

What can the site be used for?

Ryde Local Environmental Plan 2014 (available under 'Relevant Documents' on this page) zones the land RE1 Public Recreation. The zone objectives are:

- To enable the land to be used for public open space or recreational purposes
- To provide a range of recreational settings and activities and compatible land uses
- To protect and enhance the natural environment for recreational purposes

The zone permits the following uses for the site with consent:

- Business identification signs
- Community facilities
- Environmental facilities
- Kiosks
- Recreation areas
- Recreation facilities (indoor and outdoor)
- Restaurants or cafes
- Roads

This site is located on Community Land, categorised as General Community Use under the Local Government Act 1993. The core objectives for management of this land are to: Promote, encourage and provide for the use of land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- in relation to public recreation and the physical, cultural & intellectual welfare or development of individual members of the public, and
- in relation to purposes for which a lease, license or other estate may be granted in respect of the land (other than the provision of public utilities and associated works)

Land classified as "Community Land" cannot be leased, licenced or any other estate granted over the land for more than 21 years without Minister's consent.

Does the facility need to be not-for-profit?

According to the Ryde LEP definitions, a community facility in an RE1 zone (as with the land where the site is located) needs to be owned or controlled by a public authority or non-profit community organisation. However, a recreational facility (indoor or outdoor) can be run both 'for profit' and 'not for profit' purposes.

Will a community facility on the site affect traffic?

Council have undertaken a traffic review (available under 'Relevant Documents' on this page) of the existing traffic situation to determine a baseline to assess future proposals against.

What is the history of the project?

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| November 2012 | Denistone East Bowling Club ceased operations and went into liquidation |
| December 2012 | Expressions of interest (EOI) for the site invited |
| August 2013 | Minimbah Challenge Inc. endorsed by Council as preferred tenant |
| 2013 onwards | Community consultation process undertaken with considerable feedback relating to traffic and safety concerns |
| August 2014 | Licensing process initiated with Minimbah |
| July 2015 | Minimbah withdrew EOI due to timeframe not meeting their business needs |
| August 2015 | Resolution to consult with community before calling nay further EOI for the site |

What are the open space and recreation needs in Denistone East?

The suburb of Denistone East/West is identified as having a high proportion of very small open spaces and only two parks of considerable size. There is an importance for larger open spaces that can more adequately meet the recreational and leisure needs of the community. Refer to Integrated Open Space Plan (available under 'Relevant Documents' on this page), the Council's guiding document for the management and enhancement of open space in the City.

What are the issues raised by the community so far?

The following issues were of primary concern:

- Parking
- Safety of school children
- Increasing traffic congestion on the local roads
- Current road width and poor sight lines
- Collisions and near misses are occurring within the area