

Monday, 29 August 2011.

Ryde Civic Precinct Planning Proposal – Public Consultation

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

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

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

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


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

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

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

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

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



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

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

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

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

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

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

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

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

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

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