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CITY OF RYDE

Denistone East Bowling Club Future Uses Stage 1 Community Engagement Outcomes Report

October 2016



Creating and building community

**Report Title: Denistone East Bowling Club Site,
Stage 1 Engagement Outcomes Report**

Client: City of Ryde

Date: 17 November 2016



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Executive summary

City of Ryde engaged Cred Consulting to undertake a two-stage community consultation process to seek input from the community on how they would like to see the currently vacant Denistone East Bowling Club site used in the future. This is a summary of the engagement outcomes for Stage 1, seeking ideas on preferred future uses to inform the development of site options. Stage 2 of the consultation process will provide opportunities for the community to provide their feedback on three possible options to determine the preferred future use of the Denistone East Bowling Club site. Stage 1 consultation was delivered between 31 August and 30 September 2016.

About the site

The Denistone East Bowling Club site, which is owned by the City of Ryde, is situated on the corner of Kings Road and Salter Crescent in Denistone East in the City of Ryde LGA. The building and its two lawns are currently vacant; but they pose opportunities for a range of recreation and community uses. The site has been vacant since 2012 but prior to this was used for recreation, social and community activities including lawn bowls, functions and meals.

Consultation completed

A broad range of consultation activities were completed as part of Stage 1 including:

- Denistone East Bowling Club Site – Future Uses - Have Your Say Page and Written Submissions Form (17 written submissions received)
- Online survey open Wednesday 31 August to Friday 30 September 2016 (169 surveys)
- Meeting with Denistone East Public School P&C (4 representatives attended)
- Community workshop held Thursday 15 September 2016 (40 people attended)
- Meeting with “Friends of Denistone East Bowling Club” Community Group (6 people attended)
- Drop-in session/Community BBQ, Saturday 17 September 2016 (around 120 people attended).

The engagement activities were widely promoted including:

- Denistone East Bowling Club – future Uses Have Your Say Page on Council’s website
- Letterbox drop of Denistone East Bowling Club Site Future Uses Flyer, to 3,660 houses (within 1km of the site)
- Door knocking 55 houses neighbouring the site
- Letter and email to stakeholders who had shown an interest previously in the future use of the site
- Advertisement in the local paper in the City News column
- A0 sized posters at the site, and
- Promotion in Denistone East Public School via weekly newsletter and onsite poster.

Summary of engagement outcomes

Across engagement types, there were a number of key considerations for the future use of the site. These were:

- Community accessible open space that is accessible to local residents, schools, children and families should be a priority for the site
- Any future community facilities should be accessible to the general community
- The future use of the site should not cause traffic impacts particularly at school pick up times and in Salter Crescent
- The site should be a meeting place for the local community, and
- The site should provide a mix of uses for different users and community needs.

Community priorities for future use of the whole site

Overall the preferred future uses for the site included passive open space, active recreation (field), community accessible hall, and a kiosk or restaurant/café. It should be noted, for the purposes of this study *open space (passive recreation)* is defined as open space and parkland for sitting, having a picnic, playing with kids, or kicking a ball and *open space (active recreation)* is defined as formal sports courts or playing fields.

Through the survey and the workshop, the community was asked to rank or vote on their preferred future uses for the whole site, and for the building and lawns.

Online survey

Through the online survey community members were asked to rank their preferred use for the entire site from a total of five options. Because we asked the community to rank their preferences, responses were given a “score” which is a weighted calculation where items ranked first by the community are given a higher value or weight¹. Overall the preferred future uses for the entire site as identified through the survey were:

1. Open space (passive recreation) with a score of 620 points
2. Open space (active recreation) with a score of 569 points
3. Publicly accessible community facilities with a score of 554 points.

The least preferred options were:

- Leased to Community Service Organisations (score of 348), and
- Parking Space (score of 239).

¹ In the survey, respondents were asked to rank their preferred overall uses of the site. The first preference was given a weight of 5, second preference a weight of 4, and so on. The score is the sum of these weighted values.

Community workshop

At the workshop, participants were asked to workshop ideas for the future use of the overall Denistone East Bowling Club site. Overall, 13 ideas were suggested. Of these 13 ideas, the following three ideas were preferred by the community who participated in the workshop:

1. Community open sports space & bistro & multipurpose hall (24% preference score, 12 people voted this as their 1st or 2nd preference)
2. Community facility with meeting, social and function spaces (15% preference score, 9 people voted this as their 1st or 2nd preference)
3. Community hall for social and leisure groups and rehearsal space with café and open space (13% preference score, 10 people voted for this as their 1st or 2nd preference).

Community priorities for future use of the building and lawns

120 people attended the drop-in event on site at the Denistone East bowling club site. Participants were asked to vote on their preferred ideas for the future uses of the building and the lawns. Twelve options were given for possible future uses of the building. Overall, the preferred future uses for the Denistone East bowling club building were:

1. Park kiosk (32% preference score, 47 people voted this as their first or second preference)
2. Non-profit café/restaurant (25% preference score, 38 people voted for this as their first or second preference), and
3. Community hall (14% preference score, 21 people voted for this as their 1st or 2nd choice).

Twelve options were given for possible future uses of the lawns. Overall, the preferred uses for the Denistone East Bowling Club site lawns were:

1. Active recreation (field) (32% preference score, 53 people voted for this as their 1st or 2nd preference)
2. Flower garden (25% preference score, 22 people voted for this as their 1st or 2nd preference)
3. Kids playground (14% preference score, 26 people voted for this as their first or second preference).

Passive recreation (play, sit, meet) followed closely with a 13% preference score.

Summary of consultation outcomes

Outcomes across all consultation types indicate that the future use of the Denistone East Bowling Club site should be a community accessible space with a range of uses. However, future use of the site should not impact on parking in Salter Crescent and should not involve an exclusive lease or use of the site. Future options for the site should include a mix of one or more of the following uses: Open space for passive recreation uses, Open space for active recreation uses, a multipurpose community hall, that is hireable and useable for a range of social, leisure, and cultural programs and activities, a kiosk, or a café/restaurant.

DENISTONE EAST BOWLING CLUB WHAT THE COMMUNITY WANT...

Preferred future uses for
Denistone East Bowling Club site
by consultation type



SURVEYS (ranking question - overall score is a weighted calculation)

169 respondents, 5 options

FOR THE WHOLE SITE...

#1 OPEN SPACE
(passive recreation)



620
SCORE

#2 OPEN SPACE
(active recreation)



569
SCORE

**#3 PUBLICLY ACCESSIBLE
COMMUNITY FACILITIES**



554
SCORE

DROP-IN DAY (preference question - voted by first and second choice)

120 attendees, 12 options each

FOR THE BUILDING...

PARK KIOSK

32%
preference
score

47 people voted 1st or 2nd choice



CAFE/RESTAURANT (non-profit)

25%
preference
score

38 people voted 1st or 2nd choice



COMMUNITY HALL

14%
preference
score

21 people voted 1st or 2nd choice



FOR THE LAWN...

**ACTIVE
RECREATION**

32%
preference
score

53 people voted 1st or 2nd choice



FLOWER GARDEN

25%
preference
score

22 people voted 1st or 2nd choice



KIDS PLAYGROUND

14%
preference
score

26 people voted 1st or 2nd choice



WORKSHOP (open-ended ideas - voted by first and second choice)

40 attendees, 13 ideas

FOR THE WHOLE SITE...

#1 24%
preference score

12 people voted 1st or 2nd choice

**COMMUNITY OPEN
SPORTS SPACE, BISTRO
AND MULTIPURPOSE
HIREABLE HALL**

#2 15%
preference score

9 people voted 1st or 2nd choice

**COMMUNITY FACILITY
WITH MEETING, SOCIAL
AND FUNCTION SPACES**

#3 13%
preference score

10 people voted 1st or 2nd choice

**COMMUNITY HALL
FOR SOCIAL, LEISURE,
REHEARSAL AND CAFE
AND OPEN SPACE**

OVERALL

The major preference was for outdoor open space for active and passive recreation, with support for community accessible indoor spaces.

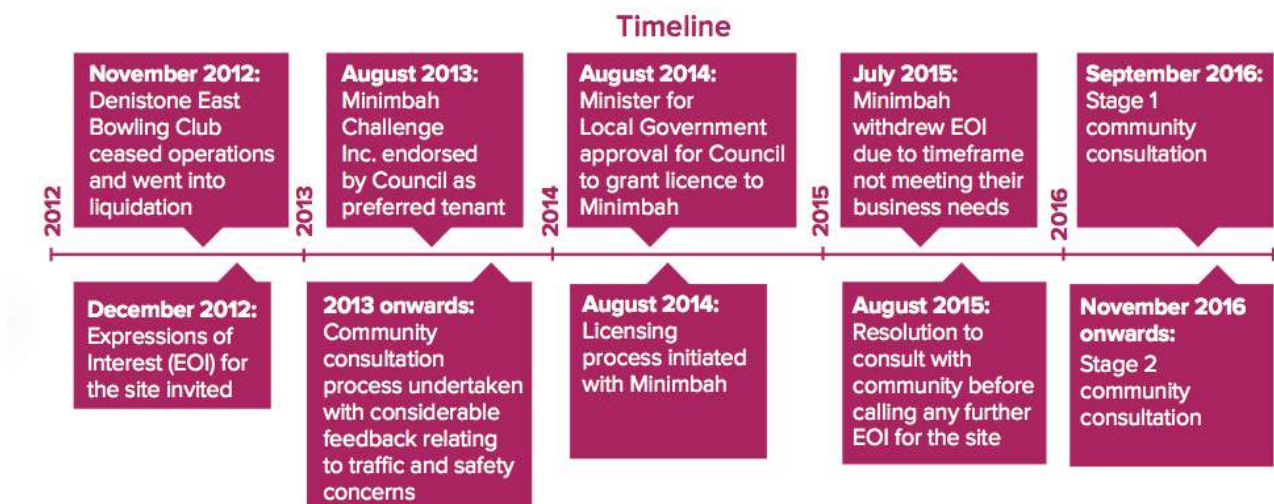
1. Introduction

1.1. Project background

City of Ryde engaged Cred Consulting to undertake a two-stage community consultation process to seek input from the community on how they would like to see the currently vacant Denistone East Bowling Club site used in the future.

In 2015, City of Ryde Council resolved that the community would be consulted before calling for any further Expressions of Interest for this Denistone East Bowling Club site following the withdrawal of interest in the property from Minimbah Challenge Inc. As resolved, and as shown in Figure 1 below, the City commenced consultation with the community in September 2016. This report provides the outcomes of Stage 1 of this consultation process with Stage 2 of the consultation process due to commence from November 2016.

Figure 1 Denistone East Bowling Club project timeline



1.2. About the Denistone East Bowling Club site

The Denistone East Bowling Club site, which is owned by the City of Ryde, is situated on the corner of Kings Road and Salter Crescent in Denistone East in the City of Ryde LGA. The building and its two lawns are currently vacant; but they pose opportunities for a range of recreation and community uses. The site has been vacant since 2012 but prior to this was used for recreation, social and community activities including lawn bowls, functions and meals.

Figure 2 Denistone East Bowling Club site map



City of Ryde is seeking to develop future uses as permissible under the current land zoning and classification. There are no current plans to rezone and redevelop the site. The land is zoned RE1 – Public Recreation under Ryde LEP 2014. The objective of the RE1 zone are:

- To enable 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 site is classified as Community Land. According to the Local Government Act:

- “Community Land” cannot be leased, licensed or any other estate granted over the land for more than 21 years without Minister’s consent.
- A site classified as community land cannot be sold

1.3. Stage 1 engagement activities

The community was provided with a broad range of engagement activities to provide their feedback as detailed in Table 1. Engagement activities were broadly promoted including:

- Denistone East Bowling Club Site – Future Uses Have Your Say Page on Council’s website including Information on Consultation Opportunities, Frequently Asked Questions, links to relevant reports, link to the online survey, and form to submit written submissions. Frequently Asked Questions are available at Appendix 1.
- Letter to stakeholders who had shown an interest previously in the future use of the site
- Door knocking 55 houses neighbouring the bowling club site
- Letter box drop of flyer to all households within 1km of the site (3,660 houses) (see Appendix 2)

- Advertisement in the City News column of the local paper (see Appendix 3), and
- A0 sized posters onsite promoting consultation opportunities.

Table 1 Stage 1 consultation, Denistone East Bowling Club site

Consultation Completed	Timeframe	Description
Have Your Say Page & Written Submissions	31 August 2016 (currently open)	Dedicated page on Council's website. Seventeen written submissions were received through the online form on this page.
Online survey	31 August to 30 September 2016	169 surveys were completed online or through intercept surveys at the drop-in community event/bbq.
Meeting with Denistone Road Public School P&C	7 September 2016	Meeting with four members of the Denistone East Public School P and C.
Community workshop	15 September 2016	Community workshop to priorities future uses for the site. Forty residents attended the meeting.
Meeting with "Friends of Denistone East" Community Group	17 September 2016	Meeting with around six of the "Friends of Denistone East" Community Group from 10.30am to 11.00am, prior to the drop-in session/community bbq.
Community Drop-In Session/BBQ	17 September 2016	A Saturday morning drop-in session (11.30am to 1.30pm) where around 120 residents attended to talk with the consultant and Council team about their ideas for the future use of the site, and enjoy a community bbq.



2. Summary of key findings

This section provides a summary of key findings across all engagement types relating to community priorities for the future use of the Denistone East Bowling Club site.

2.1. Key considerations

Considerations for future use of the site

Across engagement types, there were a number of key considerations for the future use of the site. These were:

- Community accessible open space should be a priority for the site and that it is available to local residents, schools, children and families
- Any future community facilities are accessible to the general community
- The future use of the site does not create traffic impacts particularly at school pick up times and in Salter Crescent
- The site is a meeting place for the local community, and
- The site provides a mix of uses for different users and community needs.

2.2. Community preferences for future use of the whole site

The main overall community preferences priority for the Denistone East Bowling Club site were improved open space for active and passive recreational activities including play for children in a multi-use site accessible to the community. It should be noted, for the purposes of this study *open space (passive recreation)* is defined as open space and parkland for sitting, having a picnic, playing with kids, or kicking a ball and *open space (active recreation)* is defined as formal sports courts or playing fields.

Specifically, the preferred future uses for the site were:

- Parkland/passive open space,
- Active open space (field),
- Community accessible hall, and
- A kiosk or café.

Through the survey and the workshop, the community was asked to rank or vote on their preferred future uses for the whole site, and for the building and lawns.

Online survey

Through the online survey community members were asked to rank their preferred use for the entire site from a total of five options. Because we asked the community to rank their preferences, responses were

given a “score” which is a weighted calculation where items ranked first by the community are given a higher value or weight². Overall the preferred future uses for the entire site as identified through the survey were:

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The least preferred options were:

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Community workshop

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2.3. Community priorities for future use of the building and lawns

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² In the survey, respondents were asked to rank their preferred overall uses of the site. The first preference was given a weight of 5, second preference a weight of 4, and so on. The score is the sum of these weighted values.

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- Passive recreation (play, sit, meet) followed closely with a 13% preference score.

2.4. Summary of consultation outcomes

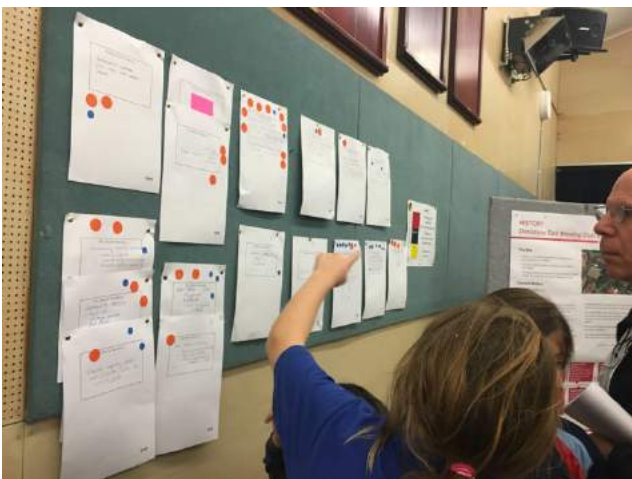
Outcomes across all consultation types indicate that the future use of the Denistone East Bowling Club site should be a community accessible space with a range of uses. However, future use of the site should not impact on parking in Salter Crescent and should not involve an exclusive lease or use of the site. Future options for the site should include a mix of one or more of the following uses: Open space for passive recreation uses, Open space for active recreation uses, a multipurpose community hall, that is hireable and useable for a range of social, leisure, and cultural programs and activities, a kiosk, or a café/restaurant.

3. Community workshop outcomes

A community workshop was held at the Denistone East Public School on Thursday 15 September from 6.00pm to 8.00pm. Twenty-eight people participated in the collaborative workshop. The workshop included a presentation from Council and Cred Consulting relating to the history of the site, permissible uses on the study, traffic study outcomes, and identified community and recreational needs and gaps.

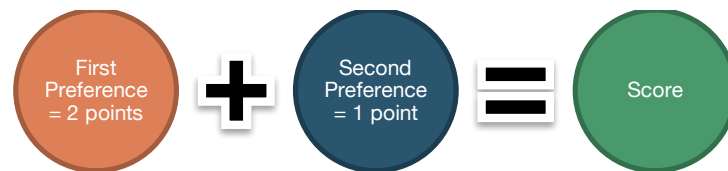
The purpose of the workshop was to:

1. Identify priority community and recreational needs and gaps in Denistone East, and
2. Identify and prioritise future uses of the Denistone East Bowling Club site to address identified needs.



Most popular future use

The end result of the workshop was participants voting for their favourite idea, using an orange sticker for their first preference and a blue sticker for their second preference. A score was calculated for each idea. A score is a weighted calculation where items ranked first are given a higher value or “weight”. The first preference (orange sticker) was given a weight of 2, and the second preference (blue sticker) was given a weight of one. The score is the sum of these weighted values.



The following three ideas were the most popular:

Ranking	Idea	Total score ³
1.	Open community sports space that schools can also use + <u>restaurant/bistro</u> , fenced playground, and multipurpose, hireable community hall	22 points or 32% preference score. 12 people voted for this as their first or second preference
2.	Community facility including meeting spaces, community social spaces, function spaces Community Facility that is multi-use and includes library service, art studios and toilets external/internal) Flexible meeting space hall/smaller rooms for community groups	14 points or 15% preference score. 9 people voted for this as their first or second preference
3.	Community hall including café, open space and rehearsal space. Uses for community hall including for kids care programs, women's groups, men's groups, music groups, parties, playgroup, yoga group	12 points or 13% preference score. 10 people voted for this as their first or second preference.

³ The “score” is a weighted calculation where items ranked first are given a higher value or “weight”. In the community workshop, the first preference (orange sticker) is given a weight of 2, and the second preference (blue sticker) is given a weight of one. The score is the sum of these weighted values.

3.1. Workshop outcomes

Activity 1 - Identified community needs

Each group was asked to identify the gaps or community/recreational needs for the suburb of Denistone East. Common responses included:

- More open space for health and fitness activities
- More places for children to play
- Places for community functions and events
- Places for people to get together, socialise and participate in leisure activities
- Places to support the needs of seniors

Activity 2 - What ideas for the Denistone East Bowling Club might fulfil the community's needs and what are the pros and cons of each of these ideas?

Each group was asked to come up with up to three ideas for the Denistone East Bowling Club site, and to discuss the positives and negatives of each idea. The outcomes of these discussions is shown below.

Group	Idea	Positives	Negatives
1	Open space: Tables, seating, shade trees	Place for exercise, well-being, areas for families, BBQ to bring community together. Keeping down stress levels.	
	Community Facility (Hall, meeting space)	Provides meeting spaces for small community groups, indoor activities such as... indoor exercise, space for small functions, community social clubs and organisations.	Parking, access, noise, neighbours complaining
	Sports and Recreation	Multipurpose facility, futsal, grassed area, meet the neighbours, vibrancy, aqua aerobics, older people with back injury.	Cost
2	Café in the evenings, Toilets, fenced playground for kids e.g. Newington Armoury	Sense of community, connections. Good for parent drop offs	Is it a permissible use? Who does it cost?
	Licensed restaurant/bistro	Sense of community. Gap for diversity of activities. Viable, nothing else around.	Cost who? Noise, mess, Permissible use? remediation

Group	Idea	Positives	Negatives
	Community field for schools e.g. St Leonards Park	Kids playing on street, more active, fulfils a needs, it wouldn't take the whole site, safe,	Any other sports? Needs to be open for everyone outside of schools hours
	Community facility/Police station - Under a new concept. Architecturally. E.g. residential home.	<ul style="list-style-type: none"> - Safety, school across the road, strange danger - Stuffed animals and bears 	
	Men's shed		
	Multipurpose community hall	Hireable Address need for space for classes including after school. E.g. Pilates For everyone	Who leases it? Mediation cost Hours of operation? Parking? Depends on size of hall. Only @ school.
3	Car parking on site - not primary just servicing site	Would facilitate uses and reduce impact on surrounding streets Ensure accessibility	Needs to be part of site only Less local Expensive Attracts traffic
	Bistro/restaurant/café	Well patronised historically Add to otherwise limited options in walking distance - important as limited buses after dark Services other uses on site, esp. green space.	Traffic generation (possibly)
	Green space - Park seats, pergola with playground, space to sit, shade, exercise equipment	Active Multi use Small catchment = less traffic Adults and children Use for local families	Some exist but are used only slightly Must be high spec not generic
	Active recreation -> smaller size not a full	Active	Don't want it to dominate site

Group	Idea	Positives	Negatives
	field	Adults and kids	Heavier traffic/parking
	Meeting rooms – multipurpose hall – could be divided/flexible space	Small groups in community underserved Different times Multi uses serviced	Managing availability + prioritising uses Ensuring accessibility for everyone's use
4	Community Centre		
	Multi-sports facility: Beach volleyball, futsal, squash courts, table tennis	Attracts people Utilised by seniors Targeted Range of demographics Revenue	Traffic/parking Noise Good sporting facilities locally
	Open space	Serene/quiet Property values No parking issues	Could be underutilised
	Café/restaurant/kiosk	Appealing to younger families Revenue/cost recovery Bring people to area Evening activity	Local restaurants already struggling.
	Health centre/yoga studio	Nearest health centre is in Eastwood	
	Urban Farm with community involvement + educational facilities	Education	Mozzies.
5	Men's shed	Recycle Community grants Create community No existing facilities Mental health Greater possible impacts	Only targets men Expensive Have to have permanent space
	Basketball Court	Physical well being	Maintenance

Group	Idea	Positives	Negatives
		Used by all Greater community impacts Vulnerable population	Noise Cost
	Women's space	Can operate in community hall	Same as men's shed
	Skate ramp/park	Physical well-being Need for youth space	Costly Insurance Targets smaller population
	Rehearsal space	Lots of people do music Targets everyone	Noise Cost of soundproofing Parking
	Eating facility/café	Existing infrastructure Targets everyone Proximity to school	Challenges with zoning
	Community Hall	Multi-functional Flexible Good reach	Cost
	Open space	Meting needs of young population	
	Facilities for younger children/outdoor space for children	Need	A lot in the area Lack of Space for older children.
	Priorities: 1 = men's shed. 2 = Basketball court 3 = community hall		
6	Community facility - multi use	Well being Culture	Parking
	Open space: Playgrounds, active, passive	Health Well being	Noise (Hard surfaces)


Group	Idea	Positives	Negatives
	Community garden	Health	Maintenance
	Library services		

Activity 3 - Voting on favourite ideas for future use of the Denistone East Bowling Club site

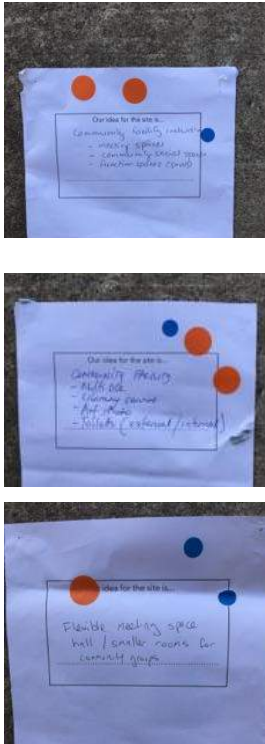


At the end of the workshop, each group had to choose their top two ideas and place them on the wall in the hall. Ideas that were very similar were grouped together. Each workshop participant was given two stickers to place on their favourite idea for the future use of the Denistone East Bowling Club site: orange for the first preference and blue for their second preference. The most popular idea as shown in Table 2 below, voted for by nearly 50% of participants as their first or second preference was:



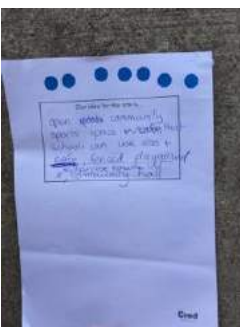

Open community sports space that schools can also use and restaurant/bistro, fenced playground, and multipurpose hireable community hall.




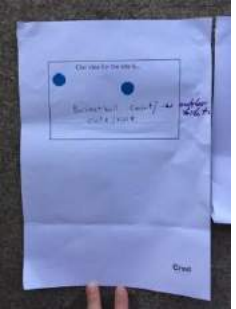
Table 2 Community Workshop ideas



Idea	Score (first preference is worth 2 points and second preference is worth 1 point)	Total Score ⁴	
Open community sports space that schools can also use + <u>restaurant/bistro</u> , fenced playground, and multipurpose, hireable community hall.	First preference (# orange stickers) = 10 Second preference (# blue stickers) = 2 Score (2 x orange + 1 x blue) = 22	22	

⁴ The "score" is a weighted calculation where items ranked first are given a higher value or "weight". In the community workshop, the first preference (orange sticker) is given a weight of 2, and the second preference (blue sticker) is given a weight of one. The score is the sum of these weighted values.

Idea	Score (first preference is worth 2 points and second preference is worth 1 point)	Total Score ⁴	
<p>Community facility including meeting spaces, community social spaces, function spaces</p> <p>Community Facility that is multi-use and includes library service, art studios and toilets external/internal)</p> <p>Flexible meeting space hall/smaller rooms for community groups</p>	<p>First preference (# orange stickers) = 5</p> <p>Second preference (# blue stickers) = 4</p> <p>Score (2 x orange + 1 x blue) = 14</p>	14	
<p>Community Hall including café, open space and rehearsal space</p> <p>Uses for community hall including for kids care programs, women's groups, men's groups, music groups, parties, playgroup, yoga group.</p>	<p>First preference (# orange stickers) = 2</p> <p>Second preference (# blue stickers) = 8</p> <p>Score (2 x orange + 1 x blue) = 12</p>	12	
<p>Open space (active) including playground, basketball, and fitness equipment (outdoor)</p> <p>Open space including place for exercise/wellbeing, BBQ/tea and coffee, sport and recreation, grassland and futsal</p>	<p>First preference (# orange stickers) = 4</p> <p>Second preference (# blue stickers) = 3</p> <p>Score (2 x orange + 1 x blue) = 11</p>	11	

Idea	Score (first preference is worth 2 points and second preference is worth 1 point)	Total Score ⁴	
			
Men's shed with open space/cafe	First preference (# orange stickers) = 3 Second preference (# blue stickers) = 2 Score (2 x orange + 1 x blue) = 8	8	
Open community sports space that schools can use also + café, fenced playground, and multipurpose, hireable community hall.	First preference (# orange stickers) = 0 Second preference (# blue stickers) = 7 Score (2 x orange + 1 x blue) = 7	7	
Parkland/Green space - multi-use - playground, shade/sit, exercise	First preference (# orange stickers) = 3 Second preference (#blue stickers) = 0 Score (2 x orange + 1 x blue) = 6	6	

Idea	Score (first preference is worth 2 points and second preference is worth 1 point)	Total Score ⁴	
Community centre with café and urban farm.	First preference (# orange stickers) = 2 Second preference (# blue stickers) = 1 Score (2 x orange + 1 x blue) = 5	5	
Police community centre/station under new concept. With licensed bistro and open space/recreation	First preference (# orange stickers) = 1 Second preference (# blue stickers) = 1 Score (1 x orange + 1 x blue) = 3	3	
Day dementia centre plus multi-sports facility Back lawns: Children mini soccer field	First preference (# orange stickers) = 1 Second preference (# blue stickers) = 0 Score (2 x orange + 1 x blue) = 2	2	
Basketball court/café/kiosk – with outdoor toilet	First preference (# orange stickers) = 0 Second preference (# blue stickers) = 2 Score (2 x orange + 1 x blue) = 2	2	

Idea	Score (first preference is worth 2 points and second preference is worth 1 point)	Total Score ⁴	
Community garden (passive) for sitting and that is landscaped	First preference (# orange stickers) = 0 Second preference (# blue stickers) = 1 Score (2 x orange + 1 x blue) = 1	1	
Bistro/food/cafe	First preference (# orange stickers) = 0 Second preference (# blue stickers) = 0 Score (2 x orange + 1 x blue) = 0	0	

3.2. Individual worksheets

Participants were offered the opportunity to provide their personal views on individual worksheets. Twelve participants completed the worksheets. 100% of respondents live in Denistone East. The main feedback given by participants for their overall priorities for the site included:

- Nine out of 12 respondents wanted to ensure there was open space on the site and to keep it green
- Five respondents thought that a community facility with a range of rooms/spaces for community activities were important
- Three respondents specifically requested that there be no parking in Salter Crescent resulting from any future uses of the Denistone East Bowling Club site
- Three respondents said that the site needs a kiosk/café onsite
- Two questioned whether the land near the tennis courts would be included in the options.

4. Drop-In session/community BBQ

A community drop-in session/community bbq was held from 11am to 1.30pm on Saturday 17 September 2016. Around 100 people attended the drop-in session to provide their views on the future use of the Denistone East Bowling Club site.

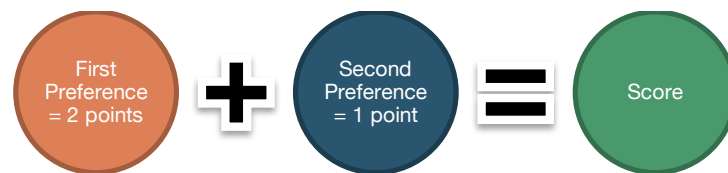


Residents who attended the event:

- Completed intercept surveys (the online survey) with the Cred team
- Talked to Council staff about their ideas and concerns for the site
- Voted on their favourite ideas on the dotmocracy boards.

Most popular ideas for future use of the site

A score was calculated for each idea. A score is a weighted calculation where items ranked first are given a higher value or “weight”. The first preference (orange sticker) was given a weight of 2, and the second preference (blue sticker) was given a weight of 1. The score is the sum of these weighted values.



As shown in the voting outcomes overpage, the most popular future building/community uses for the Denistone East Bowling Club site, that were included for voting on the dotmocracy boards, were:

Ranking	Idea	Total Score ⁵
1.	Park kiosk	75 points, or 32% preference score. 47 people voted for this as their first or second preference
2.	Non-profit café/restaurant	59 points, or 25% preference score. 38 people voted for this as their first or second preference
3.	Community hall for local events	32 points, or 14% preference score. 21 people voted for this as their first of second preference.

⁵ The “score” is a weighted calculation where items ranked first are given a higher value or “weight”. For drop in session voting, the first preference (orange sticker) is given a weight of 2, and the second preference (blue sticker) is given a weight of one. The score is the sum of these weighted values.

Other ideas suggested by residents included:

- Swimming pool (10 points)
- Mahjong Club (10 points)
- Home style police station (2 points)

As shown in the voting outcomes overpage, the most popular future open space/recreational uses for the Denistone East Bowling Club site were:

Ranking	Idea	Total Score ⁶
1.	Active recreation (field)	53 points, or 32% preference score. 53 people voted for this as their 1 st or 2 nd preference score
2.	Flower garden	38 points, or 25% preference score. 22 people voted for this as their 1 st or 2 nd preference
3.	Kids playground	37 points, or 14% preference score. 26 people voted for this as their first or second preference.

While active recreation (field) was highly voted for, the survey team's discussion with participants suggests that they were interested in informal spaces to kick a ball rather than formal sporting fields.

⁶ The "score" is a weighted calculation where items ranked first are given a higher value or "weight". For drop in session voting, the first preference (orange sticker) is given a weight of 2, and the second preference (blue sticker) is given a weight of one. The score is the sum of these weighted values.

FUTURE USES: DENISTONE EAST BOWLING CLUB

WHICH IDEAS WOULD YOU LIKE TO SEE AT THIS SITE?



Community meeting rooms

First Preference = 0
Second Preference = 1
Score = 1



Public toilets

First Preference = 0
Second Preference = 1
Score = 1



Learning classes

First Preference = 3
Second Preference = 1
Score = 7



Not-for-profit cafe/restaurant

First Preference = 21
Second Preference = 17
Score = 59



Child and family services

First Preference = 3
Second Preference = 5
Score = 11



Artists studios

First Preference = 1
Second Preference = 3
Score = 5



Park kiosk

First Preference = 27
Second Preference = 20
Score = 74



Workshop and maker spaces

First Preference = 5
Second Preference = 8
Score = 18



Seniors' clubs

First Preference = 4
Second Preference = 2
Score = 10



Community service office space

First Preference = 1
Second Preference = 1
Score = 3



Leisure programs

First Preference = 1
Second Preference = 11
Score = 13



Community hall for local events

First Preference = 11
Second Preference = 10
Score = 32

WHAT OTHER IDEAS DO YOU HAVE?

Community facility - 'Home Style' Police Station (different concept)

First Preference = 1
Second Preference = 0
Score = 2

Swimming Pool

First Preference = 4
Second Preference = 2
Score = 10

Indoor Sports Centre

First Preference = 0
Second Preference = 1
Score = 1

Mahjong Club

First Preference = 3
Second Preference = 4
Score = 10

FUTURE USES:
DENISTONE EAST BOWLING CLUB

WHICH IDEAS WOULD YOU LIKE TO SEE AT THIS SITE?

**Active recreation (field)**

First Preference = 23
Second Preference = 7
Score = 53

**Car parking**

First Preference = 4
Second Preference = 3
Score = 11

**Community garden**

First Preference = 4
Second Preference = 3
Score = 11

**Outdoor gym**

First Preference = 1
Second Preference = 6
Score = 8

**Sheltered BBQ spaces**

First Preference = 1
Second Preference = 2
Score = 4

**Kids playground**

First Preference = 11
Second Preference = 15
Score = 37

**Active recreation (courts)**

First Preference = 11
Second Preference = 9
Score = 31

**Passive recreation (play, sit, meet)**

First Preference = 7
Second Preference = 18
Score = 32

**Flower garden**

First Preference = 16
Second Preference = 6
Score = 38

**Dog-walking**

First Preference = 2
Second Preference = 4
Score = 8

**Park furniture**

First Preference = 1
Second Preference = 1
Score = 3

**Urban farm**

First Preference = 4
Second Preference = 2
Score = 10

WHAT OTHER IDEAS DO YOU HAVE?

Water Play Park

First Preference = 1
Second Preference = 0
Score = 2

No Parking in Salter Crescent

First Preference = 1
Second Preference = 0
Score = 2

Badminton Hall

First Preference = 2
Second Preference = 1
Score = 5

Skate Park

First Preference = 1
Second Preference = 0
Score = 2

5. Survey

The survey was available online through the City of Ryde Have Your Say page from Wednesday 31 August to Friday 30 September 2016. Intercept surveys were also conducted at the Drop-In Day. 169 surveys were completed⁷.

5.1. Previous use of the site

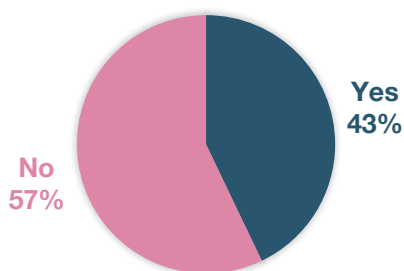
Prior to it becoming vacant, 42.9% of respondents (72 people) used the Denistone East Bowling club site, for:

- The Bistro (63.9%, 46 people)
- Family/friends functions (61.1%, 44 people)
- Bowling (19.4%, 14 people).

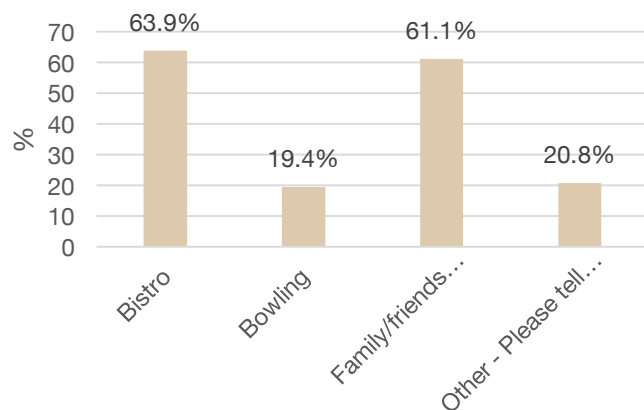
Other uses included:

- Craft fairs (5.5%, 4 people)
- School functions (5.5%, 4 people)
- Social dances (4.2%, 3 people)

**PRIOR TO IT BECOMING
VACANT, DID YOU EVER USE
THE DENISTONE EAST
BOWLING CLUB SITE?**



**IF YES, WHAT DID YOU MAINLY USE IT
FOR?**

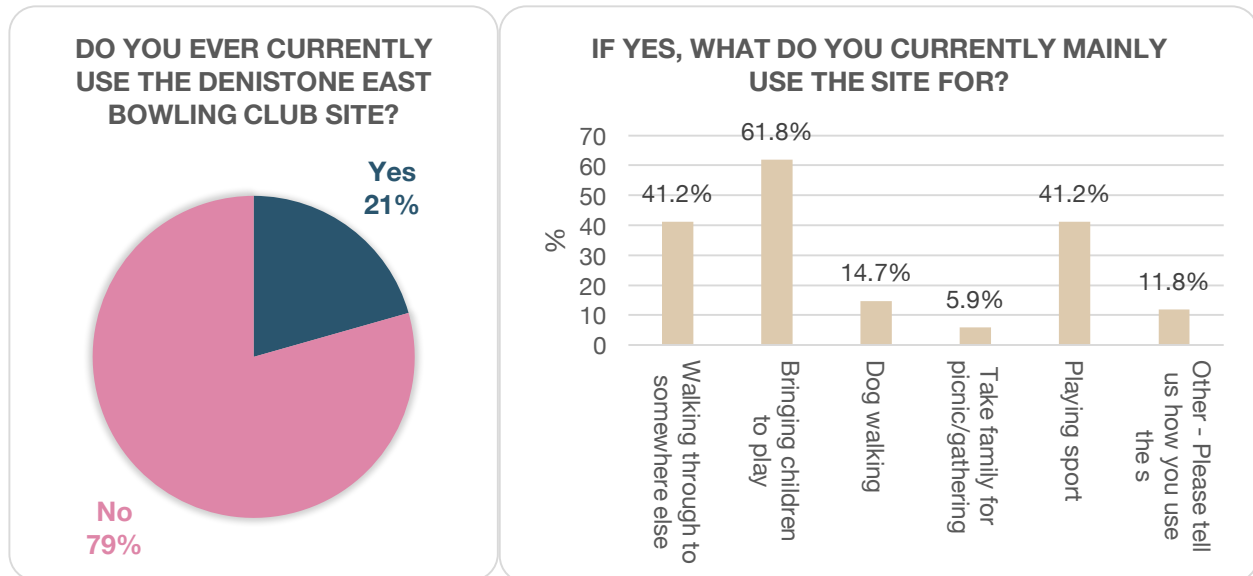


⁷ 3 surveys from 2 respondents who had completed more than 1 survey each were disqualified

5.2. Current use of the site

The majority of respondents do not use the site currently (79.4%, 131 people). Those that do use the site currently use it for:

- Bringing children to play (61.8%, 21 people)
- Walking through to somewhere else (41.2%, 14 people)
- Playing sports (41.2%, 14 people)



5.3. Future use of the site

Overall Use

Respondents were asked to rank their overall preferred use of the site. A score was calculated for each use. The "score" is a weighted calculation where items ranked first are given a higher value or "weight". First preference is given a weight of 5, second preference a weight of 4, third preference a weight of 3, fourth preference a weight of 2 and last preference a weight of 1⁸.

Overall, the preferred use is open space and parkland. passive recreation (e.g. children's playground, picnic areas, nature reserve (score = 620).

"Parkland with native vegetation"

"Open space is decreasing across Sydney; it will become prized in the future as we now prize the parks so wisely left by our predecessors"

This was followed by:

⁸ For more information, see <https://help.surveygizmo.com/help/rank-score>

- Active recreation facilities (e.g. sports courts) (score = 569)

"We need more sport spots for children"

"Given the growing population in the area I think it would be great to create some sports courts that could be used all year round and also utilised by the local schools who don't have large playgrounds"

- Publicly accessible community facilities (e.g. community hall, meeting rooms, cafe, space for volunteer groups) (score = 554)

"...A community hub allowing people to meet socially for drinks, food, functions, meetings, etc."

"There is not enough community meeting rooms in the area for e.g. Lions, Rotary, Probus etc."

The least supported overall uses were:

- Leased to community service organisation (e.g. child care, aged care, disability care, cultural organisations) (score = 348)
- Parking space (score = 239)

Other ideas contributed in response to this question were:

- Available for Denistone East Public School and St Therese Catholic Primary School to use (7 people)
- Community Garden (5 people)
- Bistro/café/restaurant (5 people)
- Native vegetation (4 people)
- Child care (4 people)
- No housing/high rise (4 people)
- A school (3 people)
- Men's shed (3 people)
- Lease to Putt Putt golf (2 people)
- Dog park (2 people)
- Gym (1 person)
- Flower gardens (1 person)
- Pool for aquarobics (1 person)
- Playground for older children aged 10+ (1 person)

Community programs and services

The preferred programs and services to be conducted at the site, if it were to be leased to a community service operator or become a publicly accessible community facility, were:

- Leisure programs (56.3%, 90 people)

"Huge community demand - yoga, tai chi are nowhere else"

- Sports programs (56.9%, 91 people)

"It was a sporting site, so this keeps in with the previous use of the site"

- Arts and cultural programs (44.4%, 71 people)

"Passionate about the arts e.g. a place for a community choir to practice"

- Learning classes (39.4%, 63 people)

"Perhaps English language classes; adult education courses such as calligraphy etc."

- Child and family services (38.8%, 62 people)

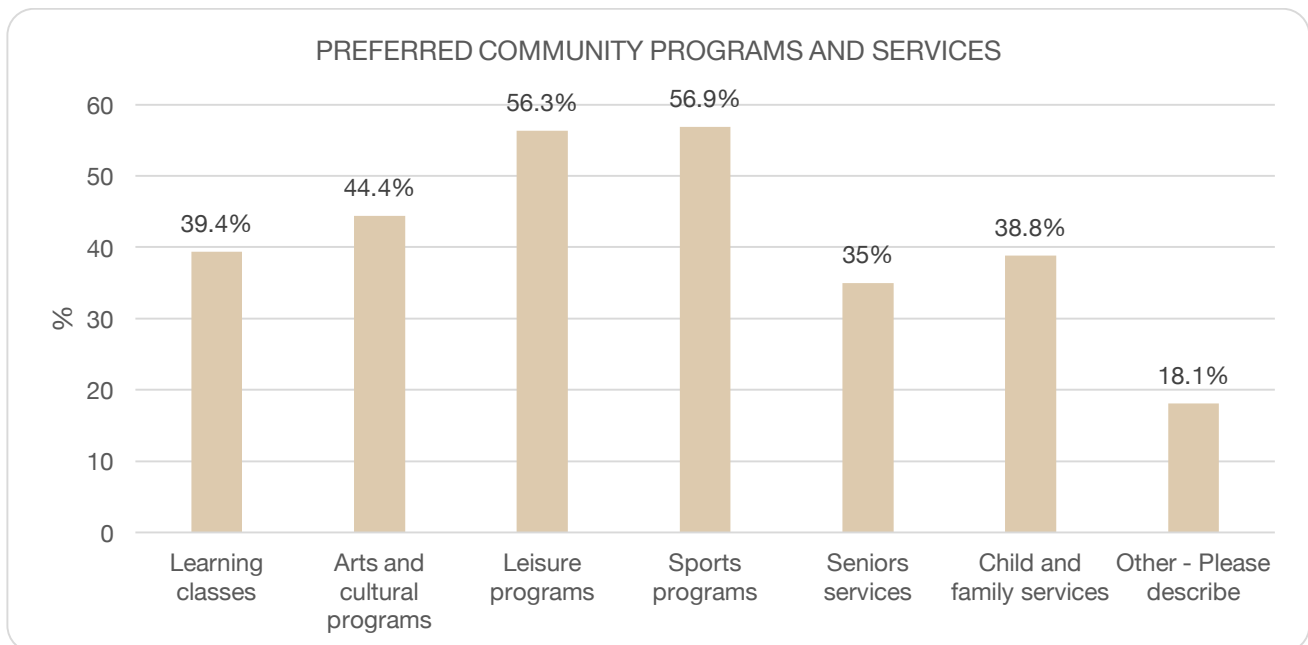
"We need more community based, affordable child care in the area"

- Seniors services (35%, 56 people)

"We are an ageing population"

Other ideas were:

- Health/mental health services (3 people)
- Happy police station in the style of a home geared to children and families (1 person)
- Garden services (1 person)
- Disability services (1 person)



Bowling Club Building

For the Bowling Club, the most appealing uses⁹ (appealing to at least 40% of respondents) are:

- Demolish and create open space/parkland/passive recreation (Very appealing = 39.2%, Appealing = 23%, Total = 62.2%)
- Café/bistro (Very appealing = 33.1%, Appealing = 29.1%, Total = 62.2%)
- Maker space (Very appealing = 14.9%, appealing = 29.1%, Total = 44%)
- Artist studios (Very appealing = 11.4%, Appealing = 32.9%, Total = 44.3%)

The least appealing uses (unappealing to at least 40% of respondents) are:

- Demolish and create car parking (Very unappealing = 68.9%, Unappealing = 15.5%, Total = 84.4%)
- Public toilets (Very unappealing = 40.5%, Unappealing = 12.1%, Total = 52.6%)
- Create office space for different community service organisations (Very unappealing = 24.3%, Unappealing = 24.3%, Total = 48.6%)
- Lease building to a community service provider (Very unappealing = 27.5%, Unappealing = 15.4%, Total = 42.9%)
- Maker space (Very unappealing = 23.6%, Unappealing = 16.2%, Total = 39.8%)

Comments included:

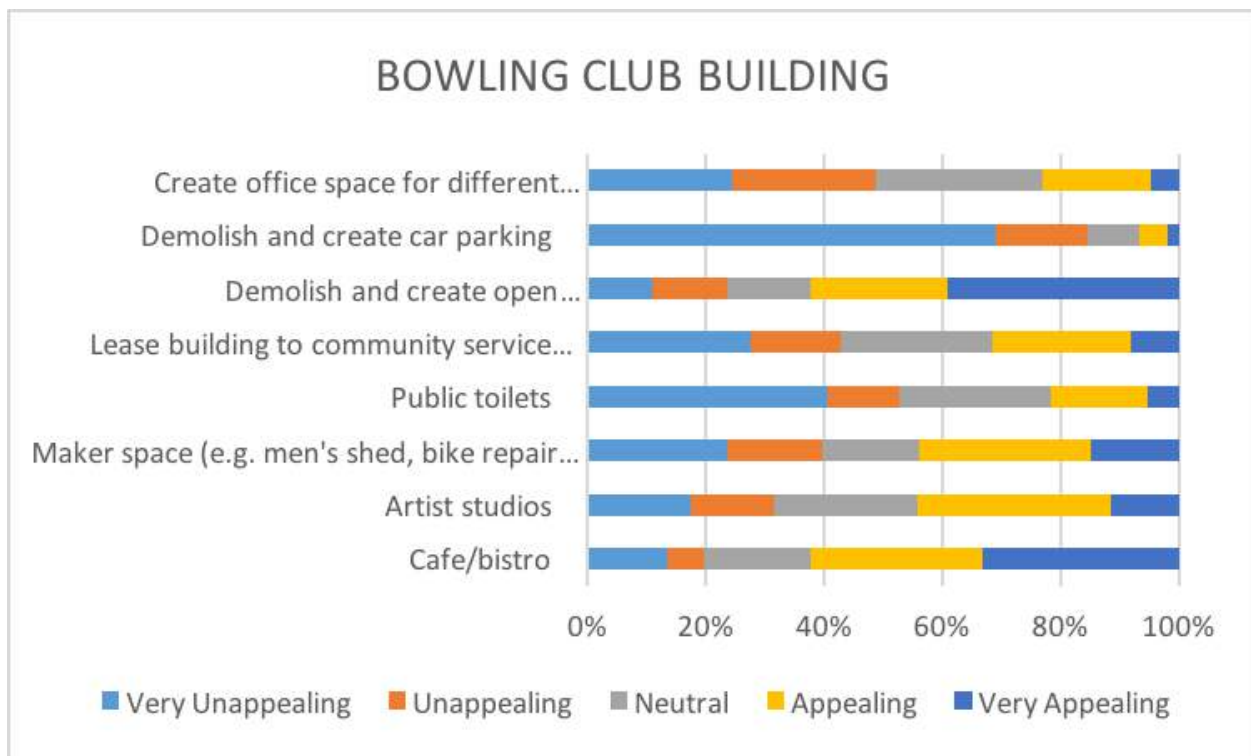
"As the number of retired people grow, we need venues that will encourage participation and social activity"

"A cafe would be perfect as there is none within walking distance and would bring people to the area throughout the day"

"The hall could be used for leisure activities like yoga, music recitals, playgroups, folk dancing. A special area could be set up for a Men's shed which could produce equipment for the playgroups or other charitable organisations. A room could be used for "band practice" which could be hired out to young musicians"

"We've survived for decades without public toilets there. They could bring other sorts of trouble to the area"

⁹ Where the total proportion of people selecting very appealing or appealing is similar for two ideas (within 5 percentage points), the idea with the higher proportion of very appealing votes is listed first



	Very Unappealing		Unappealing		Neutral		Appealing		Very Appealing	
	%	#	%	#	%	#	%	#	%	#
Cafe/bistro	13.5%	20	6.1%	9	18.2%	27	29.1%	43	33.1%	49
Artist studios	17.4%	26	14.1%	21	24.2%	36	32.9%	49	11.4%	17
Maker space (e.g. men's shed, bike repair workshop)	23.6%	35	16.2%	24	16.2%	24	29.1%	43	14.9%	22
Public toilets	40.5%	60	12.2%	18	25.7%	38	16.2%	24	5.4%	8
Lease building to community service provider	27.5%	41	15.4%	23	25.5%	38	23.5%	35	8.1%	12
Demolish and create open space/parkland/passive recreation	10.8%	16	12.8%	19	14.2%	21	23%	34	39.2%	58
Demolish and create car parking	68.9%	102	15.5%	23	8.8%	13	4.7%	7	2%	3

Create office space for different community service organisations	24.3%	36	24.3%	36	28.4%	42	18.2%	27	4.7%	7
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Lawn 1

For Lawn 1, the most appealing uses¹⁰ (appealing to at least 60% of respondents) were:

- Open space/parkland/passive recreation (Very appealing = 43.9%, Appealing = 30.4%, Total = 74.3%)
- Kids playground (Very appealing = 38.5%, Appealing = 27%, Total = 65.5%)
- Outdoor furniture (seating, umbrellas, BBQs etc.) (Very appealing = 30.4%, Appealing = 39.2%, Total = 69.6%)
- Active recreation (sports courts, playing fields) (Very appealing = 35.1%, Appealing = 29.1%, Total = 64.2%)
- Outdoor gym equipment (Very appealing = 25.7%, appealing = 39.9%, Total = 65.6%)

The least appealing uses (unappealing to at least 20% of respondents) were:

- Car parking (Very unappealing = 56.4%, Unappealing = 16.8%, Total = 73.2%)
- Active recreation (sports courts, playing fields) (Very unappealing = 12.2%, Unappealing = 10.8%, Total = 23%)
- Community garden (Very unappealing = 12.2%, Unappealing = 8.1%, Total = 20.3%)

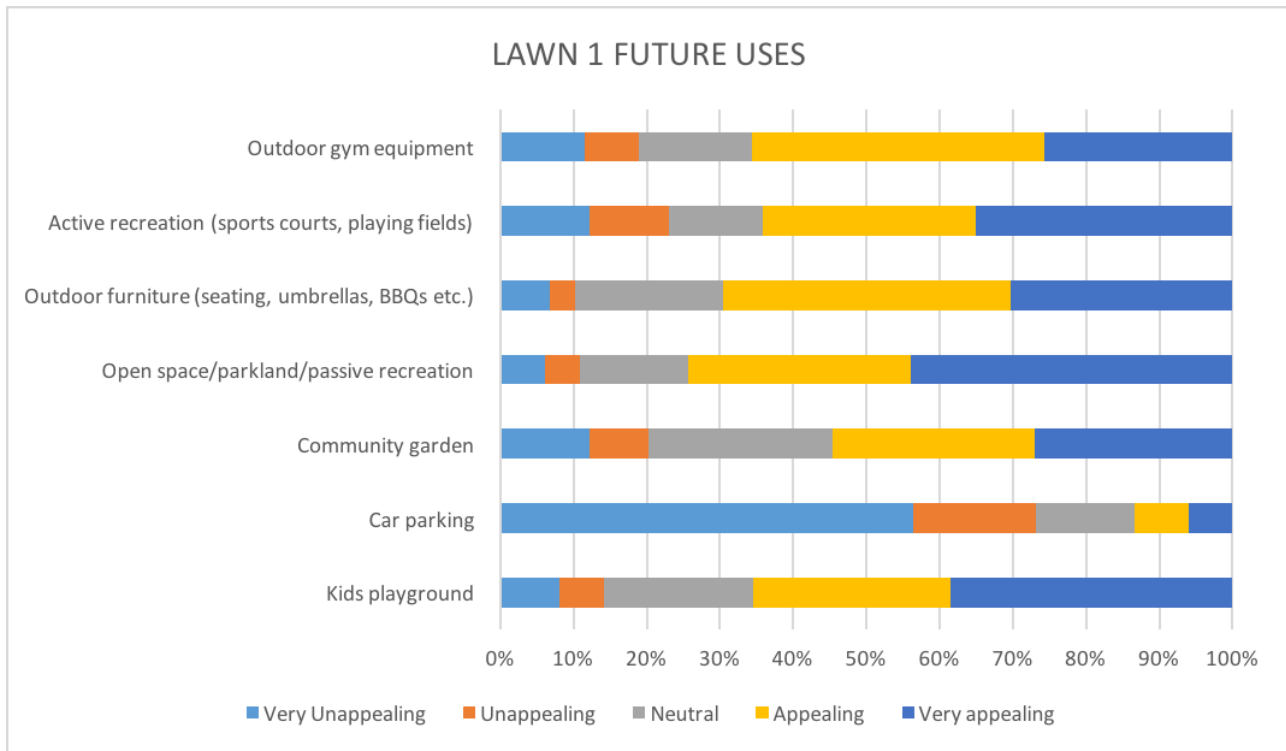
Comments included:

"Sports courts are lacking in the area. Once you could use the schools for this but they are now fenced in"

"Appealing and attractive areas to bring locals together is what appeals to me"

"Outdoor furniture is needed for people watching children or just resting from activity"

¹⁰ Where the total proportion of people selecting very appealing or appealing is similar for two ideas (within 5 percentage points), the idea with the higher proportion of very appealing votes is listed first



	Very Unappealing		Unappealing		Neutral		Appealing		Very appealing	
	#	%	#	%	#	%	#	%	#	%
Kids playground	8.1%	12	6.1%	9	20.3%	30	27%	40	38.5%	57
Car parking	56.4%	84	16.8%	25	13.4%	20	7.4%	11	6%	9
Community garden	12.2%	18	8.1%	12	25%	37	27.7%	41	27%	40
Open space/parkland/passive recreation	6.1%	9	4.7%	7	14.9%	22	30.4%	45	43.9%	65
Outdoor furniture (seating, umbrellas, BBQs etc.)	6.8%	10	3.4%	5	20.3%	30	39.2%	58	30.4%	45
Active recreation (sports courts, playing	12.2%	18	10.8%	16	12.8%	19	29.1%	43	35.1%	52

	Very Unappealing		Unappealing		Neutral		Appealing		Very appealing	
fields)										
Outdoor gym equipment	11.5 %	17	7.4%	11	15.5 %	23	39.9 %	59	25.7 %	38

Lawn 2

For Lawn 2, the most appealing uses¹¹ (appealing to at least 60% of respondents) were:

- Open space/parkland/passive recreation (Very appealing = 48%, Appealing = 30.4%, Total = 78.4%)
- Kids playground (Very appealing = 37.6%, Appealing = 33.6%, Total = 71.2%)
- Outdoor furniture (seating, umbrellas, BBQs etc.) (Very appealing = 37.2%, Appealing = 33.8%, Total = 71%)
- Active recreation (sports courts, playing fields) (Very appealing = 35.8%, Appealing = 25.7%, Total = 61.5%)
- Outdoor gym equipment (Very appealing = 23.6%, appealing = 39.2%, Total = 62.8%)

The least appealing uses (unappealing to at least 20% of respondents) were:

- Car parking (Very unappealing = 56.1%, Unappealing = 10.10%, Total = 66.2%)
- Community garden (Very unappealing = 12.8%, Unappealing = 10.10%, Total = 23.6%)
- Active recreation (sports courts, playing fields) (Very unappealing = 12.2%, Unappealing = 12.8%, Total = 25%)

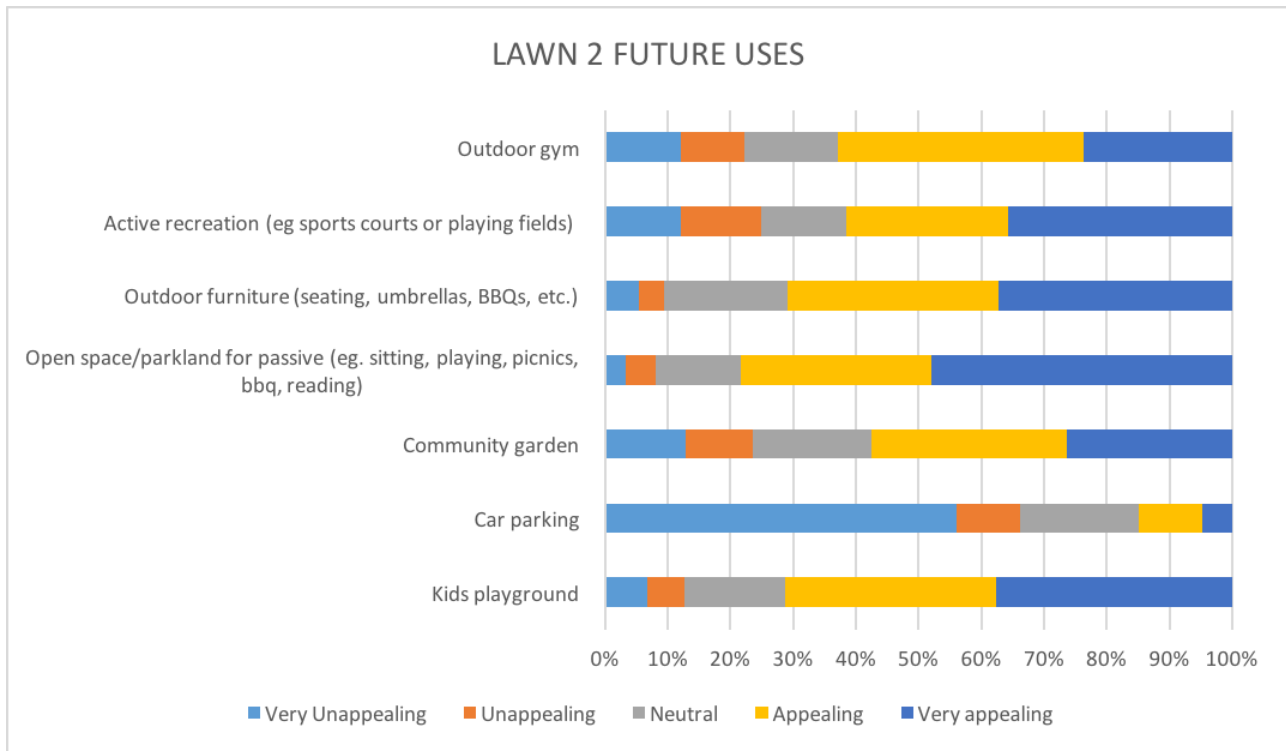
Comments included:

"It would be a nice area to extend on the current tennis courts and make into a bigger sporting area"

"It would be good to have some space here for outdoor cafe use, some kids play equipment and outdoor gym use"

"Outdoor seating and BBQ areas would be great for locals to come during the warmer months, as it's hard to get a spot at the local Yamble reserve or Jim Walsh park"

¹¹ Where the total proportion of people selecting very appealing or appealing is similar for two ideas (within 5 percentage points), the idea with the higher proportion of very appealing votes is listed first



	Very Unappealing		Unappealing		Neutral		Appealing		Very appealing	
	%	#	%	#	%	#	%	#	%	#
Kids playground	6.7%	10	6%	9	16.1%	24	33.6%	50	37.6%	56
Car parking	56.1%	83	10.1%	15	18.9%	28	10.1%	15	4.7%	7
Community garden	12.8%	19	10.8%	16	18.9%	28	31.1%	46	26.4%	39
Open space/ parkland for passive (e.g. sitting, playing, picnics, bbq, reading)	3.4%	5	4.7%	7	13.5%	20	30.4%	45	48%	71
Outdoor furniture (seating,	5.4%	8	4.1%	6	19.6%	29	33.8%	50	37.2%	55

	Very Unappealing		Unappealing		Neutral		Appealing		Very appealing	
umbrellas, BBQs, etc.)										
Active recreation (e.g. sports courts or playing fields)	12.2%	18	12.8%	19	13.5%	20	25.7%	38	35.8%	53
Outdoor gym	12.2%	18	10.1%	15	14.9%	22	39.2%	58	23.6%	35

Compared to the responses for Lawn 1, for Lawn 2:

- Open space parkland - More people selected very appealing for open space/parkland on Lawn 2, a similar number selected appealing (48% very appealing (Lawn 2) vs. 43.9% very appealing (Lawn 1), 30.4% appealing for both)
- Kids playground - Less people selected very appealing and neutral, but more people selected appealing for kid's playground on Lawn 2 (37.6% very appealing (Lawn 2) vs 38.5% very appealing (Lawn 1), 33.6% appealing (Lawn 2) vs 27% appealing (Lawn 1), 16.1% neutral (Lawn2) vs 20.3% neutral (Lawn 1).
- Outdoor furniture - outdoor furniture was more appealing on Lawn 2 (very appealing = 37.2% (Lawn 2) vs 30.4% very appealing (Lawn 1), 33.8% appealing (Lawn 2) vs 39.2% appealing (Lawn 1), neutral/unappealing/very unappealing remained similar)

Comments justifying respondents' locational choices included:

Lawn 1:

I think this should be an active recreation area as it is on quite a busy street

Keep playground/open area nearer to school

Lawn 1 is best for parking as it faces Kings Rd

Lawn 2:

Lawn 2 is situated away from Kings Rd and would be more suitable for "passive" recreation

There are more residential houses near Lawn 2, keep the parking on the busier street

With the tennis courts close by this area could be used for BBQ facilities etc.

Lawn 2 is not suitable for parking as its only access is through Salter Crescent which is a small and narrow road

5.4. Additional comments

Some respondents gave additional comments on what they would like to see on the site. There were three key themes to these comments and ideas:

- That the site be something that is accessible to the general community/doesn't restrict use by the general community
- That the site cater to a variety of needs and users, is inclusive and builds community
- That the site could include a mix of uses

Comments are provided at Appendix 4.

Some respondents gave additional comments on what they would not like to see on the site. Responses included:

- Car parking (46.6%, 34 people)
- Restriction of community use (23.3%, 17 people)
- Commercial uses (16.4%, 12 people)
- Housing or high rise (13.7%, 10 people)
- Impact on local traffic (12.3%, 9 people)
- Sports fields/courts (9.6%, 7 people)
- Café/bistro (5.5%, 4 people)
- Public toilets (5.5%, 4 people)
- Antisocial behaviour (4.15, 3 people)
- Child care (2.7%, 2 people)
- Noise to residents (2.7%, 2 people)
- Parkland (2.7%, 2 people)

5.5. Examples of great places

Respondents provided some examples of great places that they would like the site to be like. The most popular are provided below.

Yamble Reserve/Livvi's Place (44.2%, 19 people)



Ryde Park/Groundskeeper's café (23.3%, 10 people)



ELS Hall Park, Ryde Community Sports Centre (13.6%, 6 people)



Putney Park/Water play (11.6%, 5 people)



Santa Rosa Park (9.3%, 4 people)



Camperdown Commons (9.3%, 4 people)



Newington Armory Wharf Café/Blaxland River Park
(7%, 3 people)



Jim Walsh Park (7%, 3 people)

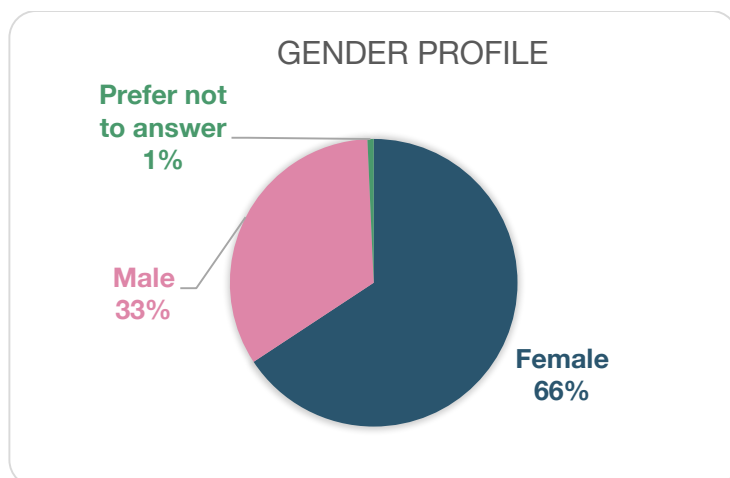


Waterloo Park, Marsfield (7%, 3 people)

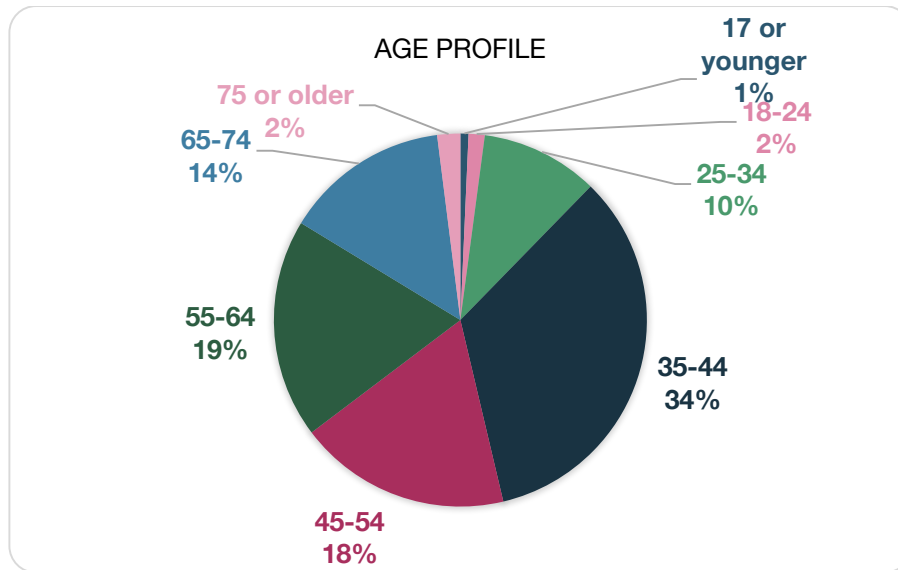


5.6. Respondent profile

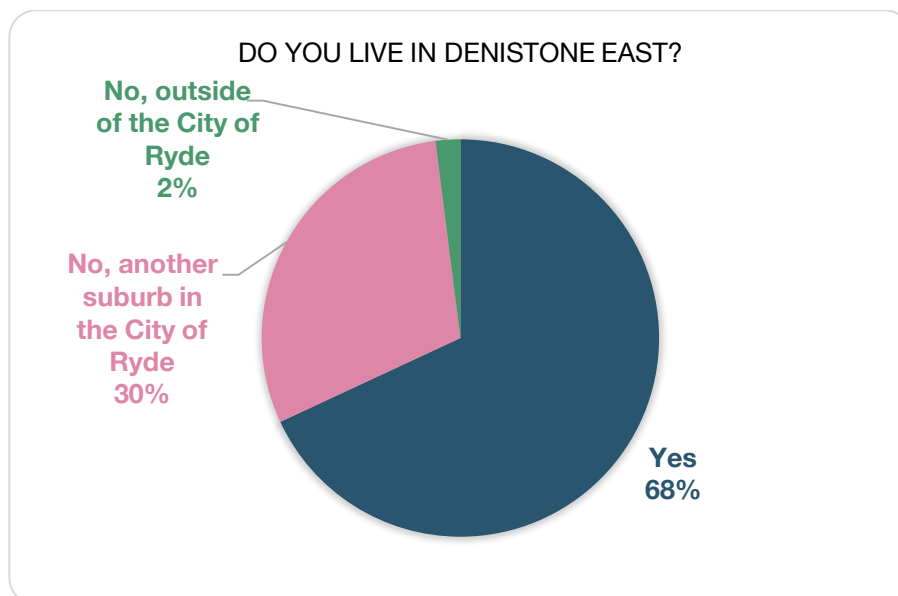
The majority of respondents were female (65.8%, 96 people).



The majority of respondents were aged 35-44 years old (34%, 50 people). There were 3 respondents aged 25 and below, and 3 respondents aged 75 or older.



The majority of respondents lived in Denistone East (68%, 100 people)



6. Written submissions

A total of 17 written submissions were received through the City of Ryde Have Your Say Page online forum. The majority 11 out of the 17 submissions focussed on utilising the site for open space and recreation uses including:

- Convert the site to a park similar to Yamble Park on Quarry Road – this would support all the residential development in the area
- Sports courts including soccer/basketball, netball – also to support the needs of the local public school
- Kids playground
- Bike tracks
- Outdoor gym
- Bowling greens, boules, or bocce
- Connecting the site to the existing tennis courts and parkland

The other seven submissions focussed on possible building uses on the site including:

- Preschool (1)
- Indoor sports courts (2)
- Library
- Community hall (2)
- Neighbourhood police station (1)
- Small car park
- Men's Shed (1)
- Community garden (2). One submission thought a community garden not necessary due to proximity to "The Habitat" on Quarry Road.

Written submissions are available at Appendix 4.

7. Meetings with key stakeholders

Two meetings were held with key stakeholder groups including:

1. Denistone East Public School P and C
2. Friends of Denistone East Community Group

The main outcomes of each of these meetings is detailed below:

Denistone East Public School P and C

The group discussed the following potential future uses of the currently vacant site:

- Must consider child safety and traffic impacts on Kings Road (traffic is only an issues at school pick up and drop off times). Whatever is there in the future should not increase traffic at these times
- A community centre that supports multiple uses. For example, Marion Street Theatre is looking for a new venue, there are local dance groups and exercise groups looking for spaces
- Potentially used for delivery of Denistone East Before and After School Care Association before and after school care and school holiday programs
- All weather court – synthetic turf set up for small games of soccer/basketball would be beneficial. Currently local kids use the school facilities after hours indicating that there is demand.
- Bike riding path/track particularly for children learning to cycle
- There is no need for more tennis courts, however, the school does use the courts for lessons so important to keep them
- Venue for community functions (e.g. kid's parties, 18ths, 21sts, 40ths). The Bowling Club was regularly hired for these uses and it would be good if the venue could be used for this again. There are not many venues with indoor and outdoor spaces. It was noted that City of Ryde Council's venue hire fees are much higher than nearby Hunters Hill Council, so the higher fees may impact on people's decision to hire the venue. The facility doesn't need to be high end, just clean with good facilities
- Use of the space to deliver programs for older people, there are many seniors living in the area
- Santa Rosa Community Garden is just around the corner from the site (in Quarry Road) so there may not be a need for a community garden
- Evacuation area for the school
- Lease of community building to community groups
- The school has a lot of after school programs (e.g. chess classes, language classes, music lessons) and there is a lot of interest from organisations to deliver more classes at the school, but no space. The facility could be used for delivery of additional after school programs, which could be accessed by kids from other schools also.

Friends of Denistone East Bowling Club Community Group*Values of the Denistone East Bowling Club to the community*

- Access to everyone, no monopoly
- Green spaces
- A meeting place
- Lots of parents near the school, proximity to the school
- Important that it is well maintained/presentable
- Maintaining and increasing our property values
- Families

Future uses of the Denistone East Bowling Club

- Coffee: especially for parents after school drop off
- Hall that can be used by many other groups
- There is nowhere for kids around here: a restaurant with outdoor seating that is family friendly, green spaces for the kids to run
- Demolition of the hall and making the whole space green would be good, we want green space. There isn't an attachment to the building.
- Do not want:
 - Concerns about one organisation taking over the hall and having a monopoly over use e.g. Cerebral Palsy Alliance
 - Organised sports - traffic concerns, loss of general public use
 - Lighting on late at night
 - Drinking is a concern, don't want late night noise, drunk people in the street sitting in the gutter, trash. Do not want a late night function hall with people drinking. A restaurant would be ok with outdoor dining.
 - The least impact on residents - e.g. traffic, renovations/construction the better

Appendix 1 Frequently Asked Questions



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?

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

OUR VALUES | Leadership | Recognition | Teamwork | Professionalism | Ethics | Pride

Appendix 2 Stage 1 Flyer

Map - Community Workshop & Drop-in BBQ locations



For more information

To discuss the information in this newsletter or for more information, please contact our Customer Service team on 9952 8222.

To learn more about the Denistone East Bowling Club site, frequently asked questions about the project, and related documentation, please visit our Have Your Say page at www.ryde.nsw.gov.au/DEBC

Denistone East
Bowling Club site
Community Consultation

City of Ryde Council would like to understand your ideas for the future uses of the former Denistone East Bowling Club site. Situated at the corner of Kings Road and Salter Crescent, the building and its two lawns are currently vacant, but pose a great opportunity for recreation and community uses.

There are many possibilities for the Bowling Club site; becoming an open park; a community hall; sports courts and active recreation; a neighbourhood garden, or one of many other ideas. Council is seeking the community's input to develop one or more of the permissible uses that can be accommodated on this site.

Council will provide a number of consultation opportunities to discuss and share your ideas and aspirations for the site. This community input will form part of a two-stage process and result in feasible options for the site which Council will seek to develop. Council welcomes your input.

Project history

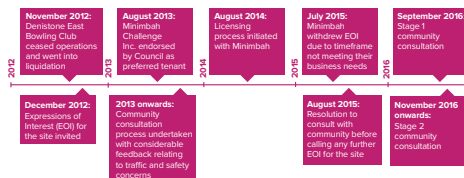
Since the closure of the Bowling Club in 2012, and as a result of consultation in 2013 we heard the following from the community on the area and the future use of the site.

The key issues include:

- Ensuring pedestrian safety (especially during school pick-up/drop-off)
- Maintaining adequate parking
- Maintaining community land and community open space
- Providing meeting and social spaces
- Addressing the traffic congestion in the area adjoining the site

In August 2015, Minimbah Challenge Inc. withdrew their interest in the property and at this time the Council resolved that the community would be consulted before calling any further Expressions of Interest for this site.

Timeline



Engaging with the community

City of Ryde Council is seeking input from the community on what you would like to see on this site through a two-stage process.

Stage 1
31 August - 30 September 2016

In Stage 1, local residents and the wider community can input views and thoughts for the site via an online survey, drop-in session and workshop (outlined to the right). Based on these ideas, Council will then develop three options for the use of the Bowling Club site.

Stage 2
November 2016 onwards

In Stage 2, the three options for the use of the Bowling Club site will be presented to the community, with the advantages and disadvantages of each. As part of the community, you will be asked to select the option(s) you prefer to be future assessed. Based on the community's feedback, Council will seek to develop a set of uses that can be accommodated on this site.

Have Your Say

You can Have Your Say regarding the Denistone East Bowling Club site in a number of ways; online, at our events or in writing. The face-to-face events will be a great chance to have some of your questions answered and gather a better understanding the project context.



Online Survey

Complete the online survey at www.ryde.nsw.gov.au/DEBC. The survey will be open between Wednesday 31 August and Friday 30 September 2016.

If you are unable to fill in this survey online or don't have access, please contact our Customer Service team on 9952 8222 who will assist you in completing the survey over the phone.



Community Workshop

Come along to the community workshop on Thursday 15 September. This will be a great chance to discuss and understand issues such as planning legislation applicable to the site, permissible land uses, traffic information, Council's open space strategy and the needs and gaps of community services and facilities.

SEPT 15
Thursday

Time: 6.00 - 8.00pm

Location: Denistone East Public School Hall,
47-63 Lovell Rd, Denistone East
(See map over page)

Booking essential. To register your interest in attending, contact Customer Service on 9952 8222.



Drop-in BBQ

Pop down to a friendly drop-in session complete with BBQ.

SEPT 17
Saturday

Time: Any time between 11.00am - 1.30pm

Location: Top Lawn, Denistone East Bowling Club,
Kings Rd & Salter Cres, Denistone East
(See map over page)



Write to Us

Written submissions can be sent to the General Manager, City of Ryde and must be clearly marked as 'Denistone East Bowling Club Site Use':

By Email: cityofryde@ryde.nsw.gov.au

By Post: General Manager, City of Ryde,
Locked Bag 2069, North Ryde NSW 1670

Submissions will be received up until Friday 30 September, 2016. We look forward to hearing your views on this project and the future opportunities for this site.

Appendix 3 City News Newspaper advertisement

HAVE YOUR SAY



**Denistone East Bowling Club Site
Community Consultation**

City of Ryde Council is seeking your ideas for the future uses of the former Denistone East Bowling Club. The building and lawns are currently vacant, but pose a great opportunity for recreation and community uses.

Want to find out more?

Two events have been organised to seek community input:

Community Workshop

When Thursday 15 September
Time 6.00 - 8.00pm
Where Denistone East Public School Hall
 47-63 Lovell Rd, Denistone East

Booking essential. To register your interest in attending, contact Customer Service on 9952 8222.

Drop-in BBQ

When Saturday 17 September
Time Any time between 11.00am - 1.30pm
Where Denistone East Bowling Club
 Kings Rd & Salter Cres, Denistone East

How do I make a submission?

Submissions can be made as follows:

In person At one of the events listed above

Online Complete the online survey at
www.ryde.nsw.gov.au/DEBC

Email cityofryde@ryde.nsw.gov.au

Post General Manager, City of Ryde
 Locked Bag 2069,
 North Ryde NSW 1670

Written submissions must be marked as "Denistone East Bowling Club Site Use".

Closing date for submissions is **Friday 30 September 2016**.

For more information

For more information, please contact our Customer Service team on 9952 8222.

To learn more about the Denistone East Bowling Club site, frequently asked questions about the project, and related documentation, please visit our Have Your Say page at www.ryde.nsw.gov.au/DEBC

Appendix 4 Additional Comments from Survey and Written Submissions

These are additional comments from survey (from question: Do you have any other comments about the Denistone East Bowling Club site and its future uses?)

A bushland water feature - there is an example in Putney Park (?), which is hugely popular, the children just love it.
A facility that is available to and inclusive of the widest possible demographic of the local area.
A place for all members of the community to enjoy as open space recreation and as a meeting place to engage with peers with similar interests.
Active recreation or community groups such as the previous applicant.
Additional car space at that area will greatly benefit the school & the surrounding area at peak traffic times in morning & afternoon.
Adult social meeting place, i.e. men's shed or ladies craft venue.
All ages active use - basketball, handball, skateboarding. I think the site is big enough to provide for mixed use - with 3 or 4 zones plus the building use. Consider some all-weather courts if cost and visual impact are not prohibitive.
An open space or community garden. Something that all aged and all residents can use
An oval at the top bushland and play equipment on the bottom
As per my previous comment
Badminton playground
Before and after school care
Bike path, BBQ area
Cafe with outdoor furniture as in Enmore Park & public toilets attached. Public Use Hall for leisure & cultural pursuits. Some outdoor gym equipment as I have seen on the Gold Coast in parks, 2 outdoor basketball courts on lawn 1 nearest Kings Rd - good for males & females, some children's play equipment (could also be used by a playgroup), and a little open space for just sitting and watching activities & getting together with neighbours to generate community spirit and good mental health.
Childcare Centre and/or Kindergarten. Coffee shop (not Bistro)

Community hall and open garden with somewhere to sit. A little kiosk would be fabulous. Something that the community can use.
Complementary use to tennis courts
Council maintained garden for sitting and relaxing
Create native habitat and bush tucker gardens. Use the building as an information centre and provide discounted plants to purchase and sample garden plans so people can get a garden design and the plants they need to do the same thing in their own gardens
Doesn't put pressure on traffic Compliments school
Dog park and dog cafe
Facility that can cater to all ages and ethnicities.
Given the scale of the available land and the demographic around this site, it would be useful to have a venue that offers an active lifestyle to residents - perhaps a gym for adults, health food cafe and a children's play gym. Alternatively, a day care facility for children (0-5 years) would also be welcome since there are no day care centres around this area. Movie theatre? - might be good to unwind with a dinner and a movie
Home-style police station on Lawn 1 with happy, soft and warm stuffed animals and bears. Club building - to be a bistro/café - hope a NFP enterprise can run it well - maybe Scandinavian or French cuisine. Everyone would love it - something different, vibrant and elegant yet affordable for patrons. Lawn 2 - happy fluffy green grass joining up to the tennis court gardens. Landscape with plants for the lorikeets!! Lorikeets are therapeutic :)
I agree that some car parking space will be required, but it would be better to encourage people to walk to use these facilities. I would like to see cultivated flower gardens that add colour and a sense of care for mental wellbeing. Rose beds; flower pots;
I believe that combining a large dog park and small outdoor gym area would be an ideal combination on one lawn as the Dogs and their owners can exercise at the same time. Kids already have other parks such as Community Park and Yamble Reserve close by. 2nd lawn would be perfect for a small parking area, more open space and outdoor BBQ and seating. A cafe would be perfect in the building as we do not have any good cafes within walking distance (bistro at night).
I have been voting for kiosk but now believe that space would be better utilised as a cafe/restaurant if it was to be used for catering purposes. Especially outdoor dining.
I think both lawns should be use for differing recreation facilities.
I think we need activities for teenagers as there are plenty of kids parks, dog parks, BBQ areas already in the area
I think we need to offer something to the group that is no longer there - older people. I think sport is

also important. I would like to see facilities that could be used by local schools.
I would like to see a memorial garden to the ANZACs to remind younger people and new Australians of their sacrifice. This is an important part of Australia's history and should be reflected in new designs for gardens and parkland esp. as there is nothing close by.
I would like to see facilities constructed that support social cohesion, either through sporting activity or community participation such as a men's shed.
I would like to see open space/parkland possibly encompassing a community garden and kids play equipment.
I would like to see the Putt Putt site moved here, as it appeals for a wide range of ages and people.
I would like to see the buildings used for a community centre, children's day care and/or play groups. I think that the open space needs to be retained.
If the building is demolished an overall embellishment something along the lines of Jim Walsh Park is needed for the area.
In my previous submission I suggested that a community garden for some of the outdoor space would be a good fit. I still believe this to be so and I think that the local schools (Denistone East PS, St Therese) and pre-schools could become involved as well as some active senior citizens - even Minimbah -a great community project.
Indoor and outdoor sport court with BBQ or cafe, playground and parking
It is very difficult to find places to have dinners meetings that are reasonably priced with meals enough room for guest speakers and fund raising events. Lions, Rotary are continually looking for these.
Keep the area tasteful and respectful of many long term residents in the area surrounding it.
Kids area and cafe
Large open space for people to enjoy
Lawn 1 to be used for public park/recreational use. The building itself for bistro or café and the lawn two be used for car parking.
Lease Lawn 2 to Putt Putt
Lots of natural trees, park cafe
Mainly I would like to see this wonderful site used as a community area.
Make it useful for both the young families in the area as well as the older ones
Meeting rooms for various groups to use and have a visitors park in designated areas

Mixed use facility maybe playground at the front with a basketball court and garden at the back with some if the produce going to a cafe that is non-profit that helps fund some learning/arts bases programs run in the building
Museum to Australian bowling clubs and other forgotten Australian culture.
No
Open space Open space/parkland for passive and community garden are the best choices.
Open space parkland is the best choice.
Open space parkland is the best option
Outdoor activities for kids skate park basketball court space for youth
Parks, neighbourhood garden
Please, City of Ryde, use this land creatively. This is a great chance to make a fantastic community centre for all of Ryde to use!
Preference: 1. open space parkland 2. community garden
Recreational area, sports fields and play area that local schools can use as well as all members of local community.
Remember this land was deeded for public use.
Skater park, running track, community building events, community farm and open markets
Something that engages the whole of the community
Sports field / all-purpose sports facilities that will be used effectively during school hours. This will reduce the impact on the roads and the local community. Consider facilities already nearby e.g. West Ryde community centre, Ryde Park and Livvi's Park. These facilities do not need to be replicated.
The combined site would make a good place for a secondary school as Ryde needs schools urgently.
The site is within a small community and next to the school. I would like to see the site become a beautiful garden or a park for kids play and family gathering.
The space should be given back to the community to use.

The whole site should be made into a secondary school
There's already Midway shopping area close by; therefore, it would not make much sense to create another one for similar use. instead, on this side of the suburb, there aren't many recreation space for the residents. Also, the traffic on Lovell road need to be considered. I do not wish the Lovell Road traffic be increased due to this change.
Trees or shade for whatever gets built there.
Use the opportunity to plant trees and create natural bushland setting as has been done so well in other areas of Council
Versatile playing courts that would have sun/rain protection to make them all weather
Would like to see park or gardens to be built.
better to utilise it morning afternoon evening and night
café/bistro properly lit park and gardens
markets, craft fairs etc. also very good

Written submissions

I think it would be great if the bowling club could be converted into a park similar to Yamble Park on Quarry Rd. With the population increasing, medium density development all around, there is a lack of public open space for kids to run around and play sport. I think it would be wonderful for the community.
Would like to see area set aside as a park and definitely NOT any development or apartments. Need more open space in Ryde
I don't believe there is a need for another Community Garden so close to the wonderful existing 'The Habitat' on Quarry Rd. An extension of the existing park land around the tennis courts and just some nice open space would be of great value as the population density of the area increases. There is also a need for additional parking space close to the school. If the Kings Rd side could be converted into a small car park this would also be well used and may help to alleviate traffic congestion.
I would like to see the Denistone Bowling Club indoor facility turned into a community hall. For the external portion I would like to see this turned into an all weather playcourt for basketball/netball/recreation. This would be a great facility for the Denistone East school during school hours and a great facility for local sporting teams and the youth.

Thank you for the opportunity to lodge this submission re possible future use of the Denistone East Bowling Club site. Please consider future use of the Denistone East Bowling Club to include community groups, similar to format of the Epping Creative Centre at Dence Park. A Community Centre at this site (modeled on the Epping Creative Centre) would prove to be a greatly valued and utilised asset for the local and greater Sydney community.
I would like it will become a active recreation or a playground for both adults and kids, where the local people can do exerise.
The thought that occurs to me, is that with the growth in population in the general area due to continuing developments, the increased demand for schools necessitating the eventual reopening of the one in Smalls Road Ryde for example, surely there is a growth in pre-school day care as well. This sight could possibly be converted using one bowling green as a play area and the other one as a parking area. The building may need improvements too.
I recommend to build a library since there is no library in the area.
I feel that turning the denistone east bowling club site into a free, public gym would be great, much like that of muscle beach gym at Venice beach. This would be an inviting opportunity for all to engage in physical activity and the result could be an overall improvement in the communities fitness and well-being
I would love to see this retained as an open space in the form of a multi-purpose park which contains a range of equipment to suit a wide age group. Similar to Ryde park which has a half basketball court, playground and bike track. A car park to enable visitors to park safely and unload away from the road would be ideal too.
It would be great to see this area used for a community police station.
We live very close to the Bowling Club on Henderson St, and we hope there can be some sport courts, preferably soccer/basket ball, plus kids playground, bike track etc. Thanks.
Looking at what we have around us, I think it would be a good addition to have this site as an indoor sports courts and active recreation which can double up as a community hall. A neighbourhood garden or a library would not be my recommendation as there are so many around denistone east.
I vote for a open park or a sport court.

My suggested uses for this site are:

1. A Men's Shed with a difference.

The Mens Shed should not (like every other Men's Shed) be a woodworking shed (at least not initially. If you want cheap looking furniture go to Ikea)!

It should have 3 bays:

i) Sheet metal working.

This bay should have a guillotine, pan brake bender, turret punch, pedestal drill, bench grinder and a notcher. A spot welder and a set of rollers would be a bonus. A number of benches with a vice are also required.

ii) Welding.

This bay should have an arc welder, a MIG welder, a TIG welder, oxy-acetylene welding, a plasma cutter and pedestal grinder

iii) Fitting and turning.

This bay should have a few metalworking lathes and a milling machine.

2) A coffee shop

Initially only coffee, tea and a biscuit, but could expand to morning teas, light lunches etc. Ultimately it may be able to be leased out as a cafe, bar and even a restaurant. If it offered 'pensioner sized' servings it may find a niche market

3) A community garden (on the lower green)

Perhaps specialising in herbs? Whatever it does it needs to be different to the Santa Rosa community garden

4) Some sort of woman's activities such as craft and interior decorating activities, art, floral design etc.

To make these work we would presumably need to tie in with a TAFE College or a Community College (at least initially) for the provision of trained supervisors

5) A Senior Citizens social activities co-ordination area (road trips, playing card days, dancing, whatever)

6) Parking on the upper green

7) Perhaps lease out some of the area for a geriatrics health centre (spa, massage etc)

I feel this concept could be developed over time but if the master plan is well defined extra modules could be added as time goes on

I like the idea of the Bowling club becoming a community, hall sports court and active recreation ground. Maybe a Indoor Soccer/Netball /Basketball Court. With a cafe and kids playground attached to it. Our area is overdeveloped with duplex's, town houses and apartments etc. We need some open space for the future of the children living in the area. Oversupply of people undersupply of recreation space.

I think the site/land/facilities/buildings should be adapted for more open public use. Having said this I think we should observe and preserve the lost cultural heritage of the site and it should remain and resemble and retain as much of the bowling club look and feel. It would be nice, if in future the popularity returns, for it to become a bowling club once again. Maybe the bowling greens can be opened up for other similar ball games. Bocce, Boules, petanque, etc. They should certainly be preserved in their current state. Or, if altered, be able to be returned to their proper state with little fuss. The bowling club building could be modified and opened up as covered bbq space and toilet block. Possible with some form of acknowledgement of its history and what bowling clubs once meant to many generations of Australians. Once something is broken it's often very hard to fix.