to be included on the Devlin Street site including a modern new performance space and community facilities.

“Our community facilities urgently need updating. The Planning Proposal for the Civic Precinct will help unlock the funds needed to provide new facilities without imposing a huge burden of debt on the community.”

Clr Etmekdjian said that new civic and community facilities would be mandated in any new development and include:

- a multi-function performance space with generous back-stage facilities and a 400 seat auditorium
- a variety of meeting and conference rooms for community use
- a café, courtyard and outdoor meeting spaces
- a new Mayoral Office and Council Chamber and efficient space for Councillors and
- a rooftop community garden.

General Manager John Neish said “The Civic Centre was built in the 60’s and is well past its use by date. It’s expensive to run, costing an additional \$200,000 a year compared to a modern building of the same size. A further \$12.5 million is required over the next five years just to maintain it.

“Upgrading the building and meeting Council’s staff facility requirements over the next 20 years is estimated to cost about \$58 million and this is an unreasonable debt burden for our community, for no major gain.”

Mr Neish confirmed the Planning Proposal was the result of exhaustive analysis to see that what could be built on the site would be both acceptable from a planning point of view and be commercially viable to develop.

“If approved, the Planning Proposal would see the height limit increased, but the overall amount of floor space reduced,” he said.

“This is important because under the current planning controls, the height of any future development is limited to the same height of the current building. But the controls also allow for 100,000 m<sup>2</sup> of building on the site. The current complex is less than 5,000 m<sup>2</sup>. The design that would follow from these controls may lead to a less than desirable urban form which would not be an acceptable or viable outcome for Council.”

The Planning Proposal is seeking to change the maximum height allowed on the site and reduce the overall floor space to 60,000 m<sup>2</sup>.

Mr Neish said funds raised could also pay for new Council offices nearby where Council staff could be brought together.

“Currently, Council staff are spread across three locations. Bringing staff together in one location will help streamline our operations and improve efficiency.”

Mr Neish said the concept design was simply a means of showing a potentially viable outcome to underpin a requirement to change the planning controls. The drawings and plans illustrate what *could* be built on the site, not a real building.

“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 concept design principles. Council will 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 then lodge a Development Application (DA) which, like this Planning Proposal, will be subject to community feedback but in that case, the design would be for real buildings. The DA and all the feedback will be analysed by independent planners as Council cannot assess it because it owns the land.

“If the approved DA matches the outcome Council wants, that is, a new Civic Centre and good urban design, then Council may resolve for the land sale to go ahead and funding made available,” said Mr Neish.

“I look forward to feedback from the community about this exciting new Proposal,” said Cllr Etmekdjian.

The Planning Proposal public exhibition will begin on Wednesday 10 August until Wednesday 21 September. It can be viewed on the Council’s website [www.ryde.nsw.gov.au](http://www.ryde.nsw.gov.au), at the Ryde Planning and Business Centre, 1 Pope Street, Ryde (within Top Ryde shopping centre) and at City of Ryde Customer Service Centre, 1 Devlin Street, and at West Ryde Library. Drop-in information sessions with members of the Project team will be available in the coming weeks.

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Media contact: Lee Kirkland City of Ryde Media Officer 9952 8083

## Old carbon data sets taxing time

DR PETER Sobey's letter has its own errors.

The assertion that Australia is a high emitter does include coal in the sense that all carbon dioxide generated in mining is included.

However, this is a moot point - CO<sub>2</sub> is a by-product of combustion of fuels, breathing and any number of natural events. When the first concerns regarding CO<sub>2</sub> production were raised, it was in way of a question asked when researchers were considering the evidence of warming in the 20th century. Based on a graphic correlation between CO<sub>2</sub> increase and temperature it was reasonable to start an investigation.

What happened since then is a series of models and research processes that tried to confirm that question. Up to 2007 that question was tending towards possibly true but as Einstein pointed out it doesn't matter if a theory is held to be true for years - once evidence disproves one element of the theory, then it's busted.

In this case several elements have been proved not to be valid and if there is a relationship between CO<sub>2</sub> and temperature it is not straightforward. In short it hasn't warmed for 10 years despite continued CO<sub>2</sub> increases. Furthermore, the consequences of this theory are also being busted this week with analysis that local sea level rates of rising are decreasing, which should not be happening if the theory is correct.

Unfortunately since 2007 it has been made a political question and this government has not proved itself to be capable of managing in a dynamic environment when your understanding of the facts are always changing because new information comes available as your plans unfold.

I do not know Dr Sobey's background but I have spent 27 years in our navy as a marine engineer which included years of managing at-sea emergencies. When information first comes in you react with the knowledge as you understand it, as the response is developed then more information comes to hand and you change your plan and your response.

This government has not shown an ability to do that and is currently set on a course pre-

## Marching to a very different drum

RYDE Council has unveiled its first thoughts on the redevelopment of its enormously valuable civic centre site in Devlin St but promises that residents will have every chance to have their say about it.

The Ryde project team on Monday released a concept plan which envisages a development of two high-rise towers.

It goes on public exhibition for six weeks from today and the project team was quick to point out it was a starting point only and building heights are not fixed.

Ryde Council has also declared a commitment to make Ryde a significant, aesthetically pleasing hub for its community and the new complex will be crucial to that outcome.

How can councils be so different? The future of Epping has been plunged back in limbo, with Hornsby councillors, including deputy mayor Michael Hutcheon, lamenting that a year of planning and work

## NORTHERN DISTRICT Times

in the Epping Town Centre Study has been stalled by Parramatta councillors who did not want the study to be put out to the public for comment.

Cr Hutcheon is rightfully angry that information would not be available so that residents could contribute their views on the plan, which includes the prospect of high-rise development of up to 22 storeys.

After Parramatta Council voted not to put the study on public exhibition, Hornsby has gone ahead and published the study.

Cr Hutcheon wants to hear what residents think before making an informed decision on how it should proceed, which is surely better than Parramatta's approach of simply consigning it to the shelf.

planned on information from before 2007.

Dr Sobey is correct in one point: this tax is about wealth redistribution. If you don't study history you will repeat it. Stalin's command economy didn't work. Neither will Julia's.

Peter Colthorpe  
North Ryde

## Setting record straight on hall

UNTIL now I have refrained from responding to Cr Pickering's childish weekly political attacks on me and other non-Liberal councillors. But his latest attempt to justify the sale of the old Melrose Park Scout Hall, a former community asset, is simply defending the indefensible.

Bill, no matter how you try to spin your way out of this one, the facts are crystal clear. Fact 1: You voted to sell off the Melrose Park Scout Hall in 2010 without consulting with the local community. Fact 2: The sale enabled a developer to purchase the site to build a boarding house there. Fact 3: Had the hall not been sold, there would be no boarding house development application today. Case closed.

The only question now is whether Cr Pickering will take some personal responsibility, apologise to the Melrose Park

community and support the buying back of the site so that it can be used as a community hall again. I believe a community hall is never a white elephant, even if it is guilty of being in Melrose Park, and in my ward.

Councillor Justin Li  
West Ward

## No cure for centre parking pains

IN reply to the letter to the editor by Sue Shilbury, the general manager, North Shore Ryde Health Service, with regards to the Graythwaite Development and the impact on Ryde Medical Centre (*Northern District Times*, 7/10/11).

Ryde Medical Centre (RMC) doctors first found out inadvertently about the Graythwaite Rehab Centre in February 2010 when one of our surgeons was attending to his duties as a visiting medical officer in the hospital. He then asked questions and was told about the development for the first time and the proposal to build on land provided by Ryde Hospital 30 years ago for RMC car parks and an exit driveway.

This is despite planning for Graythwaite beginning in 2004-2005 and a Supreme Court ruling in November 2008 that the development could go ahead on Ryde Hospital land, including the

land provided to RMC in 1981 for the rear car parks and exit driveway of RMC.

There were no extensive discussions with RMC doctors - there have been two meetings with NSW Health Infrastructure and the doctors, both held in RMC, the first in March 2010, at the instigation of the very concerned doctors of RMC, when they were presented with plans and detailed drawings of the proposed development extending on to the rear car parks and exit driveway of RMC.

The second meeting occurred in October 2010. Those doctors who were able to attend were told that the building would be moved from its original site four to six metres from our rear wall, to six to nine metres from the rear wall. There was no solution offered for the loss of patient parking, or the noise and disruption so close to the consulting rooms of the doctors at the rear of RMC during the years of construction.

During that time, RMC will lose its exit driveway as this will be used as the entrance for the construction vehicles. All the doctors and patients' car parks, as well as the ambulance bays at the rear of RMC, will have to be moved to the Ryedale Rd entrance carpark of RMC.

This will result in 16 car parks available for RMC patients during the years of the construction, and

presumably the Fourth Avenue entrance will also have to be used as the exit.

Ryde Council is not concerned about the parking problems of Ryde Medical Centre during the construction of Graythwaite Rehabilitation Centre, that unfortunately, is true.

The doctors of RMC were never invited to participate in the early plans for Graythwaite, the plans were already well advanced when they were first brought to our attention.

Ryde Medical Centre cannot function as a specialist medical centre without our current number of patient car parks.

Already, many patients are forced to try and find parking in the surrounding streets - this will only get worse.

As well, our doctors need to be able to come and go, to and from hospitals in emergency situations, with the guarantee of designated car parks to return to.

Is it too much to ask that the development is moved back beyond the present border of Ryde Hospital and the RMC rear car parks, so that Ryde Medical Centre's patients, many of whom are elderly, immobile, pregnant, with sick children, and in many cases, manifestly unwell, can continue to park in the Medical Centre car parks, half of which were provided 30 years ago by Ryde Hospital to Ryde Medical Centre, unconditionally?

Dr Michael J. Deloughery  
Chairman, Ryde Medical  
Centre Body Corporate



### HAVE YOUR SAY

Add your comment on  
northerndistricttimes.com.au

### FOR THE RECORD

The Northern District Times is committed to publishing news and information accurately. Whenever we fail to meet this standard, our policy is promptly to set the record straight. Corrections will be published when an error is a significant factual mistake, or when it materially changes the meaning or significance of a report. Clarifications will be published when material in a report could lead to serious misunderstanding or unfairness. Readers who believe a correction or clarification is warranted can email editor@northerndistricttimes.com.au or write to The Editor, Suite 2, 3 Carlingford Rd, Epping 2121.

### WRITE TO US

MAIL: The Editor, Northern District Times, Suite 2, 3 Carlingford Rd, Epping NSW 2121 FAX: 9804 6901 EMAIL: letters@northerndistricttimes.com.au

### CONDITIONS

Letters should be kept brief. Name, address and phone number must be supplied. Letters are submitted on condition that Cumberland Newspapers, as publisher

of the Northern District Times, may edit and has the right to reproduce in electronic form and communicate these letters.

14 NORTHERN DISTRICT TIMES, Wednesday, August 10, 2011

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# Could this be the NEW LOOK RYDE CIVIC CENTRE

Concept proposals for the redevelopment of the Ryde Civic Centre site go on public exhibition today.

Council is proposing to sell part of the present civic centre site to help finance new facilities with Council offices being built elsewhere.

The existing site would contain a multi-function performance space and a 600 seat auditorium, a variety of meeting and conference rooms for community use, a new council office and Council Chambers and a rooftop community garden, according to Mayor Cr Artie Stevenson and General Manager John Walsh. **DETAILS SEE PAGE 11**



**JB's World**

**BY THE WAY...** In health funding in 2012, the Health Department is the largest of the City of Ryde.

Under the leadership of Mayor Cr Artie Stevenson and General Manager John Walsh, the City of Ryde is now the most diverse.

Supported by the authority of Mayor Cr Artie Stevenson and General Manager John Walsh, the City of Ryde is now the most diverse.

See page 11 for details.

Continued Page 11

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**Hunters Hill Music Concert**  
Three TWT readers have won Double Passes to the Hunter's Hill Music Centre's concert featuring string quartet "L'Espresso". **SEE PAGE 2**

**Roseanna Gallo CD Album**  
Three TWT readers can win copies of Roseanna Gallo's new CD "All of These Things" which was launched last Friday night. **SEE PAGE 18**

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## The main features

- THE circular building at the northern end is a multi-function performance space with generous back-stage facilities and a 400-seat auditorium;
- A variety of meeting and conference rooms for community use;
- A cafe, courtyard and outdoor meeting spaces on ground level;
- A new mayoral office and council chamber and efficient space for councillors;
- Two small square buildings next to each other for council parking;
- Two towers, of 22 and 24 storeys for residential units;
- The long horizontal buildings are for lower residential use.

# Twin towers at centre of concept for civic precinct

CONNIE PAPOUTSIS

RYDE Council today unveiled a concept plan for the redevelopment of the Ryde Civic Precinct.

The design was released by the council's project team and features two towers at a suggested height of 24 storeys and overall floor space of 60,000sq m, a smaller area than originally envisaged.

The model has gone on display for six weeks from today in different locations around Ryde, with drawings and plans illustrating what could be built on the site.

Mayor Artin Etmekdjian on Monday urged residents to have a look at the proposal which, if approved, would deliver much-needed new community facilities. "Council is keen to get feedback from the community on this important project," he said.

Cr Etmekdjian said the plan-



ning proposal provided for planning controls for the site to be amended to enable the council to sell part of the Civic Centre site to generate funds in excess of \$60 million.

Half of this would be spent on community facilities and the other half on new council chambers.

"Currently, the council staff are

spread across three locations. Bringing staff together in one location will help streamline our operations and improve efficiency," general manager John Neish said.

After consulting the community on the altered planning controls, the next step would be to finalise the design and to seek approval

### Where to see the planning proposal

- Visit council's website [www.ryde.nsw.gov.au](http://www.ryde.nsw.gov.au);
- Ryde Planning and Business Centre, 1 Pope St (within Top Ryde Shopping Centre);
- City of Ryde Customer Service Centre, 1 Devlin St;
- West Ryde Library, 2 Graf Ave;
- Drop-in information sessions with members of the Project team will be made available in the coming weeks as well as door-knocking and advertisements (see page 11).

### Comment at [northerndistricttimes.com.au](http://northerndistricttimes.com.au)

and other important criteria."

The community will again be able to give its feedback once the successful developer lodges a Development Application for the final design and buildings.

An independent committee will be established to analyse all of the feedback as the council cannot assess it as it owns the land.

Research estimated that Ryde's population growth will rise by 4 per cent a year over the next decade.

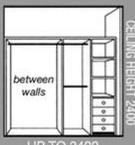
The concept design accommodated both the needs of the community and the council, the project team said.

The residents' major concerns had been overshadowing from tall buildings, traffic and retaining Ryde's sense of place, appearance and ownership.

■ Editorial, page 14

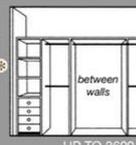
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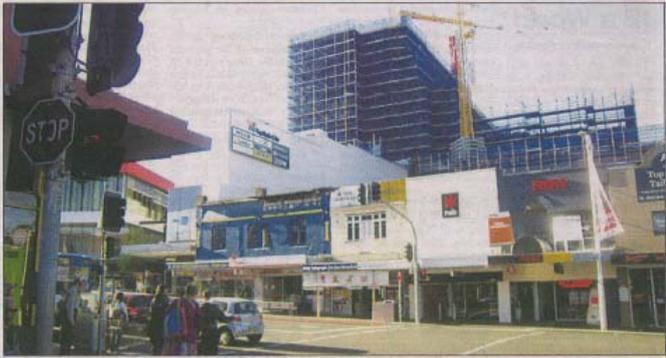
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## Changing Face of Top Ryde

Top Ryde has changed dramatically over recent years with the advent of the new Top Ryde City shopping centre and now the new apartment blocks under construction by Crown International. The new high quality units are selling well with magnificent views from all apartments rising to seventeen stories. Inquiries through marketing agents Snowden Parkes real estate in Church Street Ryde on 9808 2944. In other developments, Ryde City Council is on track with the new Civic Centre development proposal - but it will take a year before the community gets a say in its design. The council is currently in the process of seeking community support for the development concept which it will submit to the NSW Government. It has doorknocked 270 local homes and held community consultation sessions where support was strong and the main concerns were related to traffic management for surrounding streets. The current draft proposal is on display at the entrance to the Ryde Civic Centre and the design plans feature apartments and community facilities including council chambers, an auditorium, residential parking and offices for Ryde City staff.

  
**CAROLINE CHUNG & ASSOCIATES**  
**Congratulations TWT on 90 years of excellent news reporting and service to the community**

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CAROLINE CHUNG

Tony Abboud & the Snowden Parkes Team say  
**Happy 90th Birthday THE WEEKLY TIMES**

## Council need input on civic precinct plan

CONNIE PAPOUTSIS

THE Ryde Civic Precinct proposal is half way through its public exhibition plan and the council needs more feedback.

So far it has spread the word through doorknocking to more than 250 homes, drop-in sessions with the project team and a community information day attended by 120 people in La Piazza at Top Ryde City on Saturday.

The council said the feedback had generally been positive, with people understanding the need to replace and revitalise the current Civic Centre without going into large debt.

Submissions are open until September 21.

The proposed building will have panoramic views across Sydney so whether it's a rooftop restaurant similar to the Pompidou Centre in Paris or a rooftop bar like the one at the Metropolitan Museum of Art in New York, the council welcomed ideas.

The concept plan can be viewed at [www.ryde.nsw.gov.au](http://www.ryde.nsw.gov.au), Ryde Planning and Business Centre, 1 Pope St (Top Ryde City), the Civic Centre or West Ryde Library, 2 Graf Ave.

The next drop-in session will be at the council's Top Ryde City centre on Thursday, September 8 4pm-6pm.

Send submission to the General Manager, City of Ryde, Locked Bag 2000, North Ryde NSW 1670 or email [cityofryde@nsw.gov.au](mailto:cityofryde@nsw.gov.au)

# Kids get a kick out of visit



SOCCEEROOS captain Lucas Neill delighted children from the North Ryde Soccer Rovers on Monday morning.

Neill was at Optus in Macquarie Park as part of the Small Sided Football Awards, which rewards players, coaches and Small Sided Football teams across Australia.

Small Sided Football is a modified form of 11-a-side football for players under the age of 12. Nominations for the awards close today.

"I am really passionate about growing football in Australia," Neill said.

"I'm looking forward to seeing all the great entries over the coming months and maybe even finding a future Australian captain."

To vote, and for more information, go to [www.optus.com.au/football](http://www.optus.com.au/football).

Picture: BRENT MCDONNELL

# Generosity of ABC pilot fondly remembered

ROBERT KENNARD

ABC chief helicopter pilot Gary Ticehurst has been remembered by a northern district local for his "astounding generosity" towards people living with MS.

Mr Ticehurst (pictured) was one of three ABC employees killed in a helicopter crash near Lake Eyras on Thursday, August 18. Reporter Paul Lockyer and cameraman John Benn also died.

East Ryde resident Mark Whitfield, former director of the

Racing 4MS non-profit organisation that provided action and thrill-seeking activities to people living with multiple sclerosis, knew Mr Ticehurst as a sponsor.

"It was such a surprise to hear of his death as I had seen him recently around Lane Cove," he said.

"The generosity that Gary had shown us with his network down at Bankstown Airport was astounding."

He said Mr Ticehurst donated multiple joy rides in his own

helicopter and also plane flights from Bankstown Airport to wheelchair-bound people with MS and their carers.

"As a charity we tried to get people excited about life again and Mr Ticehurst was a part of that."

Mr Ticehurst had been flying helicopters since 1970 and had clocked up more than 14,000 hours at the controls.

He became a hero for his rescue efforts while piloting a helicopter for the filming of the 1998 Sydney to Hobart race.



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NORTHERRN DISTRICT TIMES, Wednesday, August 31, 2011, 18



# Civic Centre Rally

Ryde Councillor Michael Butterworth addressed a gathering at Ryde Civic Centre on Sunday to discuss the proposed redevelopment of the civic centre site.

He said the new civic centre will not be the attractive model on display as part of the concept plan "but an ugly mix of residential apartments for the rich and an auditorium" which will be an eyesore.

Cir Butterworth's Labor colleague Cir Jeff Salvestro-Martin said in a written statement "this is a once in a lifetime opportunity for visionary change but it is being stifled in the rush to get this development approved.

"There has been some visionary stuff achieved by Councils in the past and it disappoints me we do not seem to have that same vision now".

Mayor Artin Etmekdjian said his vision is to support "the community choice" from the best designs tendered by developers. TWT on-the-spot PHOTO.

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## Model goes on display BUT



A concept model of the proposed development goes on display at the Ryde Business Centre from today.

The fate of the proposed Ryde Civic Centre will be decided by the next elected council, Ryde General Manager John Neish confirmed on Monday.

Mr Neish unveiled a miniature of the site which would see the existing building demolished and replaced by a residential complex including a 400-bed auditorium, new council chambers, a rooftop garden and other community facilities.

Ryde City staff will be relocated to new premises within Top Ryde including staff from the Ryde Cinema.

The redevelopment project is expected to bring in more than \$60 million and the Council is currently looking for \$12.5 million over five years to maintain the existing 1950s building.

Mr Neish accepted there was a "political risk" that an anti-development group could win control of the Council and kill the project or delay it by sending the submitted architectural designs back to the drawing board.

"We embarked on this process back in 2006 when new-ryde was out of receivership

## It's Only a Concept! Ryde deserves better!

voiced in favour of the redevelopment of the Ryde Civic Precinct," he said.

"Concept ideas and drawings will go on public exhibition at the Council's Business Centre from today.

"To get the NSW Department of Planning's approval for changes to the height and design to the current restrictions, we need to demonstrate that we have consulted stakeholders about the concept and have their support," he said.

"It shows that we are not putting off a final (non-monetary) design this week. We are simply seeking community support for the draft concept plan."

Ryde City Council's concept has been guided by a list of objectives and principles to ensure the development serves the community well. Ryde, is sustainable and viable and will not have an adverse impact

on traffic flow.

If the concept is approved and the go-ahead is given by the State Government, the tender process will commence and submitted Development Applications will be judged against an established criteria by an independent panel of council experts.

It must then be approved by a newly elected Council in 2012 - 2013.

Ryde City Mayor Cir Artin Etmekdjian urged the community to support the concept.

"Council is keen to get feedback on this important project, which is a once in a generation, opportunity to complete the realisation of Ryde's Town Centre," the Mayor said.

In other developments, Ryde Aquatic Centre is planning a \$9.5 million surfing attraction

The attraction provides surfers with "a wave experience" from a flat street of water that flows in and over a fixed surface.

Ryde City Mayor Cir Artin Etmekdjian said it would attract more young people to the Aquatic Centre.

"This attraction can accommodate up to 48 riders on hour, will give riders an adrenaline rush like no other and have them coming back for more."

A concept plan presented to Council shows the surfing attraction will be built on underutilised land at Victoria Road side of the Ryde Aquatic Leisure Centre and will have four round surfers.

Council will investigate funding options expected to be in the vicinity of \$3.5 million and will call for tenders for the supply and installation of the surf attraction.

THE WEEKLY TIMES, Wednesday August 10, 2011 - 11

## Shaping Our City's Future

The Ryde Civic Precinct Redevelopment

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.

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

**Find out more**  
if you would like to find out more you are welcome to join us at a community information session. Drop in to the Ryde Planning and Business Centre to view the Proposal or chat to a representative from the project team.

**When:** Thursday 16 August, 6:00 - 8:00pm  
or Saturday 20 August, 12:00 noon - 2:00pm

**Where:** Ryde Planning and Business Centre, 1 Pope Street, Ryde (within Top Ryde City shopping centre, off La Placette)

### Have Your Say

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

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

You can view the Planning Proposal on [www.ryde.nsw.gov.au](http://www.ryde.nsw.gov.au), at the Ryde Planning and Business Centre at 1 Pope Street, Ryde (within Top Ryde City shopping centre) or at the Customer Service Centre, 1 Devlin Street, Ryde.

Formal submissions on the Planning Proposal must be in writing and should be 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](mailto:cityofryde@ryde.nsw.gov.au) or delivered in person to the Civic Centre.

For general comments or enquiries email the project team at [civicprecinct@ryde.nsw.gov.au](mailto:civicprecinct@ryde.nsw.gov.au), or call the community information line on 1800 252 040 between 9:00am and 5:00pm Monday to Friday.

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[www.ryde.nsw.gov.au](http://www.ryde.nsw.gov.au)

# New Community Vision Needed for Iconic Ryde Civic Centre Site

BY THE WEEKLY TIMES EDITOR and former Ryde Alderman JOHN F BOOTH AM  
Ryde needs and the people of Ryde deserve an iconic civic centre belonging to the local community on the present Council owned civic centre site at the centre of the City of Ryde.

We want a centrepiece we can all be proud of and call our own for now and for future generations to come.

The conceptual box of exclusive apartments proposed to date must be scrapped and the site retained by and for the people of Ryde.

We need vision and leadership by our civic fathers (and mothers?) and not just left to commercial developers.

As the person responsible for the present main building on the site I believe I can speak with some authority for at least attempting and achieving something a little over 50 years ago when a young Alderman known in those days as John 'Action' Booth.

In my first three year term I was able to achieve building and paying for Ryde Swimming Centre, sewerage Ryde, buying land for ELS Hall Sportsground at Kent Road, building many roads which were still unsealed dirt tracks, developing parks and planning Macquarie University from the then Green Belt as chairman of the Parks and Planning Committee.

In my more mature years I reckon I still have some thing to contribute. So listen up Councillors.

## JB's World

• Continued from Page 1  
THIS SATURDAY is an extremely action packed day for some including JB.

Northern Districts Branch of the CWA (Country Women's Association) Golden Anniversary Luncheon to celebrate 50 years is in the Hermitage Room at Ryde-Eastwood Leagues Club at 12 noon for 12.30pm.

North Ryde RSL Community Club is hosting the semi-final of the 2011 Shute Shield at the Woodies (Eastwood Rugby Union) home ground at T G Millner Field at Eastwood from 12.30pm with drinks and cocktail food hosted by Club president Barry Herbert.

Gladesville RSL Sub-Branch 90th Anniversary Dinner is 5.30pm in Gladesville RSL Community Club auditorium started same

## NOT GOOD ENOUGH



## MODEL OF CONCEPT PROPOSAL ON DISPLAY

Model of a concept proposal is now on public exhibition at Ryde central library. This boxlike apartment building is not good enough for the citizens of Ryde.

## WE DESERVE BETTER

year that a founding RSL member Charles H Engisch established The Weekly Times in Gladesville.

Also Saturday night from 6.45pm we have the Moon Festival celebration at Epping Boys High School which is combining with the opening ceremony of the Chinese Cultural camp activities with 20 members of a delegation from the China Overseas Exchange Association and Northern Sydney Region of NSW Department of Education and Communities.

And that's just for starters.

LANE COVE Youth Orchestra with musical director Mark Brown and conductor Michael Thrift is presenting a concert

Road for a BBQ lunch served by Meadowbank Scout Group members.

Addington will hold an Open Day from 2pm to 4pm also on Sunday. All welcome. Inquiries Rusty Russell OAM 9878 2289, Brian Harris 9808 1016 or John F Booth AM 9807 6666.

JESSIE MURRAY MBE founder of the Linnet Girls' Choir passed away on August 29 in Perth and a Memorial Service will be held in her honour at Epping Presbyterian Church on Saturday October 8 at 2pm. All welcome.

MATTHEW ERSKINE son of Rotary's Robert and Evelyn Erskine and big brother of Philippa turns 29 today and heads this week's

## Ryde Mayoral Election



Mayor of Ryde for the next twelve months until next year's Local Government elections was elected at last night's (Tuesday) Ryde Council meeting.

Voting took place after The Weekly Times went to press last night but readers can see the result on TWT Online at [www.weeklytimes.com.au](http://www.weeklytimes.com.au) or by phoning the TWT News Hotline 9807 6666.

Candidates were expected to be Liberals reigning mayor Clr Artin Etmekdjian and current Deputy Mayor Independent Clr Ivan Petch, pictured above with Mayoress Nora Etmekdjian at last year's election, with possibly Clr Gabrielle O'Donnell for the Labor Party.

Voting last year was 7-5 for both positions with the four Liberal councillors and three Independents Clrs Ivan Petch, Terry Perram and Justin Li versus four Labor and Clr Vic Tagg.

Last night Clr Tagg was expected to support Independent Clr Petch. We

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