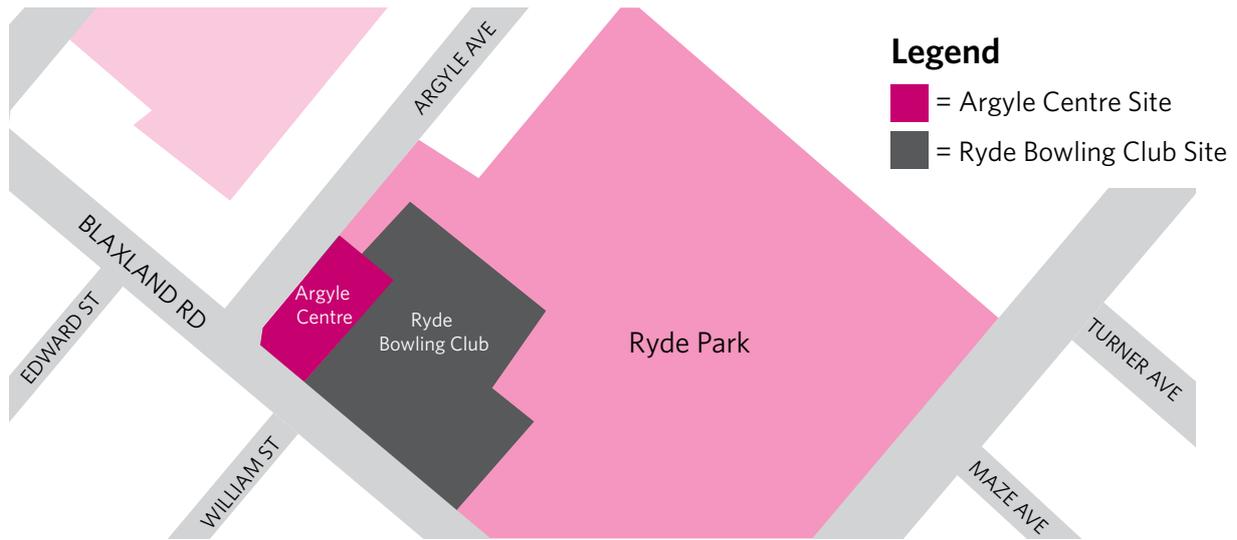


Community Update on the Argyle Centre and Ryde Bowling Club sites



View looking North West from Blaxland Road near the intersection of Hatton Street

Council is currently considering its options with respect to two of its vacant sites known as the Argyle Centre (part of Council's Investment Property Portfolio) and the Ryde Bowling Club (Recreation/Community Facility), adjacent to each other on the corner of Argyle Avenue and Blaxland Road, Ryde.

Council is excited about the options available for the community in utilising these two sites. For the Argyle Centre, this includes developing the site to provide additional retail, residential or commercial space that will increase revenue from other sources other than rates, and reinforcing Council's commitment in keeping the Council's rates as low as possible.

The Ryde Bowling Club site is currently vacant and provides the opportunity to provide essential community space, whilst also considering activating the disused bowling green for recreational sport.

Council will be considering the above options for these sites, which are outlined in this brochure and we encourage you to provide us with your feedback.

Argyle Centre

The Argyle Centre was originally built in 1926 as a theatre and has over its time been used as a retail outlet, a community centre, a hall and most recently Council staff offices.

In 2012, an assessment of the Argyle Centre that detailed the building condition and WHS issues affecting the work environment, recommended that all staff and use cease with a permanent closure from August 2012.

It is part of Council's Investment Property Portfolio, in proposing to redevelop the site with a mix of retail and residential development.

To increase the City of Ryde's revenue other than rates, Council is proposing to lease the site to grow Council's on-going revenue. It may incorporate residential apartments including key worker housing into this development. As stated, the City of Ryde will continue to own this development in assisting Council build a new revenue stream for the benefit of the City of Ryde community.

The zoning for this space is B4 - Mixed Use. Council anticipates that the developed site would be similar to other sites that have been recently developed in the area.

The diagrams below are indicative only and are artists impressions of how the site could potentially be developed.



View looking South East from intersection of Blaxland Road and Argyle Avenue



View looking North West from Blaxland Road near the intersection of William Street

Contemporary building including street level retail with commercial and residential apartments above



View looking South East from intersection of Blaxland Road and Argyle Avenue



View looking North West from Blaxland Road near the intersection of William Street

Modern building with contemporary design facilities including street level retail, with two levels of commercial and residential apartments above

Through Council undertaking this development on the current Argyle Centre site, it is an opportunity for Council to complement the future use for the adjacent Ryde Bowling Club site which is focused on providing appropriate community facilities.

For more information or to have your say on this site, please see the back page of this brochure for details.

Ryde Bowling Club

The Ryde Bowling Club is a recreation facility located mostly on Crown Land, with the City of Ryde having care control and management of the land. As this site is located on Crown Land, it cannot be sold.

The Bowling Club was established in 1908 and operated as a Bowling Club until 2012. The Club currently stands vacant and Council is considering the best use for the site.

The zoning for this space is RE1 – Public Recreation which allows for a broad range of permissible uses such as:

- Community facilities
- Environmental facilities
- Kiosk
- Recreation facilities (both indoor and outdoor)
- Restaurants and cafes

The diagrams below are indicative only and are artists impressions of how the site could potentially be developed.



Aerial view



View looking South East from Blaxland Road near the intersection of William Street

Mini sporting complex



Aerial view



View from Ryde Park looking South towards Blaxland Road

A community facility to meet and catch up with friends

As a part of considering the options available, Council will be seeking “Expressions of Interest” (EOI) with an extended lease from interested parties on what they would like to develop on this site. Any improvements done to this site, will be done at no cost to Council, and an extended lease will provide prosperity to the site.

Prior to the EOI process, Council is seeking input from the community on what you would like to see on this site.

Depending on the EOI responses, one or more permissible uses can be accommodated on this site.

For more information or to have your say on this site, please see the back page of this brochure for details.

Have Your Say

For the Argyle Centre, Council is seeking feedback on the proposed development and the best way to maximise return for ratepayers. This would support Council's initiative to develop this site to create income for the City and minimise future increases in residential rates.

For the Ryde Bowling Club site, Council would like to get your feedback on the uses you would like to see provided from this facility.

Let's
TALK

Community Drop In Session

Council is holding a community workshop to present on both of these concepts in more detail and to seek feedback specifically on the options for the Ryde Bowling Club site.



Time: 7.00 - 8.30pm

Location: Ryde Civic Centre
1 Devlin Street,
Ryde

If you are interested in attending this workshop please contact Council on 9952 8222.

Alternatively you can provide us with your feedback through the online survey on our website www.ryde.nsw.gov.au/haveyoursay by Sunday 22 March 2015.

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

We look forward to hearing your views on this project and the future opportunities for these sites.



For more information

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

 City of Ryde

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