

**Meeting Date:** Tuesday 23 April 2024  
**Location:** Council Chambers, Level 1A, 1 Pope Street, Ryde and Online  
**Time:** 6.00pm

**ATTACHMENTS FOR COUNCIL MEETING**

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Department of Planning and Environment

**Gateway Determination**

*Planning proposal (Department Ref: PP-2022-4319):* rezone land at 2 Thistle Street from SP2 Infrastructure (Education Establishment) to RE1 Public Recreation.

I, the Director at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Ryde Local Environmental Plan 2014 to rezone land at 2 Thistle Street from SP2 Infrastructure (Education Establishment) to RE1 Public Recreation should proceed subject to the following conditions:

1. Prior to public exhibition the planning proposal is to be updated to:
  - (a) amend Table 8 of the planning proposal to state that Direction 1.1 applies to the proposal
  - (b) address the section 9.1 Ministerial Direction 4.1 Flooding and return the planning proposal to the Secretary to agree consistency with the Direction has been achieved or that it is justifiably inconsistent with the direction.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (c) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2022) and must be made publicly available for a minimum of 20 working days; and
  - (d) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2022).

No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act
3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:
  - (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
  - (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and

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- (c) there are no outstanding written objections from public authorities.
5. The LEP should be completed on or before 26 April 2024.

Dated 7<sup>th</sup> day of July 2023.



**Brendan Metcalfe**  
Director, Metro North  
Department of Planning and Environment  
Delegate of the Minister for Planning and Public Spaces

PP-2022-4319 (IRF23/1800)

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# Planning Proposal report

2 Thistle Street, Ryde

PREPARED FOR  
NSW DEPARTMENT OF EDUCATION

JULY 2023  
MECONE.COM.AU

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### Project Director

Chris Shannon

### Contributors

Jack Rixon  
Victor Casasanta

REVISION	REVISION DATE	STATUS	AUTHORISED: NAME & SIGNATURE
1	11-11-2022	Draft issue for Council review	C. Shannon
2	9-12-2022	Final issue for lodgement	C. Shannon
3	10-7-2023	Updated	C. Shannon
4	20-7-2023	Updated	C. Shannon

\* This document is for discussion purposes only unless signed and dated by the persons identified.  
This document has been reviewed by the Project Director.

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### 1 Introduction

This planning proposal has been prepared by Mecone Group Pty Limited and is submitted to the City of Ryde Council on behalf of the NSW Department of Education (the applicant). The proposal relates to land at 2 Thistle Street, Ryde (the Site), which comprises the following lots:

- Lot 1 DP 135062
- Lot 1 DP 437180
- Lot 1 DP 120850.

The Planning Proposal seeks to amend the Ryde Local Environmental Plan 2014 (Ryde LEP 2014) to:

- rezone the site from SP2 Infrastructure (Educational Establishment) to RE1 Public Recreation
- include an additional permitted use on Lot 1 DP 437180 for a 'centre-based child care facility' under Schedule 1 to recognise the existing use.

#### 1.1 Proponent and project team

The Planning Proposal has been prepared on behalf of the applicant, the NSW Department of Education. The project team is listed in **Table 1**.

TABLE 1 – CONSULTANT TEAM

ITEM	DESCRIPTION
Planning	Mecone
Traffic	Stantec Australia
Contamination	Douglas Partners
Aboriginal heritage	Artefact
Open space assessment	Otium Planning Group
Civil concept design report	Robert Bird Group

#### 1.2 Purpose and content of report

The purpose of this report is to describe and justify the proposed amendment to Ryde LEP 2014. It has been prepared in accordance with:

- Section 3.33 of the Environmental Planning and Assessment Act 1979 (the EP&A Act).
- the NSW Department of Planning and Environment's 'Local Environmental Plan Making Guideline 2022'.
- Relevant Ministerial Directions issued under section 9.1 of the EP&A Act 1979.

This report provides the following information:





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- a description of the Site in its local and regional context
- a statement of the objectives and intended outcomes
- an explanation of the provisions that are proposed to be included in the amended instrument
- The justification of strategic and site-specific merit for the proposed provisions and the process for their implementation including:
  - the suitable need for the planning proposal
  - the proposal's relationship and alignment to the strategic planning framework
  - consideration of environmental, social and economic impacts
  - adequacy of infrastructure
  - relevant State and Commonwealth interests
- Community consultation to be undertaken and considered.

### 1.3 Background

#### 1.3.1 Overview of the proposal

The proposal seeks to rezone the Site from SP2 Infrastructure (Educational Establishment) to RE1 Public Recreation and include 'centre-based child care facility' as an additional permitted use on Lot 1 DP 437180 under Ryde LEP 2014.

The Site is the location of the former Meadowbank Public School that has been relocated to a new campus within the new Meadowbank Education and Employment Precinct. The school's relocation has presented an opportunity for the conversion of the Site to public open space. This will involve the demolition of existing school buildings and other works to the Site.

The existing school hall located on the western side of the Site is proposed to be retained and repurposed for use as a community facility. Community facilities are permissible in the RE1 Public Recreation zone. The World War 1 Remembrance Garden located on the western boundary of the Site will also be retained. A concept plan showing the outcomes for the Site has been provided below in **Figure 1**.

The north east corner of the Site contains an existing centre-based child care facility that is proposed to be retained. Centre-based child care facilities are permissible in the SP2 Infrastructure (Educational Establishment) zone as development that is ordinarily incidental to or ancillary to an educational establishment, but prohibited in the RE1 Public Recreation zone. As such, the Planning Proposal seeks to include 'centre-based child care facilities' as an additional permitted use on Lot 1 DP 437180 to recognise the child centre as a permissible use.



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FIGURE 1 – CONCEPT SITE PLAN

Source: Pedavoli Architects

#### 1.4 Previous discussions with City of Ryde Council

The NSW Department of Education discussed the proposal with officers of the City of Ryde Council at a meeting on 16 March 2021. The Department expressed a desire to rezone the Site for public open space but retain the centre-based child care facility on the Site. At the meeting Council officers expressed general support for the proposal.

A pre-lodgement meeting was held with the City of Ryde Council on 29 November 2022 to discuss a draft of the planning proposal. Council indicated its general support for the proposal, however required further minor amendments to be made to provide sufficient context and clarity to enable further assessment and for potential public exhibition. In summary, these matters related to:

- future ownership of the Site
- school capacity in the locality
- confirmation of existing structure to remain on the Site
- demand for additional open space
- findings of the traffic and parking report
- details of any public consultation.

These matters have been addressed through the Planning Proposal report.



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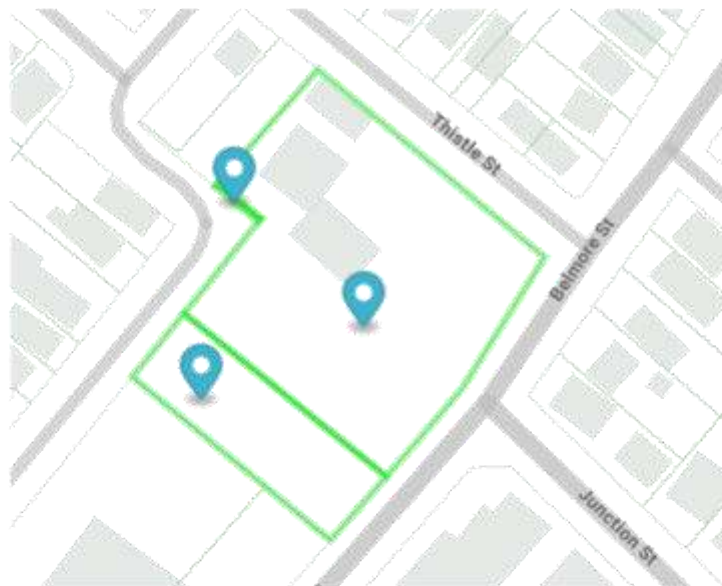
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**1.5 Planning history**

The Site has a relatively brief planning and approvals history, which includes a set of development applications made and approved on the Site. **Table 2** below provides an overview of the approval history on the Site.

**TABLE 2 – APPROVAL HISTORY**

<b>CDP2009/0219</b>	On 23 December 2009 consent was issued for the construction of new 14 demountable buildings, communal hall, COLA, and library refurbishment
<b>LDA2015/0571</b>	On 21 January 2016 consent was issued for the installation of demountable classrooms on Meadowbank Public School campus.
<b>LDA2017/0256</b>	On 13 November 2017 consent was issued for the installation of four (4) demountable classrooms on Meadowbank Public School campus.
<b>LDA2020/0349</b>	On 15 January 2021 consent was issued for the installation of two (2) temporary demountable classrooms for Meadowbank Public School.



**FIGURE 2 – SITE PLAN**  
 Source: Mecone Mosaic



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### 2 The Site

#### 2.1 Regional context

The Site is located approximately 11.77km northwest of Sydney central business district and approximately 8.7km east of the Parramatta central business district. A regional context map is provided at **Figure 2**.



FIGURE 3 – REGIONAL CONTEXT PLAN

Source: Northern District Plan 2056



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### 2.2 Local context

The Site is located within the City of Ryde Council local government area (LGA).

The local context consists of low density residential and higher density mixed use. Residential uses are located to the north, east and west, while mixed uses are located to the south. A local context map is provided at **Figure 3**, while a Site plan is provided at **Figure 4**.



FIGURE 4 – LOCAL CONTEXT PLAN

Source: Mecone Mosaic

### 2.3 Site description

The Site is located at 2 Thistle Street, Ryde comprising of three lots and is legally described as:

- Lot 1 DP120850
- Lot 1 DP437180
- Lot 1 DP135062.

The Site is irregular in shape and has a combined approximate area of 1 hectare. The Site has a frontage of approximately 94m to Thistle Street and 86m to Belmore Street.

The Site was formerly used as the Meadowbank Public School with a range of buildings, including demountable buildings, classrooms, staff facilities, a school hall and outdoor recreational areas.

The Site also contains an operating centre-based child care facility in the north east corner of Lot 1 DP 437180.



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### 2.4 Surrounding development

The Site is surrounded by predominately residential uses consisting of single to two storey dwellings to the north, east and west. It is also surrounded by mixed use development to the south, consisting of the City of Ryde operation centre and apartment buildings.

Approximately 200m west of the Site there is existing public recreation zoned land that includes a children's playground area.

There are two local heritage items listed in the Ryde LEP 2014 that are within proximity of the Site:

- local heritage item 57 'Crowie home', located on 74 and 78 Belmore Street, within 100m of the Site
- local heritage item 330 'House' located at 11 Constitution Road, within 200m on the Site.

Figures 5 to 7 provide photos of existing development that surround the Site.



FIGURE 5 – SOUTHEAST OF THE SITE ON 74 BELMORE STREET, RYDE ("CROWIE" HERITAGE ITEM 330)

Source: Google Maps



FIGURE 6 – CITY OF RYDE OPERATION CENTRE SOUTH OF THE SITE ON CONSTITUTION ROAD

Source: Google Maps



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**FIGURE 7 – SURROUNDING DEVELOPMENT TO THE NORTH OF THE SITE ON THISTLE STREET**  
Source: Google Maps

**2.5 Current Ryde LEP provisions**

The table below outlines key existing controls applicable to the Site under Ryde LEP 2014.

**TABLE 3 – CURRENT RYDE LEP 2014 PROVISIONS**

Part 2 – Permitted and prohibited development	The land is zoned SP2 Infrastructure (Educational Establishment). Schools and centre-based child care facilities are permitted in the zone.  Centre-based child care facilities are prohibited in the RE1 Public Recreation zone.
2.5 Additional permitted uses for particular land	The Site is <u>not</u> currently identified for any additional permitted uses under Schedule 1.
4.1 Minimum subdivision lot size	The Site is <u>not</u> subject to a minimum lot size control.
4.3 Height of buildings	The Site is <u>not</u> subject to a maximum building height control.
4.4 Floor space ratio	The Site is <u>not</u> subject to a maximum FSR.
5.10 Heritage conservation	The Site is <u>not</u> identified as a heritage item and is not located in a heritage conservation area. Two local heritage items are located in the vicinity of the site: <ul style="list-style-type: none"> <li>• Item 57 'Crowie home' located at 74 and 78 Belmore Street</li> <li>• item 330 'House' located at 11 Constitution Road.</li> </ul>
7.1 Acid sulfate soils	The Site is classified as Class 5 on the Ryde LEP 2014 Acid Sulfate Soils Map.



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### 3 The planning proposal

Section 3.33 of the EP&A Act 1979 outlines the required contents of a planning proposal. The NSW Department of Planning and Environment's 'Local Environmental Plan Making Guideline' (September 2022) provides further guidance and separates the requirements into six components or parts. These parts are addressed in the proceeding subsections as follows:

- Section 3.1: Part 1 – A statement of the objectives and intended outcomes of the proposed changes to Ryde LEP 2014
- Section 3.2: Part 2 – An explanation of the provisions that are to be amended in the proposed changes to Ryde LEP 2014
- Section 3.3: Part 3 – The justification of strategic and site-specific merit for the proposed provisions and the process for their implementation including:
  - the suitable need for the planning proposal
  - the relationship and alignment to the strategic planning framework
  - consideration of environmental, social and economic impacts
  - adequacy of infrastructure
  - relevant State and Commonwealth interests
- Section 3.4: Part 4 – Maps (existing and proposed changes) to identify the intent of the planning proposal and the area to which it applies
- Section 3.5: Part 5 – Community consultation details and government agency consultation to be undertaken on the planning proposal
- Section 3.6: Part 6 – Project timeline to detail the anticipated timeframe for the LEP making process.

#### 3.1 Part 1 – Objectives and intended outcomes

The objectives and intended outcomes of the proposal are:

- to facilitate the delivery of a new public open space recreation area that responds to the needs of the growing population
- convert the former school hall for use as a community facility
- to enable the operation of the centre-based child care facility on Lot 1 DP 437180.

#### 3.2 Part 2 – Explanation of provisions

In order to achieve the objectives and intended outcomes, the proposal seeks to amend:

- the Land Zoning Map – Sheet LZN\_006 to rezone the site from SP2 Infrastructure (Educational Establishment) to RE1 Public Recreation
- Schedule 1 Additional permitted uses to permit centre-based child care facility on Lot 1 DP 437180.





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### 3.3 Part 3 – Justification

#### 3.3.1 Section A – Need for the proposal

##### 3.3.1.1 Q1. Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

The Planning Proposal is the result of a decision by the NSW Department of Education to relocate the Meadowbank Public School to 6 Rhodes Street, Meadowbank as part of the Meadowbank Education and Employment Precinct Schools Project.

The proposed rezoning of the site to RE1 Public Recreation was a result of the NSW Department of Education's proposal to convert the surplus school site to public open space.

The proposed rezoning of the surplus school site to public recreation is consistent with Section 5.1 'Open space and active recreation' of the City of Ryde Local Strategic Planning Statement. This states that, as a result of the City of Ryde's growing population, it is essential to provide facilities that are critical to an active and healthy lifestyle by aiming to:

*"Protect, increase and enhance the City of Ryde's open space and recreation facilities to ensure residents of all ages and abilities can benefit."*

##### 3.3.1.2 Q2. Is the Planning Proposal the best means of achieving the objectives and outcomes, or is there a better way?

The current SP2 Infrastructure (Educational Establishment) zone does not reflect the intended use of the Site as a recreation area. The best means of achieving this outcome is to rezone the Site to RE1 Public Recreation. The objectives of the RE1 Public Recreation zone best reflects the intended use of the Site as a recreation area.

The alternative is to include recreation areas as a permissible use in the SP2 Infrastructure zone or as an additional permitted use on the Site. However, the objectives of the SP2 Infrastructure zone would not reflect the intended dominant use of the Site as a recreation area.

In terms of the centre-based child care facility, listing the use in Schedule 1 as an additional permitted use would enable the use of the facility on the Site without permitting the use more broadly across the RE1 Public Recreation zone.

Reliance on existing use rights for the centre-based child care facility was explored to avoid the need for an additional permitted use. A request was made to the City of Ryde Council to obtain a copy of the development consent for the existing centre-based child care facility. Council advised that the child care facility was approved under DA1991/18.



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**3.3.2 Section B – Relationship to strategic planning framework**

**3.3.2.1 Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?**

The relevant plans and strategies applicable to the site are addressed below.

**Greater Sydney Region Plan: A metropolis of three cities 2018**

The Greater Sydney Region Plan sets a 40-year vision and strategy for Greater Sydney, to be implemented at a local level through District Plans. The Planning Proposal is consistent with the directions and objectives contained within the Region Plan. Table 4 below demonstrates how the Planning Proposal gives effect to relevant objectives from the Region Plan.

The table below outlines key existing controls applicable to the Site under Ryde LEP 2014.

**TABLE 4 – GREATER SYDNEY REGION PLAN**

<b>OBJECTIVE</b>	<b>COMMENT</b>
<b>Infrastructure</b>	
<b>Objective 3:</b> Infrastructure adapts to meet future needs	Meadowbank Public School has been relocated to better service the needs of the local community. The proposed rezoning allows for the Site's adaptive reuse to public open space to address demand from the growing residential population in the area.
<b>Liveability</b>	
<b>Objective 6:</b> Services and infrastructure meet communities' changing needs	The rezoning will create public open space to address the demand from increasing residential population in the area. The Site will engage people of all demographics to be more physically and socially active.
<b>Objective 7:</b> Communities are healthy, resilient, and socially connected	The proposed open space will encourage healthy and active lifestyles and provide safe connections from homes to services that are located within the area. It will provide a strong social interaction with the prospect for sports games and physical activity.
<b>Sustainability</b>	
<b>Objective 31:</b> Public open space is accessible, protected and enhanced	The proposal intends to create a public open space that enhances the character of Ryde. It will optimise open space areas for recreation, sport and social activity.



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**North district plan 2018**

The NSW Government released the North District Plan in 2018. It is a 20-year plan to manage growth in terms of economic, social and environmental matters to achieve the 40-year vision set out in the Greater Sydney plan. It sets out the strategic framework for the District to 2056. The planning proposal is consistent with the relevant objectives of the District Plan, as shown in the Table 5 below.

**TABLE 5 – NORTH DISTRICT PLAN 2018**

<b>OBJECTIVE</b>	<b>COMMENT</b>
<b>Infrastructure</b>	
<b>Planning Priority N1</b> Planning for a city supported by infrastructure	Meadowbank Public School has been relocated to better service the needs of the local community. The proposed rezoning allows for the Site's adaptive reuse to public open space to address demand from the growing residential population in the area.
<b>Liveability</b>	
<b>Planning Priority N3</b> Providing services and social infrastructure to meet people's changing needs	The rezoning will create public open space to address the demand from increasing residential population in the area. The Site will engage people of all demographics to be more physically and socially active.
<b>Planning Priority N4</b> Fostering healthy, creative, culturally rich and socially connected communities	The proposed open space will encourage healthy and active lifestyles and provide safe connections from homes to services that are located within the area. It will provide a strong social interaction with the prospect for sports games and physical activity.
<b>Sustainability</b>	
<b>Planning Priority N20</b> Delivering high quality open space	The proposal intends to create a public open space that enhances the character of Ryde. It will optimise open space areas for recreation, sport and social activity.

**3.3.2.2 Q4. Is the planning proposal consistent with a council Local Strategic Planning Statement (LSPS) that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?**

The relationship between the planning proposal and applicable local plans and strategies has been considered in relation to whether the planning proposal has strategic merit, as detailed following.

**Planning Ryde: Local Strategic Planning Statement 2020**

The City of Ryde Local Strategic Planning Statement (LSPS) provides for a land use vision that will guide the future growth and development across the Ryde LGA to 2040.

The table below demonstrates how the Planning Proposal aligns with relevant planning priorities and actions identified within the LSPS.



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TABLE 6 – CITY OF RYDE LSPS

ACTION	RESPONSE
<b>Vision:</b> The City of Ryde will be a liveable, prosperous and connected city, that provides for our future needs while protecting nature and our history. As a city with diverse and vibrant centres, our neighborhoods will reflect and serve our residents and business. Our well-planned places will enhance the health, wellbeing and resilience of our future community. They will also foster innovation, equity, inclusion and resilience	
<b>Response:</b> The rezoning of the Site will provide a space that provides an important service for the health and wellbeing of the community. The introduction of public open space will meet the needs of residents in the high density residential area. It will encourage residents to engage in social interactions and provide the community with elements of liveability and connectedness.	
<b>Direction 2.1: Housing growth and relationship to infrastructure</b>	
<b>Planning Priority IN1:</b> Align growth with infrastructure: provide sufficient infrastructure to support current and future population growth	The proposal will facilitate social infrastructure for the growing population within the Ryde area. The rezoning will provide a new public open space, community facility and the addition use for the centre-based child care facility to operate on the Site.
<b>Planning Priority IN3:</b> Collaborate with relevant stakeholders to achieve appropriate outcomes from existing renewal projects	The Planning Proposal is a direct response to the relocation of Meadowbank Public School to the Meadowbank Education and Employment Precinct. The rezoning of the site enables its adaptive reuse for public open space.
<b>Planning Priority IN5:</b> Prepare a local infrastructure strategy	The Planning Proposal facilitates the coordination between Ryde Council and the NSW Government to ensure the site can be used for public open space.
<b>Direction 3.2 Centre</b>	
<b>Planning Priority C4:</b> Encourage walking and cycling for travelling to work, education or recreational purposes. Provide better connections and link facilities for pedestrians and cyclists, recognising that their safety is paramount.	The rezoning of the Site to public recreation will improve pedestrian and cycle connections between Gale Street and Belmore Street. More direct movements encourage residents to access transport services such as the bus stops on Belmore Street and Constitution Road.
<b>Planning Priority C6:</b> Prioritise liveability through an attractive, sustainable and well-designed environment	The rezoning of the Site will encourage people to spend time within the public space. The future public open space will improve the public domain in an area containing low and high density residential development to the north, west and east, and industry to the south.
<b>Direction 3.5: Culture and wellbeing</b>	
<b>Planning Priority CW4:</b> Provide multi-purpose community facilities	The reuse of the former school hall as a multi purpose community facility on the Site will provide opportunities for community events within the space.



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**Direction 5.1: Open space and active recreation**

<b>Planning Priority OS1:</b> Provide accessible open space to service population needs	The rezoning will create new public open space to meet the needs of the current and future population.
--	--

**Our Vision for Ryde 2028 Community Strategic Plan**

The City of Ryde Community Strategic Plan sets out 7 key priorities for the City of Ryde LGA over the next 6 years. The Planning Proposal aligns with these key priorities as demonstrated below:

- *Our Vibrant and Liveable City* – The proposal will provide the surrounding area with a vibrant and sustainable open space that provides liveability and contributes to the local amenity.
- *Our Active and Healthy City* – The proposal will ensure that the site is a place of recreation, leisure and physical activity that will encourage healthy, active lifestyles and social interactions.
- *Our Natural and sustainable City* – The proposal will enable sustainable planning with the incorporation of environmentally resilient components.
- *Our Smart and Innovative City* – The proposal will create further public open space that can incorporate smart technology into the public space.
- *Our Connected and Accessible City* – The proposal will improve pedestrian and cycle connectivity and accessibility to public transport.
- *Our Diverse and Inclusive City* – The proposal will provide for community inclusion and involvement as well as being a space that celebrates the rich diversity of the area.
- *Our Open and Progressive City* – Embellishment and future use of the site will involve community consultation.

**3.3.2.3 Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

The planning proposal is consistent with all relevant State Environmental Planning Policies (SEPPs) as demonstrated in the table below.

**TABLE 7 – STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP	CONSISTENCY	COMMENT
SEPP (Biodiversity and Conservation) 2021	Not applicable	This SEPP provides controls for vegetation removal in non-rural areas and for koala habitat protection.  The Site is located in an urban area that was formerly used as a school. It contains limited vegetation.
SEPP (Exempt and Complying Development Codes) 2008	Not applicable	This SEPP provides State-wide development controls and standards for exempt and complying development.



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		The SEPP does not relate to a planning proposal.
SEPP (Resilience and Hazards) 2021	Consistent	Chapter 4 of this SEPP provides a Statewide planning approach to the remediation of contaminated land.  The Planning Proposal does not inhibit operation of this SEPP. Contamination investigations has been carried out by Douglas Partners that identifies that the land is suitable for an open space use.
SEPP (Housing) 2021	Not applicable	This SEPP provides for development pathways and incentives to provide for diverse forms of housing, including affordable rental housing and seniors housing.  The SEPP is not relevant to this Planning Proposal.
SEPP (Industry and Employment) 2021	Not applicable	This SEPP aims to promote economic development of the Western Sydney Employment Area and also provides a State-wide framework for the assessment and consideration of advertising and signage proposals.  The SEPP is not relevant to this Planning Proposal.
SEPP (Primary Production) 2021	Not applicable	This SEPP provides controls for the use and development of land for primary production.  The SEPP is not relevant to this Planning Proposal.
SEPP (Transport and Infrastructure) 2021	Consistent	This SEPP identifies development for which State agency consultation or concurrence must be required, and also provides for development which can be undertaken by infrastructure agencies without development consent.  The Planning Proposal does not inhibit the application of the Transport and Infrastructure SEPP.
SEPP (Resources and Energy) 2021	Not applicable	This SEPP provides controls for mining and other extractive industries and is not relevant to the Planning Proposal
SEPP (Planning Systems) 2021	Not applicable	This SEPP identifies regionally significant and State significant development, and also provides for controls and considerations relating to land owned by Local Aboriginal Land Councils.



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		The SEPP is not relevant to this Planning Proposal.
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable	The Site is not located in a precinct identified in this SEPP.
SEPP (Precincts – Central River City) 2021	Not applicable	The Site is not located in a precinct identified in this SEPP.
SEPP (Precincts – Western Parkland City) 2021	Not applicable	The Site is not located in a precinct identified in this SEPP.
SEPP (Precincts – Regional) 2021	Not applicable	The Site is not located in a precinct identified in this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Not applicable	The Site does not require a BASIX Certificate as identified in this SEPP.

3.3.2.4 Q6. Is the planning proposal consistent with applicable Ministerial Directions under s9.1 of the EP&A Act?

The planning proposal is consistent with all relevant Ministerial directions issued under s9.1 of the EP&A Act. The table below provides commentary on key directions.

TABLE 8 – SECTION 9.1 MINISTERIAL DIRECTIONS

CLAUSE	DIRECTION	CONSISTENT	COMMENT
<b>Focus area 1: Planning Systems</b>			
1.1	Implementation of Regional Plans	Applicable	The Planning Proposal is consistent with the directions and objectives of the Greater Sydney Region Plan as discussed in the response to question 3 under section 3.3.2.1.
1.2	Development of Aboriginal Land Council Land	Not applicable	The Site is not identified as Aboriginal Land Council Land.
1.3	Approval and Referral Requirements	Consistent	The proposal does not include consultation, referral or concurrence provisions, nor clarifies any development as designated development.
1.4	Site Specific Provisions	Consistent	The planning proposal does not propose any unnecessarily restrictive site-specific planning controls. The proposal will allow an open space area as well as the operation of the centre-based child



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			care facility without imposing any development standards or requirements in addition to those already contained in the Ryde LEP 2014.
1.5	Parramatta Road Corridor Urban Transformation Strategy	Not applicable	The Site is not located in the Parramatta Road Corridor.
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable	The Site is not located in the Northwest Priority Growth Area.
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	The Site is not located in the Greater Parramatta Priority Growth Area.
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	The Site is not located in the Wilton Priority Growth Area.
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable	The Site is not located in the Glenfield to Macarthur Urban Renewal Corridor.
1.10	Implementation of the Western Sydney Aerotropolis Plan	Not applicable	The Site is not located in the Western Sydney Aerotropolis.
1.11	Implementation of Bayside West Precincts 2036 Plan	Not applicable	The Site is not located in the Bayside West Precinct.
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable	The Site is not located in the Cooks Cove Precinct.
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable	The Site is not located in the St Leonards and Crows Nest.
1.14	Implementation of Greater Macarthur 2040	Not applicable	The Site is not located in the Greater Macarthur area.





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1.15	Implementation of the Pymont Peninsula Place Strategy	Not applicable	The Site is not located in the Pymont Peninsula Place.
1.16	North West Rail Link Corridor Strategy	Not applicable	The Site is not located in the North West Rail Link Corridor.
1.17	Implementation of the Bays West Place Strategy	Not applicable	The Site is not located in the Bays West Place Strategy.
1.18	Implementation of the Macquarie Park Innovation Precinct	Not applicable	The Site is not located in the Macquarie Park Innovation Precinct.
1.19	Implementation of the Westmead Place Strategy	Not applicable	The Site is not located in Westmead Place.
1.20	Implementation of the Camellia-Rosehill Place Strategy	Not applicable	The Site is not located in the Camellia-Rosehill
1.21	Implementation of South West Growth Area Structure Plan	Not applicable	The Site is not located in the South West Growth Area.
1.22	Implementation of the Cherrybrook Station Place Strategy	Not applicable	The Site is not located in Cherrybrook.
<b>Focus area 3: Biodiversity and Conservation</b>			
3.1	Conservation Zones	Not applicable	The Site is not identified as being in a Conservation Zone.
3.2	Heritage Conservation	Not applicable	The Site is not identified as being in a Heritage Conservation Area.
3.3	Sydney Drinking Water Catchments	Not applicable	The Site is not identified as being in located in the Sydney Drinking Water Catchment.
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable	The Site is not identified as being in a C2 or C3 zone in the Far North Coast.
3.5	Recreation Vehicle Areas	Not applicable	The Site is not identified as or around sensitive land where impacts from recreational vehicles could occur.



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3.6	Strategic Conservation Planning	Not applicable	The Site is not identified as containing high biodiversity value.
3.7	Public Bushland	Consistent	The Site does not contain bushland of ecological value.
3.8	Willandra Lakes Region	Not applicable	The Site is not located in the Willandra Lakes Region.
3.9	Sydney Harbour Foreshores and Waterways Area	Not applicable	The Site is not located in the Foreshores and Waterways Area
3.10	Water Catchment Protection	Consistent	The proposal will not impact on the Sydney Drinking Water Catchment

**Focus 4: Resilience and Hazards**

4.1	Flooding	Justifiably inconsistent	<p>According to the City of Ryde's Parramatta River Cub-Catchments Flood Study and Floodplain Risk Management Plan 2013 ('the Study'), the Site is in a flood prone area within the Charity Creek catchment. The flood flow path is located at the south-east to south-west of the Site. However, the Study states that <i>due to the nature of flood events in the Ryde catchment areas, isolation of communities is not a primary concern.</i></p> <p>The proposal does not seek to rezone the Site to a Residential, Employment, Mixed Use, W4 Working Waterfront or Special Purpose zone. The proposal will reduce the development potential on the Site.</p> <p>The conversion of the Site from a school to open space will result in minimal impacts to a partial area of 'low risk' flood risk precinct resulting in negligible impacts from the proposed development. The removal of the existing school buildings and hardstand areas will increase the amount of pervious areas on the Site.</p> <p>Additionally, the proposal seeks to include an additional permitted use on Lot 1 DP 437180 for a 'centre-based child care facility' under Schedule 1 to recognise the existing use. However, the 'Study' does not identify the Site as a 'hot-shot', in an area where the</p>
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occupants of the development cannot effectively evacuate. This indicates that the flood affectation and evacuation capacity does not prevent a 'centre-based child care facility' from being located on the Site.

There are also no Special Flood Considerations applying to the Site.

4.2	Coastal Management	Not applicable	The Site is not identified as being located in a coastal area.
4.3	Planning for Bushfire Protection	Not applicable	The Site is not identified as bushfire prone.
4.4	Remediation of Contaminated Land	Consistent	<p>The proposal seeks to change the site's zoning as well as an additional permitted use for the centre-based child care facility. The Site was formerly used as an educational establishment and centre-based child care facility.</p> <p>The contamination report outlines that the site is low risk and its future use as open space is suitable for the Site.</p>
4.5	Acid Sulfate Soils	Consistent	The Site is identified as Class 5 Acid Sulfate Soils (low risk) as identified by the contamination report. It is anticipated that the future open space area and existing centre-based child care facility will not be adversely affected by acid sulfate soils.
4.6	Mine Subsidence and Unstable Land	Not applicable	The Site is not identified as being a constraint from mine subsidence.
<b>Focus area 5: Transport and Infrastructure</b>			
5.1	Integrating Land Use and Transport	Consistent	The proposal introduces a pathway that allows the surrounding residential land to access public transport more efficiently.
5.2	Reserving Land for Public Purposes	Consistent	<p>The proposal does not contain any land that has been reserved for a public purpose, and no requests have been made to reserve such land.</p> <p>Notwithstanding, the proposal facilitates the provision of public facilities by providing a public recreation area that will be owned by the Department of Education. The Department is in discussions with the City of Ryde</p>



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			Council about the ongoing operation and maintenance of the hall and open space grounds.
5.3	Development Near Regulated Airports and Defence Airfields	Not applicable	The Site is not located near regulated airports or a defence airfield.
5.4	Shooting Ranges	Not applicable	The Site is not located near an adjacent shooting range.
<b>Focus area 6: Housing</b>			
6.1	Residential Zones	Not applicable	The Site is not located in a residential zone.
6.2	Caravan Parks and Manufactured Home Estates	Not applicable	The proposal does not involve any caravan or manufactured home estates.
<b>Focus area 7: Industry and Employment</b>			
7.1	Business and Industrial Zones	Not applicable	The Site is not located in a business or industrial zone.
7.2	Reduction in non-hosted short-term rental accommodation period	Not applicable	The proposal does not involve any non-hosted short-term rental accommodation.
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable	The Site is not located along the Pacific Highway, North Coast
<b>Focus area 8: Resources and Energy</b>			
8.1	Mining, Petroleum Production and Extractive Industries	Not applicable	The proposal does not carry out any mining or production industries on the Site.
<b>Focus area 9: Primary Production</b>			
9.1	Rural Zones	Not applicable	The Site is not located in a rural zone
9.2	Rural Lands	Not applicable	The Site is not located on rural lands



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9.3	Oyster Aquaculture	Not applicable	The Site is not proposed for the purposes on Oyster Aquaculture
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable	The Site is not located on the Far North Coast.

**3.3.3 Section C – Environmental, social and economic impact**

**3.3.3.1 Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

The Site was formerly used as a school and part of the Site is still used as a centre-based child care facility. The Site is located in a high densely populated urban area.

There are no known critical habitats or threatened species, populations or ecological communities on the site or surrounds that will be adversely affected as a result of the Planning Proposal.

**3.3.3.2 Q8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

There are no known environmental effects resulting from the Planning Proposal. The rezoning of the Site to RE1 Public Recreation will enable the demolition of former school buildings and the landscaped embellishment of the Site as a public recreation area. The Planning Proposal will enhance the environment in a densely populated urban area.

• **Transport and parking**

A Traffic and Parking Assessment (TPA) was prepared by Stantec to support the proposal.

Parking

The TPA notes there is a large variety of on-street parking along Thistle Street, Belmore Street, Gale Street, Sutherland Avenue and Constitution Road. These parking provisions are in place currently to accommodate the previous Meadowbank Public School. With the relocation of the school and no change to the parking provisions, it will be sufficient in accommodating parking spaces for users of the public park. As majority of the neighbouring residents will walk to access the Site, parking spaces will be available for people visiting the area. Stantec concluded that parking demands as a result of the Planning Proposal is expected to be readily accommodated on the surrounding on-street parking spaces.

Traffic Generation

The TPA notes that Transport for NSW (Roads and Maritime Services) does not provide traffic generating information for the intended uses on the Site. Stantec concluded that in terms of trip generation, the community facility is expected to generate relatively low traffic volumes, of up to 30



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## ATTACHMENT 2

vehicular trips during peak hour. Approximately one vehicle every two (2) minutes is expected to be readily accommodated on the road network.

The TPA concluded that the parking demands generated by the proposal are expected to be sufficient and are able to be readily accommodated on the surrounding on-street parking spaces. Additionally, the proposal is expected to have a negligible traffic impact to the surrounding development.

### • Contamination

The Site has been previously used as school and is not known to have been used for contaminating activity. The Site was not identified as having potential for contamination through the previous development application on the Site as per section 1.5 of this document.

A contamination report was conducted by Douglas Partners in May 2021 that undertook further investigation to support the Planning Proposal. This report is a Remediation Action Plan (RAP) that concluded that the Site is suitable for public open space following appropriate remediation, management, and validation.

### • Heritage

#### Aboriginal heritage

A due diligence was conducted by Artefact to determine if the Site is constrained by Aboriginal heritage and whether further assessment is required. Artefact concluded that the Site does not contain any identified Aboriginal objects and is not likely to contain any unidentified Aboriginal objects.

#### European heritage

There are two local heritage items listed in Ryde LEP 2014 that are within the vicinity of the Site:

- local heritage item 330 "House" on Constitution Road
- local heritage item 57 "Crowie House" on Belmore Road.

Despite the proximity of these items, the Planning Proposal will not impact on their significance.

### • Flooding and drainage

A Civil Concept Design Report was prepared by Robert Bird Group. The report provides an overview of the future civil engineering design scheme for the Site that will be subject to a separate development application. The design scheme proposes:

- Minimal disturbance to the region, maintaining catchments for stormwater drainage paths and reduced earthworks
- natural systems where possible
- assets that are seamless within the Site, constructable, safe and minimises nuisance.

The intent of the design is to grade and best utilise the natural fall across the Site. The design aims to balance cut and fill required to minimise earthworks. The proposed grading works will aim to match pit levels where possible and match with the existing topographic levels that will be retained.



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The conversion of the Site to open space will naturally improve its permeability.

### 3.3.3.3 Q9. Has the planning proposal adequately addressed any social and economic effects?

The proposal will provide a social benefit by providing open space for the health and well-being of current and future residents.

The continual operation of the centre-based childcare facility will maintain the social services in the area, as well as supporting the local economy by ensuring childcare centre jobs are retained.

#### **School capacity**

Prior to the relocation of the Meadowbank Public School, the Site had seven Permanent Learning Spaces (PLS) and 17 Demountable Learning Spaces (DLS). The Site had a total student capacity equivalent to 552 students (161 students in PLS and 391 in DLS). With a reliance on DLS totalling 71% of use, the Site was not able to accommodate the growth in enrolments. The Meadowbank Employment and Education Precinct can accommodate up to 1,000 primary school students, which is an increase in capacity of approximately 81%.

#### **Open space needs**

There is a level of importance with the need for open space and recreation facilities. Public open space is critical for community health and wellbeing as they ensure that urban environments support and sustain communities. An open space needs assessment was conducted by Otium Planning Group. It assessed the area that surrounds the Site in terms of open space provision. The report found that the area is constrained by major public roads that act as barriers to accessing open space within a 400m walking distance. Additionally, it found that properties that surround the Site currently have little access to open space and therefore the need for new public open space is essential.

### 3.3.4 Section D – State and Commonwealth Interests

#### 3.3.4.1 Q10. Is there adequate public infrastructure for the Planning Proposal?

The Site is located in a developed residential and mixed use area and is serviced by all relevant utilities and infrastructure. It is unlikely there are constraints in existing infrastructure which would prevent the use of the Site as a recreation area and centre-based child care facility.

#### 3.3.4.2 Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

At this stage, the views of relevant State and Commonwealth authorities have not been obtained. This will occur following Gateway determination and likely to include:

- Transport for NSW
- Heritage NSW.



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**ATTACHMENT 2**

**3.4 Part 4 – Mapping**

The Planning Proposal will require an amendment to Land Zoning Map – Sheet LZN\_006. In particular, the site will be rezoned from SP2 Infrastructure (Educational Establishments) to RE1 Public Recreation. The existing and proposed maps are included as an attachment.



**FIGURE 8 – CURRENT LAND ZONING MAP**

Source: City of Ryde Land Zoning Map



**FIGURE 9 – PROPOSED LAND ZONING MAP**

Source: City of Ryde Land Zoning Map





**ITEM 7 (continued)**

**ATTACHMENT 2**

**3.5 Part 5 – Community consultation**

The NSW Department of Education has undertaken consultation with the community about the relocation of the primary school and the use of the Site for open space. A community information session was held on the 1 December 2022. The proponent hosted a drop-in information session to provide an opportunity for the local community to learn more about the future use of the Site as open space. No major concerns were raised by the community.

It is expected that further consultation will occur in line with the Council's Community Participation Plan, with the Planning Proposal to undergo public notification following receipt of a Gateway determination.

**3.6 Part 6 – Project timeline**

The anticipated timeframe for the completion of the Planning Proposal, based on the benchmark timeframes for a standard planning proposal, is as follows:

**TABLE 9 – PROJECT TIMELINE**

<b>MILESTONE</b>	<b>DATE</b>
Submission of the Planning Proposal	December 2022
Consideration by Local Planning Panel	February 2023
Council Decision	March 2023
Gateway determination	April 2022
Pre-exhibition	May 2023
Commencement and completion of public exhibition	June 2023
Consideration of submissions	July 2023
Post-exhibition review and additional studies	August 2023
Final Council Decision	September 2023
Submission to Department for finalisation	October 2023
Finalisation of LEP amendment	November 2023



**ITEM 7 (continued)**

**ATTACHMENT 2**

## 4 Conclusion

This Planning Proposal for land known at 2 Thistle Street, has been prepared in accordance with:

- Section 3.33 of the EP&A Act 1979.
- NSW Department of Planning and Environment's 'Local Environmental Plan Making Guideline'.
- Relevant Ministerial Direction under section 9.1 of the EP&A Act 1979.

The Planning Proposal provides full justification for the proposed changes to Ryde LEP 2014 to:

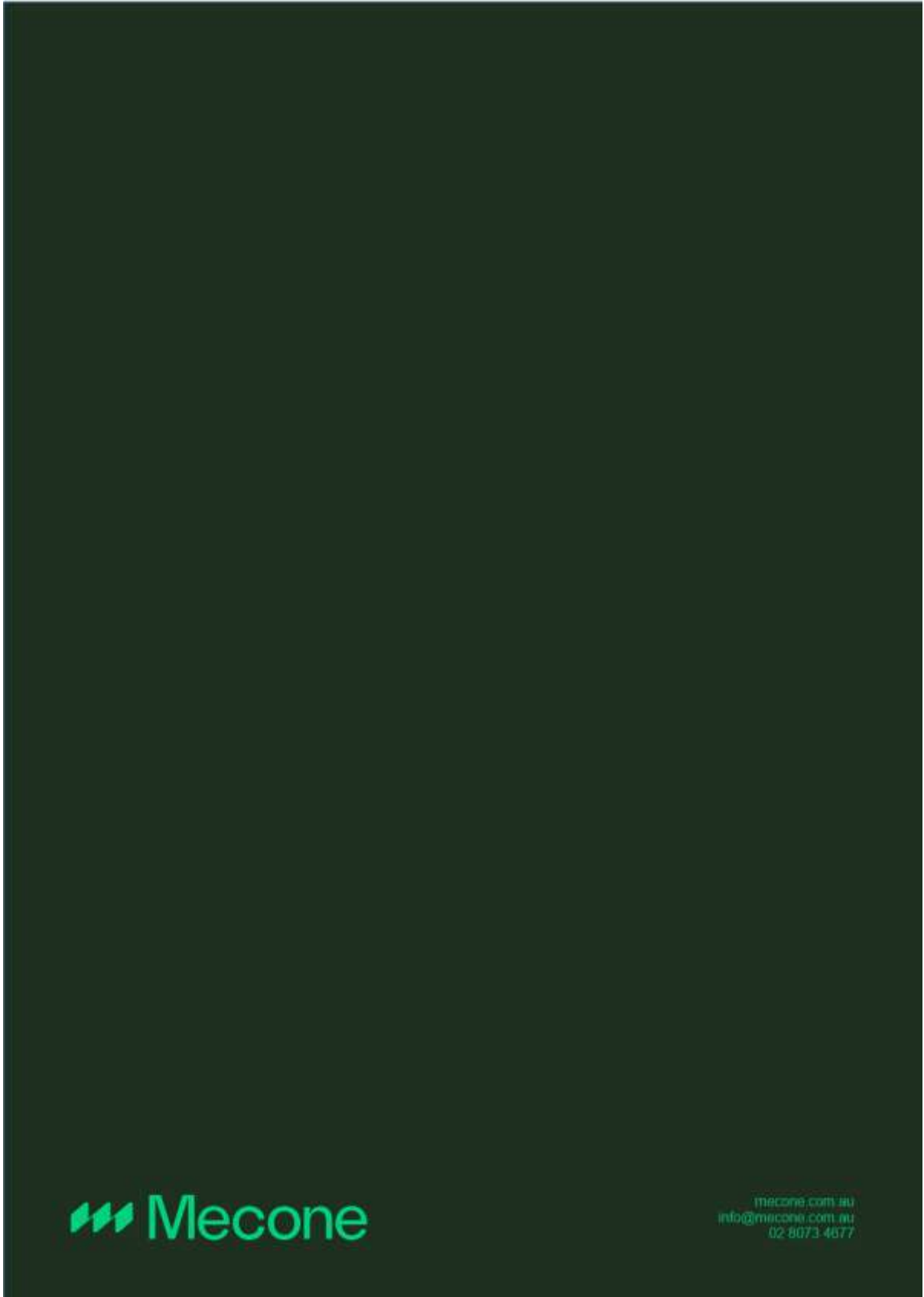
- rezone the site from SP2 Infrastructure (Educational Establishment) to RE1 Public Recreation
- amend Schedule 1 Additional permitted uses to include 'centre-based child care facilities' on Lot 1 DP 437180.

The justification demonstrates that the Planning Proposal has strategic and site-specific merit.



**ITEM 7 (continued)**

**ATTACHMENT 2**



**ITEM 7 (continued)**

**ATTACHMENT 3**



22 February 2024

DOC24/278263

Wayne Rylands  
Chief Executive Officer  
City of Ryde  
cityofryde@ryde.nsw.gov.au

**Proposed open space – 2 Thistle St, Meadowbank NSW (former Meadowbank Public School site)**

Dear Mr. Rylands

Thank you for your correspondence of 4 December 2023 (ref: D23/164871) with Council's revised feedback regarding the hall at 2 Thistle St, Meadowbank NSW (former site of Meadowbank Public School) and the planning proposal currently under assessment.

**Planning proposal**

SINSW agrees to varying the planning proposal to amend the additional permitted use provision to include a cap on childcare enrolments to a maximum of 60 children.

**Demolition of the hall**

SINSW is reviewing options and will provide separate correspondence in relation to the hall.

Consistent with previous correspondence, the progress of the open space is reliant on the outcome of the planning proposal and the completion of building demolition and site remediation.

SINSW officers are available to discuss the above matters in further detail. For project enquiries, please contact Noble Haddad on 0417 271 221 or [noble.haddad1@det.nsw.edu.au](mailto:noble.haddad1@det.nsw.edu.au).

Yours sincerely,



Rebecca Willott  
**Executive Director, Infrastructure Planning**  
**School Infrastructure NSW**



SCHOOL INFRASTRUCTURE NSW  
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T 02 9273 9200

**ITEM 7 (continued)**

**ATTACHMENT 4**

	Gateway condition	Response
1	<p>Prior to public exhibition the planning proposal is to be updated to:</p> <p>(a) amend Table 8 of the planning proposal to state that Direction 1.1 applies to the proposal</p> <p>(b) address the section 9.1 Ministerial Direction 4.1 Flooding and return the planning proposal to the Secretary to agree consistency with the Direction has been achieved or that it is justifiably inconsistent with the direction.</p>	<p>Both (a) and (b) have been updated accordingly in 'Planning Proposal report – 2 Thistle Street, Ryde' (revision 4), prepared on 20 July 2023 by Mecone Group Pty Limited, see ATTACHMENT 2.</p>
2	<p>Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:</p> <p>(c) the planning proposal is categorised as standard as described in the Local Environmental Plan Making Guidelines (Department of Planning and Environment, 2022) and must be made publicly available for a minimum of 20 working days; and</p> <p>(d) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Local Environmental Plan Making Guidelines (Department of Planning and Environment, 2022).</p> <p>No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act</p>	<p>(c) The planning proposal was publicly exhibited from 18 September 2023 to 22 October 2023, for a period of 35 days or 25 working days. Online submissions through Council's website and email/written submissions were received.</p> <p>(d) Council complied with the notice requirements for public exhibition. All materials relevant to the planning proposal were made publicly available on Council's website and on the online submissions page.</p>
3	<p>A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).</p>	<p>A public hearing was not held.</p>
4	<p>The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:</p> <p>(a) the planning proposal authority has satisfied all the conditions of the gateway determination;</p> <p>(b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and</p> <p>c) there are no outstanding written objections from public authorities.</p>	<p>(a) All conditions of the gateway determination have been satisfied, as above.</p> <p>(b) The planning proposal is consistent with all applicable Ministerial directions.</p> <p>(c) There are no written objections from public authorities.</p>

**ITEM 7 (continued)**

**ATTACHMENT 4**

5	The LEP should be completed on or before 26 April 2024.	Will not be complied with, due to the Council meeting taking place three days before this deadline. However, section 3.34(8) of the EP&A Act states that the planning proposal can still proceed and be made despite gateway conditions not being complied with.
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**ITEM 7 (continued)**

**ATTACHMENT 5**

Receipt Number	Comments
1	Am in favour if the proposed plan. To create public recreation land.
2	The area where the meadow bank primary school previously was, should be used for public recreation.
3	<p>IPlanning Proposal – 2 Thistle Street, Ryde</p> <p>I object to the proposed inclusion of the proposed additional use for a 'centre based child care facility' on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The area area has an abundance of child care facilities and, as such, granting this use just on the basis that there already is an old, diliputed' child care building there is not a sufficient reason to issue the additional use permission.</li> <li>2. The area around Thistle St and Gale St are already extremely busy areas. On a typical day cars are dangerously banking up on Belmore St to turn into Thistle St as the parked cars, on a narrow street, make it impossible for two cars to pass eachother. It would make this dangerous situation even more dangerous.</li> </ol>
4	<p>PLEASE DO NOT BUILD ANY MORE UNITS ON THIS LAND.</p> <p>Please turn it into a park for locals to use.</p>
5	<p>I do not have any objections about re zoning/ use of the site but I have huge concerns about parking. The streets around this site are narrow and do not allow two way traffic if cars are parked on sides of the road.</p> <p>I note the parking survey was carried out on a Saturday. Perhaps a week day morning ( when TAFE is operating) or a Sunday when church/ local markets are operating would provide a more realistic picture of how congested this area can become in mornings and afternoons and when something is on. I live in Suttor Ave and it is almost impossible for a tradesperson to secure a park outside my property.</p> <p>The traffic lights on corner of Church Street and Morrison Road are also a concern as in peak hours the traffic banks up back to the roundabout in Belmore Street. To avoid this delay motorists 'take a short cut' along Suttor Ave and this is very dangerous to the residents trying to reverse out of their driveways. I believe that on site parking needs to be provided on this proposed development site, in order to reduce some of the congestion/ problems that I have listed. I also believe that some streets near this proposed pre school/ open area should be made one way.</p> <p>There is also a need for a pedestrian crossing in Thistle Street.</p> <p>In conclusion, more investigation into parking/congestion/ pedestrian access is needed.</p>
6	We are fully supportive of this proposal. Thank you to City of Ryde council for promoting more public open spaces. We have 4 years old daughter and major things we like about City of Ryde are high number of parks, open spaces, kids activities, sporting areas and kids friendly events.
7	No local basketball courts so would be great to see some across the road. Also leveling out the ground to Belmore St so it doesn't drop down, get rid of fencing.
8	This would be a really great spot for a recreational swimming facility- especially with the proximity to local cycling tracks etc. Such facilities are under represented in the area and generally already at capacity during peak times. There is already quite a significant number of parks in the area (Ryde wharf park <400m and meadowbank park <900m from the location) so I believe this would better suit the needs of the community.
9	Is there any chance we'll have a tennis court at this area? Really keen to have a free tennis court open to the community on the new site if possible.

**ITEM 7 (continued)**

**ATTACHMENT 5**

10	<p>In viewing the current Project, I strenuously OBJECT to the demolition of the School Hall building. Earlier plans were clear in that this building was to be retained, and noted as such by previous local MP's and recent Ryde Mayors.</p> <p>The most recent correspondence I have received (and on Council and NSW Ed. Dept. websites) says "the hall is not fit-for-purpose for public use and is not connected to the town centre or transport options." This is very inaccurate - the building is a very recent construction with disabled access and suited to a wide variety of community uses. Additionally, there are several busses that run along Constitution Road and Belmore Street, which easily connect to Meadowbank Train Station and Ferry wharf.</p> <p>Also, the "Top Ryder" shopping service bus run by the Ryde Council itself runs down Constitution and along Belmore, taking people up to Top Ryde Shopping complex - very much a "town centre".</p> <p>Considering the large apartment population now along the foreshore, losing such a valuable community hall space is a wrong decision and an an egregious waste.</p> <p>My submission is that the Hall Building be excluded from the demolition plans and retained for Community Access.</p>
11	<p>Hi, I think we definitely need a lot of green space in Meadowbank but we've got enough child care centers here. I know there're at least 5 child care centers around including little Zak, kids on Porter, Papilio, happy faces, Shepherds Bay Montessori. Those are child centers I'm familiar with in Meadowbank, there might be more...and there're also many child centers in Putney and West Ryde which are close to Meadowbank. So I would suggest we've got more than enough child care facilities around but we're lacking leisure space and green land. I hope we could use the whole space as a peaceful green space for community leisure. Thanks!</p>
12	<p>I would like to see some basketball courts, green space and play space to allow the space to be used by a broad group of people factoring all weather shelter where possible. It's a large space and it's important not to misuse it to serve the area.</p>
13	<p>I support the idea of having a day care centre retained at the site. There is a lack of day care in the area. My only concern is that the building seems quite run down and has asbestos in it.</p>
14	<p>I would like to state my concern that Communal Hall facing Gale Street will be preserved for community events plays, recitals and election voting as it is a vital building for our local area.</p>
15	<p>I am pleased this area is to be retained as parkland/open public space.</p> <p>I would like to request a small area within this development be set aside as a fenced off-leash dog area. There are many dogs in this area and very little open space for them to run free safely.</p> <p>Please consider this request, Thankyou,</p>
16	<p>Happy</p>
17	<p>Please preserve the open green space and trees. Play areas sports fields . The school hall was built with millions of tax payers money in last decade so to demolish is not sensible.</p>
18	<p>As a former member of the P &amp; C at Meadowbank Public School, I was active in negotiations with Government Representatives regarding the future use of the old school site. The intention and promises made was that the entire site would be used for public recreation. In all negotiations and discussions it was made clear that the community wanted to ensure this land remained in public hands. While Meadowbank Public school was on this site there was a need for a child care center to support the school community. Now this need does not exist as the school is no longer on site and there are many other child care centers close by. Please keep the promises that were made, don't shrink the available public land and please proceed with the rezoning of this entire site to RE1 Public Recreation. Lets not delay but rather proceed as agreed and start discussing and planning for how our community can be enhanced by this recreation &amp; community space.</p>



**ITEM 7 (continued)**

**ATTACHMENT 5**

19	I'd like the new site to consider having a community preschool. There are so many young families in the area yet no community preschool within Meadowbank or West ryde area. I thought there was news about providing free education for 4yo's in the near future? why not make use of this opportunity with this land we have? If not a community preschool, then perhaps a childcare centre, its a great location with so much open space, makes a difference compared to existing childcare centres which operate from ground floor apartments, kids already grow up in concrete jungles, having an actual outdoor area to play in while receiving care is so good for development!
20	This area is in massive need of a community gov funded preschool for 3-6 year olds. There are none in Ryde / west ryde area and the ones within 10/15 mins drive have huge wait lists. This is a perfect site for one!!
21	Hi, I'd like the old Meadowbank public school land to become a public park with playground, dog park, BBQ area, toilet and parking spots. Thanks.
22	<p>It would be great if there were more parking spaces available. I would love to see playgrounds like Livvis Place, which are enclosed with fences and designed for both children with and without disabilities. It would be wonderful to have sensory-friendly equipment like a flying fox or a trampoline, as well as a small spray park.</p> <p>It would be great to have sports facilities like a small indoor trampoline room, an indoor tennis court, and a gym operated by the council in the existing building.</p>
23	<ol style="list-style-type: none"> <li>1) I would like the old Meadowbank School site to retain the childcare centre and school hall for local community usage;</li> <li>2) I would like the old Meadowbank School site to retain and/or maximise the amount of green space available to the general public;</li> <li>3) I would like the old Meadowbank School site to retain the existing gardens, play equipment, toilet facilities, undercover play space and filtered water amenities;</li> <li>4) I do not want high-rise buildings to be erected on the old Meadowbank School site.</li> </ol>
<b>Email submissions</b>	
24	<p>In the more detailed planning phase for this site, please seriously consider installation of a good quality outdoor basketball court (comprising at least two halfcourts).</p> <p>Due attention should be paid to the court surface and other equipment to minimise any acoustic impacts on local residents. Also, lighting should be considered so that play can extend into the early evening, particularly in the colder months. Adequate seating and shade around the court, well maintained toilets and drinking water fountains should also be provided.</p> <p>If implemented, I believe this amenity would help the site meet Objective 7 of the Greater Sydney Region Plan (Communities are healthy, resilient, and socially connected).</p>

**ITEM 7 (continued)**

**ATTACHMENT 5**

25	<p>Wow, slap in the face of the thousands of people who live around this past school site that the area is 'not connected'. Can you please explain what you mean. If its transport related- cant wait to have that discussion with you. Re adding my past emails to you on this subject matter as I know, unless I send it specifically, its not likely to be counted. And if I sound disappointed, I am , as I am personally affected by bad Ryde Council planning decisions and if I can at least get you to think a little better and wider than what's easier right now I will.</p> <p>If this is supposed to be community space, why demolish the small wooden platform and playground that's better than most in the area- and removing a roof over a perfectly good play space which is versatile and ready for community use. To remove bathrooms that the community space needs (as the Hall will be locked hence no general families) Adding to landfill rather than a cohesive, sensitive, interesting land use which looks into needs of the future...or maybe Council is; Is this to enable more high-rise developments to be built around this and 'borrow' the green space to make sure they build to the maximum on site – such as counting a verge a apartment green space, then paving over it , or to make it easy to sell a parcel of this space here and there....</p> <p>Certainly not for actually adding more trees, encouraging wildlife, making a nice space to use- or when the new Meadowbank school is full again and all the old school sites are sold to developers</p> <p>And the threat at the end- there are very limited ways to appeal is why this crap keep happening – no government thinks beyond what is good for them, today and make it hard for anyone to navigate and agitate for change. I think this are of Ryde Council is lucky there are many transient renters near the space who don't now about this, or know what to do about these determinations, so the poor planning continues. Just to make it clear, I'm pro the green space- it's the motive behind demolishing the good parts of this school space- such as removing the parking space and access stairs, taking away a filtered water station and water tanks which could be re-purposed for a community garden plus everything else ive suggested....feels a bit stupid when this will need to be re-addressed soon, wastes Council \$, fills landfill and isn't fit for the future.</p> <p>I'm happy for the RE1 Public Recreation zoning, but based on what I see going on in this area- don't have confidence this space will be well considered</p> <ul style="list-style-type: none"> <li>• Also in Ryde Councils research for this site, why compare open parklands in the Putney area which are defiantly underused because there are minimal facilities, when you should be comparing the Parkland in Meadowbank, i.e. the same suburb, which definitely have more than 4 people per hour using the space and where parking and use is overloaded on any given day.</li> <li>• The information on the restricted parking in the area surveyed around the old school site is outdated. Since the school zone restrictions have been removed parking is pretty much taken along this streets around the school all day and night now. Why not include the site of the old childcare centre- it feels odd to not do this all at once when this building is much older than the ones you are demolishing and invites all sorts of mis use of the space and then you would receive another LDA to do something with this soon anyway (probably another 10 storey set of cheaply made apartments) My understanding is Dep of Education owned this space as well</li> <li>• Why not keep the 2 story or admin block space and make it available for the Community to rent out- EG much needed child psychologists office, spaces for tutoring, for sewing and knitting clubs. Music, the list is endless and where these are currently located around Ryde I would not know, or if I do, they are not easily accessed. And retain the small, asphalted parking area for this. This area needs a specialist school for children with diagnosed learning challenges- the current solutions in mainstream school is not working.</li> <li>• Why are you not keeping the multipurpose COLA that's only a few years old and could be use in all conditions for kids to play in a soft space that's full of markings for sports, games and fun for kids- it already sits linked with the 'Gym' which is being retained and would make this space fully useable. This space links with water tanks and a fresh water supply and the proposed site plan appears to keep the asphalt between this space anyway (plus there a considerable height deference- already retained by gardens and concrete steps) Can't we re-purpose this? Can this not perhaps lead to a community garden space in the area where the 2-story building is being demolished where there is rainwater and fresh water . That structure was a \$250k cost to the NSW government and will add considerable land fill, when a bit of thinking can equate to a real win for the area.</li> <li>• Consider this space for community markets and swap meets etc as well</li> </ul>
----	---

**ITEM 7 (continued)**

**ATTACHMENT 5**

	<ul style="list-style-type: none"> <li>• Consider retaining for the many new Pre school places both side of main Government are proposing and save the need to find this space elsewhere</li> <li>• If you are making this open space, I see plans for grass and some trees. Is this it? (see above- lets re-purpose- your probably win an award to giving back this, saving, recycling- all the things Ryde Council say they do )</li> <li>• Then retain the play equipment, the stage (wooden platform), musical things and sand pit etc there so kids can use the space- feels odd to knock this down and add to landfill when if the plan is true open green space for the community to use, let's keep what's already safe and working</li> <li>• And for that matter, retain the paths etc and landscape the space, make a mini traffic zone pathway for bikes and scooters for the little kids by adding a little extra hard paved grounds</li> <li>• Also, you will need a toilet block open to the public please. I assume the Hall won't be open to the general public</li> <li>• I worry this area (and /or the Ryde Council depot next door) will become apartments (or used as an excuse why apartments in the area can have less green space, because you have almost ~9,000 msq here ) hence why you are allowing almost everything to be raised to the ground- please consider allowing the community to re-purpose for the time it will be publicly available</li> <li>• Also, I find the accident data too old. Accidents in the last 12 months along Church and Victoria Streets near this area are double the figure quoted. Please consider slowing traffic along Belmore street at a minimum.</li> </ul>
26	<p>I hope this email finds you well. I am writing to propose an exciting project that I believe will greatly benefit our community at 2 Thistle street Ryde, the construction of a public basketball court in this new public recreation area. We don't have a public basketball court nearby, and I have to drive 15-20 minutes every time I want to play basketball, such as in Dundas Basketball Half Court, and Hermington Street Basketball Court at Epping.</p> <p>Community Benefits:</p> <ol style="list-style-type: none"> <li>1.Promotes Physical Activity: The basketball court will encourage physical activity and sportsmanship among our residents. It provides a fun way for people to stay active and healthy.</li> <li>2.Youth Engagement: This facility will be especially valuable for our youth, offering a positive outlet for their energy and fostering teamwork, discipline, and leadership skills.</li> <li>3.Community Bonding: The court will serve as a hub for social interaction, bringing together residents of diverse backgrounds to build stronger community connections.</li> <li>4.Safety: A well-lit, accessible public space can contribute to a safer neighborhood by increasing foot traffic and community vigilance.</li> </ol>
27	<p>Regarding the proposed public open space at 2 Thistle St, Ryde, I am aware submissions are closed since October, but I would like to suggest that it would be great if a community garden could be included in this space.</p> <p>This would work well as a section of a public park.</p> <p>There is a great need for one in the Meadowbank/Ryde area and I know many other residents feel the same way, as many residents in this area live in apartments and do not have their own backyard space, so would greatly benefit from being able to hire a garden plot from a community garden.</p> <p>As well as this, I would like to voice that I do not think the former Meadowbank public school hall should be demolished, as this wpuld be wasteful and it was newly built. It could be repurposed into some sort of community centre or sports courts that could be hired out to the public.</p>

**ITEM 7 (continued)**

**ATTACHMENT 6**

**NEW PARK AT  
2 THISTLE STREET  
RYDE**



COMMUNITY CONSULTATION REPORT  
MARCH 2024

**ITEM 7 (continued)**

**ATTACHMENT 6**



CITY OF RYDE | New Park at 2 Thistle Street Ryde  
Community Consultation Report  
March 2024 © City of Ryde

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**ITEM 7 (continued)**

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**ITEM 7 (continued)**

**ATTACHMENT 6**



In 2018 the NSW Government announced that the former Meadowbank Public School site at 2 Thistle Street, Ryde will be converted into a new park for the community to enjoy. Since then, a planning proposal to rezone the site has progressed to allow this to occur and will be finalised shortly. The Department of Education has also lodged a Development Application to demolish the school buildings including the childcare centre and school hall.

Council has engaged with the local community to find out what they would like to see in the park to help guide the NSW Government's decision making.

Close by to 2 Thistle Street is Ann Thorn Park playground. This playground requires renewal however due to flooding there is limited space to expand the playground. A new park at 2 Thistle Street presents an opportunity to relocate the playground and enlarge the size of the playground for more children to enjoy.

The feedback received from this consultation will be shared with the NSW Department of Education who are ultimately responsible for development of the site.

The consultation was promoted through the City of Ryde's Have Your Say webpage, flyers to local residents and businesses, signs and a banner near 2 Thistle Street Ryde, drop-in sessions at the site, eNewsletter to interested stakeholders, post on social media, and listings in the local newspaper.

In total 488 comments were received from the community with 474 from the online survey and 8 email submissions. There were 25 attendees at the drop-in sessions, with 13 providing comments.

Survey respondents identified multipurpose courts, an amenities building and a children's playground as the most important potential features on the new park, while drop-in session dotmocracy participants focused on a refurbished school halls and multipurpose courts. Other top features and considerations noted by respondents included pickleball courts, the need and community benefits of parks, a dog off-leash area, parking considerations, basketball courts, retaining or use of a community hall, provision of shaded/sheltered spaces, and the inclusion of trees, greenery and gardens.

**ITEM 7 (continued)**

**ATTACHMENT 6**



Date	Tool	Stakeholders	Overview	Engagement
Mon 5 Feb 2024 – Sun 18 Feb 2024	Have your Say Webpage	Website users	A consultation webpage with background information, frequently asked questions and online survey.	2,555 page views 272 users engaged
Mon 5 Feb 2024 – Sun 18 Feb 2024	Online Survey	Website users	An online survey where stakeholders can provide comments on what they would like to see at the new park. This was accessed through Council's Have Your Say webpage.	474 online survey submissions
Mon 5 Feb 2024 – Sun 18 Feb 2024	Information phone line, email and post	All stakeholders	The City of Ryde main phone line. Email and postal address was open for feedback from the community.	8 email submissions received
Mon 5 Feb 2024	Flyer	Surrounding residents and businesses - 500m radius of Thistle Street Ryde	A double sided A4 flyer was delivered to letterboxes to inform the community of the consultation and feedback opportunities.	4,342 flyers approx.
Tue 6 Feb 2024	Have Your Say eNewsletter	Key stakeholders	eNewsletter emailed to inform the community of the consultation and feedback opportunities.	47 eNewsletters delivered 31 eNewsletters opened



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**ATTACHMENT 6**



Date	Tool	Stakeholders	Overview	Engagement
Wed 7 Feb 2024 – Sun 18 Feb 2024	Mesh banner	Passersby on Belmore Street, Ryde	A mesh banner (H 1.6m x W 5m) was installed along the fencing of the City of Ryde Operations Centre to inform the community of the consultation.	1 x mesh banner
Wed 7 Feb 2024 – Sun 18 Feb 2024	A2 Sign	Passersby to Thistle Street and Gale Street, Ryde	A2 corflute signage was placed around the perimeter of the former Meadowbank Public School site at Thistle Street Ryde to inform the community of the consultation and feedback opportunities.	6 x A2 signs
Tue 13 Feb 2024	Drop-in Session 1 at Gale Street, Ryde near the school entrance, from 4pm-5pm	All interested stakeholders	An opportunity for interested stakeholders to speak with Council staff about the plans for the site and provide their feedback.	9 attendees
Sat 17 Mar 2024	Drop-in Session 2 at Gale Street, Ryde near the school entrance, from 9.30am-11.30am	All interested stakeholders	An opportunity for interested stakeholders to speak with Council staff about the plans for the site and provide their feedback.	16 attendees

ITEM 7 (continued)

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Date	Tool	Stakeholders	Overview	Engagement
Each Wed between 5 – 18 Feb 2024	Open community consultations advertisement in The Weekly Times	Newspaper readership	Listed in open community consultation newspaper advertisement to inform the community of the feedback opportunities.	38,000 total print readership
Thu 8 Feb 2024 – Sat 17 Feb 2024	Social Media Post – Paid and Organic	Facebook users and Instagram Users	Social media advertisement to inform the community of the consultation and feedback opportunities.	<p><b>Paid</b> 12,067 users reached 732 users engaged</p> <p><b>Paid and Organic</b> 19,015 users reached 574 users engaged</p>



ITEM 7 (continued)

ATTACHMENT 6



**467**  
ONLINE  
SURVEY  
RESPONSES

**12**  
DROP-IN  
SESSION  
COMMENTS

**7**  
ONLINE  
SURVEY RESPONSES &  
OTHER SUBMISSIONS

**2**  
EMAIL  
SUBMISSIONS

Majority of survey respondents were **local residents** (84%), followed by **members of sporting** (28%) or **community** (16%) groups.



From the list provided on the online survey, the top 3 most common important potential features included **multipurpose court(s)** (56%), **amenities building** (34%) and a **children's playground** (33%).

Open comments noted also focused on **sport courts**, such as shared or dedicated pickleball courts (33%), basketball courts (9%) or multi-use courts (6%). Other suggestions included **dog off-leash area** (12%), **shaded/sheltered spaces** (8%), **community hall/venue** (8%) and **trees, greenery and gardens** (6%).

The Drop-In Sessions featured a 'dotmocracy' whereby attendees could place stickers on their three top priorities. The **refurbished school hall** (23% of dots) and the **multipurpose court(s)** (20% of dots) were the top priorities.



Of the 25% who indicated the refurbished school hall was an important potential feature:

- **Walking** (76%) followed by **car** (43%) would be the most common ways to travel to the refurbished school hall.
- **67% were 'very likely' or 'likely' to hire the hall** in the future, most frequently for **parties and celebrations** (73%) or **group fitness/dance** (57%).
- Improvement for the hall primarily noted **indoor sport courts** (23%), **kitchen facilities** (20%) and **spaces for community groups/clubs to use** (11%).

Of the 33% who indicated the children's playground was an important potential feature:

- **84% were 'very likely' or 'likely' to use the new playground.**
- **59% 'strongly agreed' or 'agreed' with the potential relocation of Ann Thorn Park playground.**
- Playground suggestions primarily noted equipment/areas for **different age groups** (44%), provision of **shade/trees** (18%), **examples of playgrounds** (17%), **water play** (16%) and **swings** (15%).

Most frequent **further comments** noted pickleball courts and benefits (21%), the need and community benefits of more parks (11%), need for more parking (9%), and to retain/use of a community hall (9%).

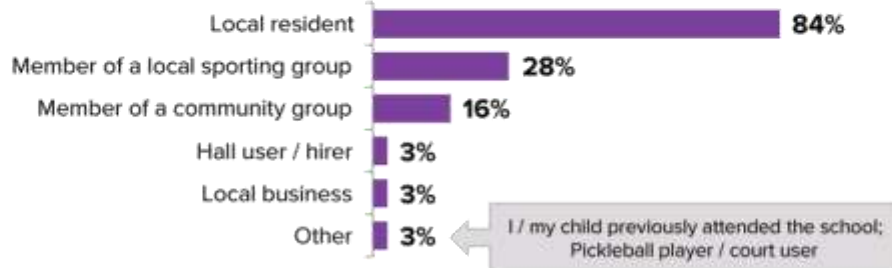
**ITEM 7 (continued)**

**ATTACHMENT 6**



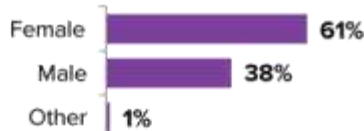
**SURVEY SAMPLE DEMOGRAPHICS**

**Which of the following best describes you?\*** (n=474)

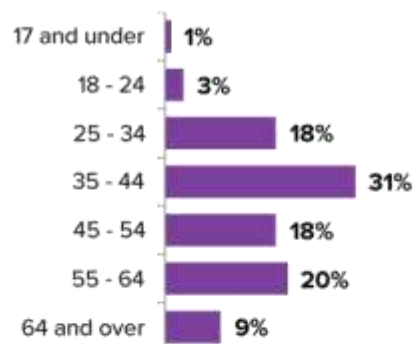


\*Note: respondents could select multiple options, hence total does not add to 100%

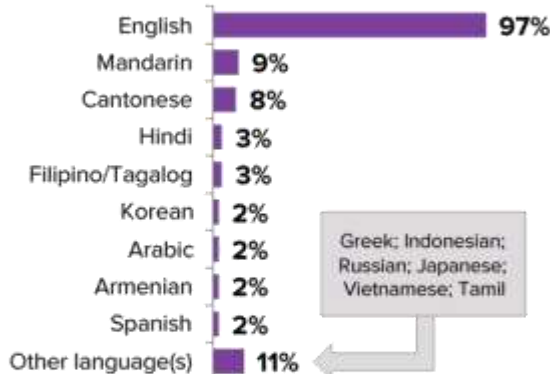
**Gender** (n=447)



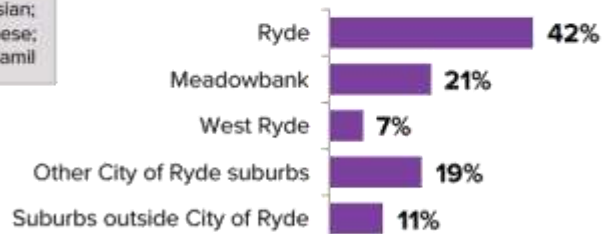
**Age** (n=445)



**Language\*** (n=445)



**Suburb** (n=450)



\*Note: respondents could select multiple options, hence total does not add to 100%

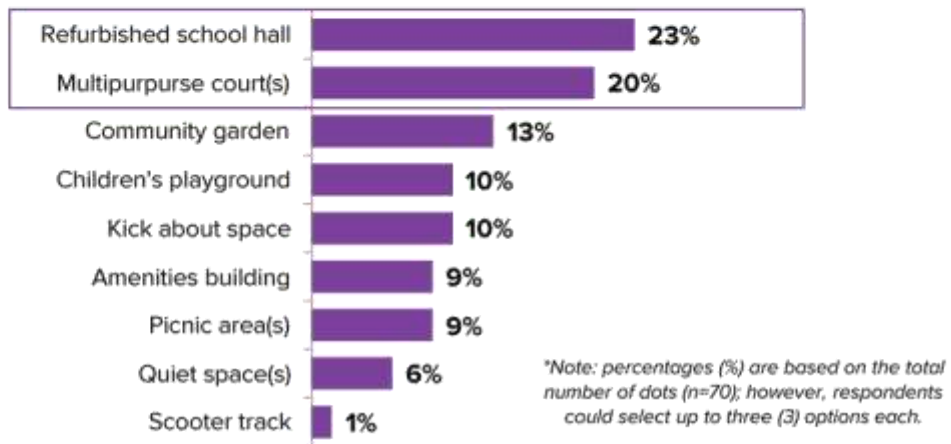
ITEM 7 (continued)

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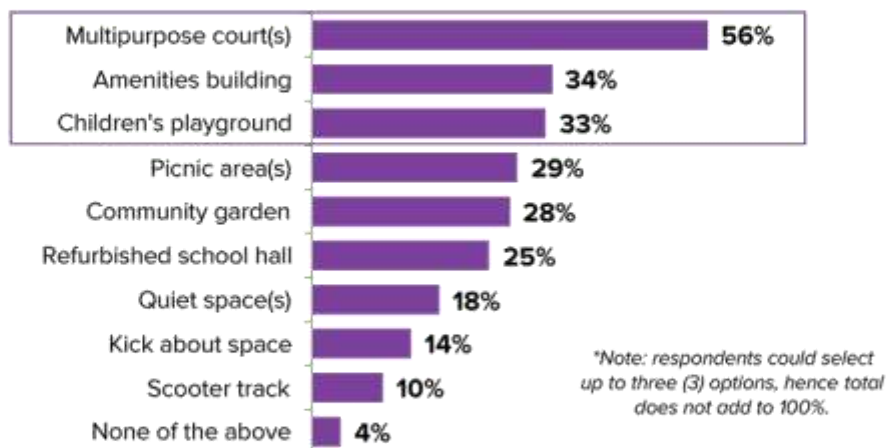
DROP IN SESSION DOTMOCRACY

Top priorities for the New Park at 2 Thistle Street, Ryde?  
Please select up to 3.\* (n=70 dots)



MOST IMPORTANT POTENTIAL FEATURES

Which of the following potential features for the New Park at 2 Thistle Street, Ryde are most important to you? Please select up to 3.\* (n=462)



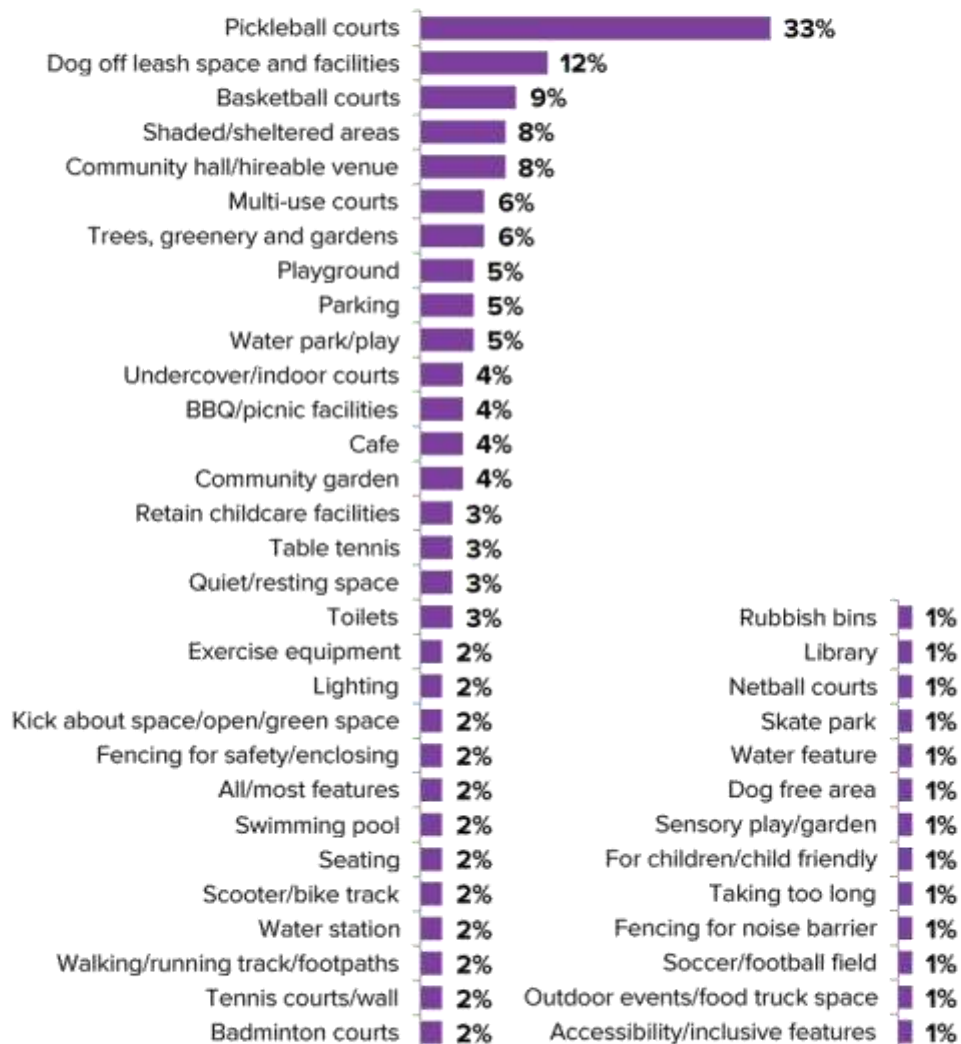
ITEM 7 (continued)

ATTACHMENT 6



**MOST IMPORTANT POTENTIAL FEATURES (continued)**

**Are there any other features that should be included in the New Park at 2 Thistle Street, Ryde? (open-ended)\* (n=332)**



*Note: only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.*

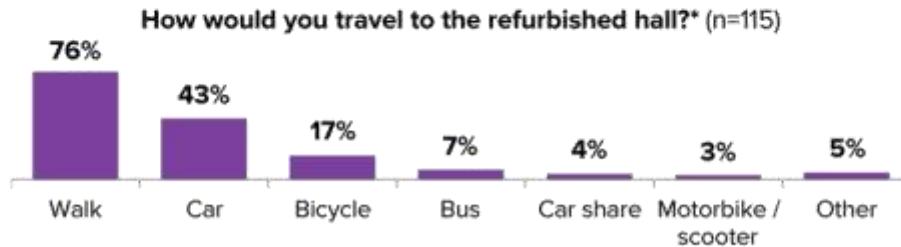
ITEM 7 (continued)

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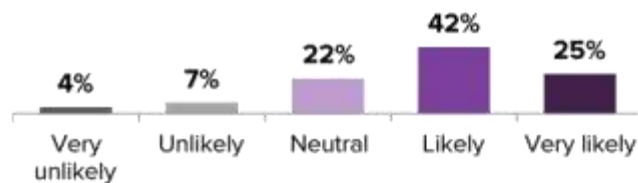


REFURBISHED SCHOOL HALL

Of the 25% of respondents who indicated the refurbished school hall was an important potential feature for the New Park at 2 Thistle Street, Ryde:

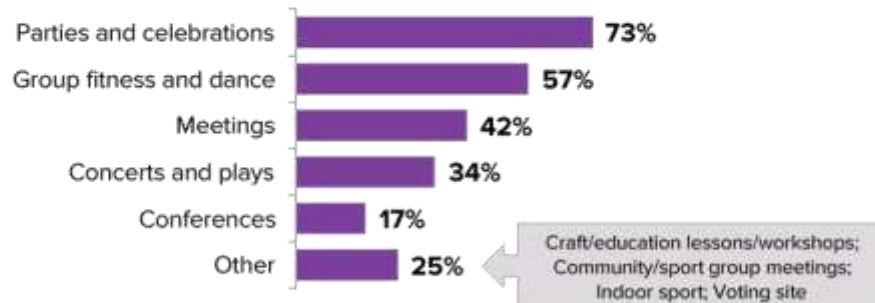


If the school hall were to be refurbished into a community hall, how likely are you to hire this hall in the future? (n=115)



Of the 67% of respondents who indicated they were 'Very likely' or 'Likely' to use the refurbished school hall:

What would you use the refurbished hall for?\* (n=77)



\*Note: Respondents could select multiple options, hence total does not add to 100%

ITEM 7 (continued)

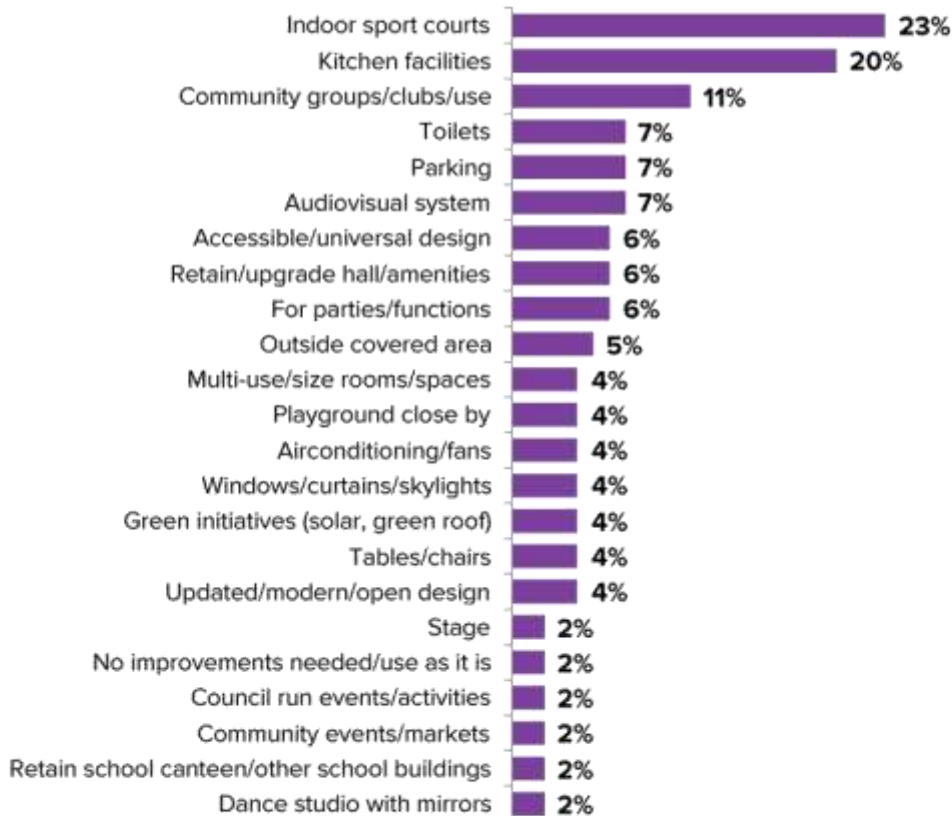
ATTACHMENT 6



REFURBISHED SCHOOL HALL (continued)

Of the 25% of respondents who indicated the refurbished school hall was an important potential feature for the New Park at 2 Thistle Street, Ryde:

Do you have any suggestions for improvements to make the school hall more suitable as a community hall? (open-ended)\* (n=84)  
Includes survey and drop-in session comments



Note: only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.



ITEM 7 (continued)

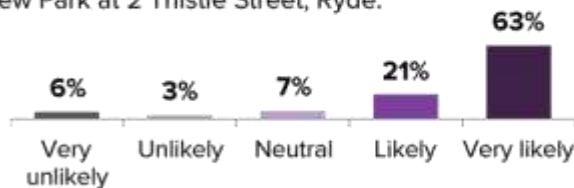
ATTACHMENT 6



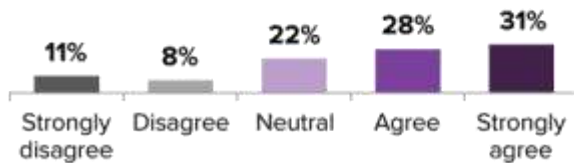
CHILDREN'S PLAYGROUND

Of the 33% of respondents who indicated the children's playground was an important potential feature for the New Park at 2 Thistle Street, Ryde:

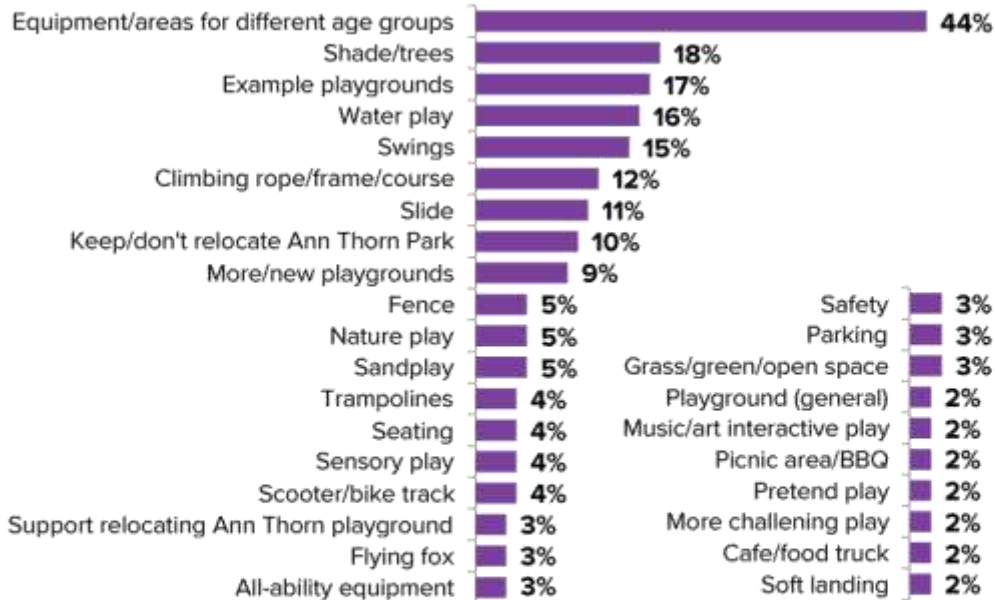
How likely would you be to use this potential new children's playground in the future? (n=152)



Do you agree or disagree with the potential relocation of Ann Thorn Park playground to the New Park at 2 Thistle Street Ryde? (n=152)



Do you have any suggestions for this new children's playground? (open-ended)\* (n=100)  
Includes survey and drop-in session comments



Note: only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.

ITEM 7 (continued)

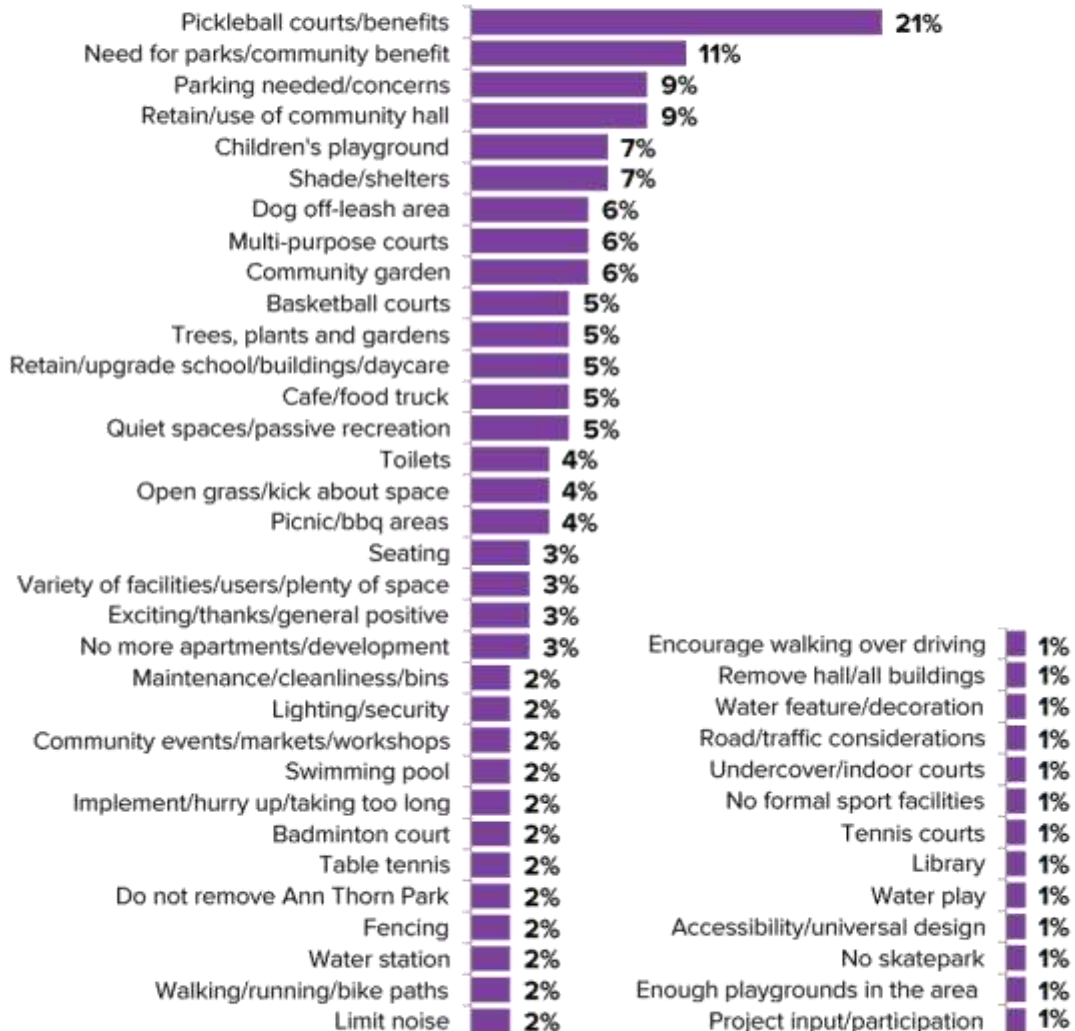
ATTACHMENT 6



FURTHER COMMENTS

Do you have any further comments or suggestions regarding the future use of the New Park at 2 Thistle Street, Ryde? (open-ended)\* (n=242)

*Includes survey, drop-in session comments and email submission comments*



*Note: only themes with >1 mentions are charted, and percentages do not total 100% because each respondent can provide multiple themes in their verbatim.*

**ITEM 7 (continued)**

**ATTACHMENT 6**



**HAVE YOUR SAY WEBPAGE**

**New Park at 2 Thistle Street, Ryde**

Submissions closed on 18 February 2024, 11:59 PM



In 2018 the NSW Government announced that the former Meadowbank Public School site at 2 Thistle Street, Ryde will be converted into a new park for the community to enjoy. Since then, a planning proposal to rezone the site has progressed to allow this to occur and will be finalised shortly. The Department of Education has also lodged a Development Application to demolish the school buildings including the childcare centre and school hall.

Council is engaging with the local community to find out what you would like to see in the park to help guide the NSW Government's decision making. Perhaps a playground, basketball court, the school hall being refurbished for community activities, kick about space, amenities building, scooter track or quiet seating areas?

Close by to 2 Thistle Street is Ann Thorn Park playground. This playground requires renewal however due to flooding there is limited space to expand the playground. A new park at 2 Thistle Street presents an opportunity to relocate the playground and enlarge the size of the playground for more children to enjoy.

The feedback received from this consultation will be shared with the NSW Department of Education who are ultimately responsible for development of the site.

**Frequently Asked Questions**

What can the community Have Your Say on? +

Can the school hall be retained? +

Will the childcare centre be retained? +

Why can we have our say about Ann Thorn Park Playground? +

**Related Information**

**HAVE YOUR SAY**

You can Have Your Say on the 'New Park at 2 Thistle Street, Ryde' in a number of ways, including via the online survey, e-mail, post, or by attending one of our drop-in sessions.

All submissions must be received by 11.59pm **Sunday 18 February 2024**

**Online Survey**

Please complete the online survey via the link below. If you are unable to fill in this survey online, please contact Customer Service on 9952 6222.

Please note, the feedback received in this survey will be shared with the NSW Department of Education.

[Complete the Online Survey](#)

**ITEM 7 (continued)**

**ATTACHMENT 6**



**HAVE YOUR SAY WEBPAGE (continued)**

**Written Submissions**

Written submissions must be clearly marked as 'New Park at 2 Thistle Street, Ryde' and can be sent to:

- **Email:** [citsofryde@ryde.nsw.gov.au](mailto:citsofryde@ryde.nsw.gov.au)
- **Post:** City of Ryde, Locked Bag 2069, North Ryde NSW 1670.

**Drop-in Sessions**

You are invited to come and meet with Council's Project Team to discuss the New Park at 2 Thistle Street, Ryde, ask any questions you may have, and provide your feedback on what you would like to see at the site.

**Where:** [Gate Street School Entrance](#)

**When:** Tuesday, 13 February 2024  
**Time:** Anytime between 4pm - 5pm


**When:** Saturday, 17 February 2024  
**Time:** Anytime between 9.30am - 11.30am

**Privacy Notification**

Personal information collected from you is held and used by Council under the provisions of the Privacy and Personal Information Protection Act 1998. The supply of information is voluntary; however if you do not provide, or do not wish to provide the information sought, Council may be unable to process your application or request, or consider your submission. Please note that the exchange of information between the public and Council may be accessed by others and could be made publicly available under the Government Information Public Access Act 2009 (GIPA Act). If you require further information please contact Council's Customer Service Centre on 9952 8222. The feedback received from this consultation will be shared with the NSW Department of Education.

**Location**

2 Thistle Street, Ryde, Ryde 2112 [View Map](#)



**Contact Us**

If you require more information about the New Park at 2 Thistle Street, Ryde, or are unable to make an online/written submission, please call our Customer Service Centre on (02) 9952 8222 or email [citsofryde@ryde.nsw.gov.au](mailto:citsofryde@ryde.nsw.gov.au)

If you require translating assistance, you may call the Translating and Interpreting Service on 131 450 and ask for an interpreter to contact Council for you.

**Want updates?**

[Subscribe to this page](#)

**ITEM 7 (continued)**

**ATTACHMENT 6**



**HAVE YOUR SAY NEWSLETTER**

**City of Ryde** HAVE YOUR SAY

**New Park at 2 Thistle Street, Ryde**



In 2018 the NSW Government announced that the former Meadowsbank Public School site at 2 Thistle Street, Ryde will be converted into a new park for the community to enjoy. Since then, a planning proposal to rezone the site has progressed to allow this to occur and will be finalised shortly. The Department of Education has also lodged a Development Application to demolish the school buildings including the childcare centre and school hall.

Council is engaging with the local community to find out what you would like to see in the park to help guide the NSW Government's decision making. Perhaps a playground, basketball court, the school hall being refurbished for community activities, kick about space, amenities building, scooter track or quiet seating areas?

Close by to 2 Thistle Street is Ann Thorn Park playground. This playground requires renewal however due to flooding there is limited space to expand the playground. A new park at 2 Thistle Street presents an opportunity to relocate the playground and enlarge the size of the playground for more children to enjoy.

The feedback received from this consultation will be shared with the NSW Department of Education who are ultimately responsible for development of the site.

**Have Your Say**

You can Have Your Say on the New Park at 2 Thistle Street, Ryde in a number of ways, including via the online survey, e-mail, post, or by attending one of our drop-in sessions.

All submissions must be received by **Sunday 18 February 2024**.

[Visit the Have Your Say page](#)

**Online Survey**

Please provide your feedback and suggestions by completing the online survey via the link below.

[Complete the Online Survey](#)

**Written Submission**

Written submissions must be clearly marked as 'New Park at 2 Thistle Street, Ryde' and can be sent to:

**Email:** [cityofryde@ryde.nsw.gov.au](mailto:cityofryde@ryde.nsw.gov.au)  
**Post:** City of Ryde, Locked Bag 2069, North Ryde NSW 1670

**Drop-in Sessions**

You are invited to come and meet with Council's Project Team to discuss the New Park at 2 Thistle Street, Ryde, ask any questions you may have, and provide your feedback on what you would like to see at the site.

**Where:** [Gate Street School Entrance](#)

**When:** Tuesday, 13 February 2024  
**Time:** Anytime between 4.00pm - 5.00pm

**When:** Saturday, 17 February 2024  
**Time:** Anytime between 9.30am - 11.30am

**For more information**

If you require more information about the New Park at 2 Thistle Street, Ryde please visit the [Have Your Say](#) page, email [cityofryde@ryde.nsw.gov.au](mailto:cityofryde@ryde.nsw.gov.au), or call Customer Service on (02) 9952 8222.



**ITEM 7 (continued)**

**ATTACHMENT 6**



**FLYER**

**City of Ryde**  
**NEW PARK AT 2 THISTLE STREET, RYDE**

In 2018 the NSW Government announced that the former Meadowbank Public School site at 2 Thistle Street, Ryde will be converted into a new park for the community to enjoy. Since then, a planning proposal to restore the site has progressed to allow this to occur and will be finalized shortly. The Department of Education has also lodged a Development Application to demolish the school buildings including the childcare centre and school hall.

Council is engaging with the local community to find out what you would like to see in the park to help guide the NSW Government's decision making. Perhaps a playground, basketball court, the school hall being refurbished for community activities, kick about space, amenities building, scooter park or quiet seating areas?

Close by to 2 Thistle Street is Ann Thron Park playground. This playground requires renewal however due to flooding there is limited space to expand the playground. A new park at 2 Thistle Street presents an opportunity to relocate the playground and enlarge the size of the playground for more children to enjoy.

The feedback received from this consultation will be shared with the NSW Department of Education who are ultimately responsible for development of the site.

Please see the back of this flyer for information on how you can Have Your Say.

**HAVE YOUR SAY**

**How do I give my feedback?**  
You can Have Your Say on the 'New Park at 2 Thistle Street, Ryde' in a number of ways including:

**Online** Visit the online survey at [www.ryde.nsw.gov.au/HS/ThistlePark](http://www.ryde.nsw.gov.au/HS/ThistlePark) or scan the QR code below.

**Email** [cityryde@ryde.nsw.gov.au](mailto:cityryde@ryde.nsw.gov.au)

**Post** City of Ryde, Locked Bag 2069, North Ryde NSW 1570

Written submissions must be clearly marked 'New Park at 2 Thistle Street, Ryde'.

All Submissions must be received by **11:59pm Sunday 18 February 2024**

Scan to Have Your Say

Translation Assistance 02 914 9737

**LET'S TALK**

**Drop-in Sessions**  
You're invited to come and meet Council's Project Team, ask any questions you may have and provide your feedback.

**Where** Gale Street, Ryde - near school entrance

**When** Tuesday, 13 February 2024

**Time** Anytime between 4:00pm - 5:00pm

**When** Saturday, 17 February 2024

**Time** Anytime between 9:30am - 11:30am

**City of Ryde**

**For further information**  
Visit [www.ryde.nsw.gov.au/HS/ThistlePark](http://www.ryde.nsw.gov.au/HS/ThistlePark)  
Call Customer Service on 9952 8222  
Email [cityryde@ryde.nsw.gov.au](mailto:cityryde@ryde.nsw.gov.au)



**ITEM 7 (continued)**

**ATTACHMENT 6**



**SIGNAGE**

**NEW PARK AT 2 THISTLE STREET, RYDE**

**HAVE YOUR SAY**

**How do I give my feedback?**  
You can Have Your Say on the 'New Park at 2 Thistle Street, Ryde' in a number of ways including:

- Online** Via the online survey at [www.ryde.nsw.gov.au/NYS/ThistleSPark](http://www.ryde.nsw.gov.au/NYS/ThistleSPark) or scan the QR code below.
- Email** [cityofryde@ryde.nsw.gov.au](mailto:cityofryde@ryde.nsw.gov.au)
- Post** City of Ryde, Locked Bag 2069, North Ryde NSW 1570

Written submissions must be clearly marked 'New Park at 2 Thistle Street, Ryde'.  
All Submissions must be received by **11.59am Sunday 18 February 2024**.

**LET'S TALK**

**Drop-In Sessions**  
You're invited to come and meet Council's Project Team, see any questions you may have and provide your feedback.

**Where** Oak Street, Ryde – near school entrance

**When** Tuesday, 12 February 2024    **When** Saturday, 17 February 2024  
**Time** Anytime between 10am – 5pm    **Time** Anytime between 9.30am – 11.30am

**For further information**  
Visit [www.ryde.nsw.gov.au/NYS/ThistleSPark](http://www.ryde.nsw.gov.au/NYS/ThistleSPark)  
Call Customer Service on 9992 8222  
Email [cityofryde@ryde.nsw.gov.au](mailto:cityofryde@ryde.nsw.gov.au)





**ITEM 7 (continued)**

**ATTACHMENT 6**



**BANNER**



**ITEM 7 (continued)**

**ATTACHMENT 6**



**DROP-IN SESSION**

**Storyboard**

**City of Ryde**  
**NEW PARK AT 2 THISTLE STREET, RYDE**  
Community Consultation 5 Feb 2024 – 18 Feb 2024

**Photo:** A photograph of the site at 2 Thistle Street, Ryde, showing a building and trees.

In 2018 the NSW Government announced that the former Meadowbank Public School site at 2 Thistle Street, Ryde will be converted into a new park for the community to enjoy. Since then, a planning proposal to rezone the site has progressed to allow this to occur and will be finalised shortly. The Department of Education has also lodged a Development Application to demolish the school buildings including the childcare centre and school hall.

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The feedback received from this consultation will be shared with the NSW Department of Education who are ultimately responsible for development of the site.

**HAVE YOUR SAY**

**Provide your feedback**  
You can Have Your Say on the 'New Park at 2 Thistle Street, Ryde' in a number of ways, including:

- Online** Via the online survey by scanning the QR code below or visiting [www.ryde.nsw.gov.au/HYS/ThistleStPark](http://www.ryde.nsw.gov.au/HYS/ThistleStPark)
- Email** [cityofryde@ryde.nsw.gov.au](mailto:cityofryde@ryde.nsw.gov.au)
- Post** City of Ryde, Locked Bag 2069, North Ryde NSW 1670

Written submissions must be clearly marked 'New Park at 2 Thistle Street, Ryde'

Submissions must be received by **Sunday 18 February 2024**.

**QR Codes:**  
 - Scan to Have Your Say  
 - Translation Assistance: 한국어, 中文

**For more information**  
 Visit [www.ryde.nsw.gov.au/HYS/ThistleStPark](http://www.ryde.nsw.gov.au/HYS/ThistleStPark)  
 Call Customer Service on 9952 8222  
 Email [cityofryde@ryde.nsw.gov.au](mailto:cityofryde@ryde.nsw.gov.au)

ITEM 7 (continued)

ATTACHMENT 6



**DROP-IN SESSION**

**Dotmocracy**

City of Ryde Which of the following potential features for the New Park at 2 Thistle Street, Ryde are most important to you?			City of Ryde Which of the following potential features for the New Park at 2 Thistle Street, Ryde are most important to you?		
Amenities Building	Children's Playground	Community Garden	Kick About Space	Multipurpose Court(s)	Picnic Area(s)

ITEM 7 (continued)

ATTACHMENT 6



**DROP-IN SESSION**

**Dotmocracy (continued)**



**Session 1 – Tuesday, 13 February 2024  
between 4pm – 5pm**



**Session 2 – Saturday, 17 February 2024  
between 9.30am – 11.30am**

**ITEM 7 (continued)**

**ATTACHMENT 6**

**NEW PARK AT 2 THISTLE STREET RYDE**

Appendices (continued)



**FACEBOOK POST**



**ITEM 7 (continued)**

**ATTACHMENT 6**



**OPEN COMMUNITY CONSULTATIONS LISTING -  
THE WEEKLY TIMES**

**HAVE YOUR SAY**

**OPEN COMMUNITY CONSULTATIONS**

You are invited to have your say about documents, projects and proposals that are currently on public exhibition, or provide feedback on services and concerns that affect the community.

- Macquarie Park Innovation District Rezoning (Closing 8 February 2024)
- West Ryde - Meadowbank Renewal Strategy (Closing 18 February 2024)
- New Park at 2 Thistle Street, Ryde (Closing 18 February 2024)
- Social Plan 2025-2030 and Creativity Strategy 2025-2030 (Closing 25 February 2024)
- Dog Off-Leash Trials 2023 (Closing 20 March 2024)

**Want to find out more?**

To find out more about one of the above projects or for information on how to provide feedback, please visit [www.ryde.nsw.gov.au/haveyoursay](http://www.ryde.nsw.gov.au/haveyoursay) or call Customer Service on 9952 8222.

ITEM 7 (continued)

ATTACHMENT 7



Mr Anthony Manning  
Chief Executive Officer, School Infrastructure NSW  
PO Box 33  
SYDNEY NSW 2001

By Email: [noble.haddad@det.nsw.gov.au](mailto:noble.haddad@det.nsw.gov.au)

20 March 2024

Our reference: D24/35439  
Yr Ref: DOC24/278429

Dear Mr Manning,

**Proposed Open Space – 2 Thistle St, Meadowbank (former Meadowbank Public School Site)**

Thank you for your correspondence of 22 February 2024 in relation to the former school hall building on the site at 2 Thistle Street, Meadowbank. The offer made by SINSW to provide Council with a long-term licence to the building where Council would take responsibility for all necessary upgrades, maintenance and operational responsibilities to manage it as a community facility is acknowledged.

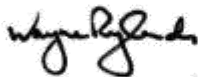
Consistent with Council's adopted position I seek that SINSW reverse their position and conduct necessary upgrades to the hall so it can be safely handed over to Council as a community facility. As the offer made by SINSW is not consistent with this position Council staff are not able to make a commitment to the proposed management arrangement for the building.

It is noted that SINSW will not be withdrawing the Crown Development Application associated with demolition of the hall and childcare centre. The Council process for providing consent for these works continues and is close to finalisation. It is also noted that Council is unable to refuse a Crown development application.

Council also recently undertook community consultation to find out from the community how they would like to see the park take shape. A copy of the report is provided for the information of SINSW, understanding that you are ultimately responsible for any works that occur on the site. As previously indicated Council is willing to discuss any opportunities to achieve mutually beneficial outcomes that provide an improved benefit to the community in relation to the future embellishment of the site.

Council staff are further able to discuss this matter as required. Queries in relation to the delivery of open space and embellishment of the site can be directed to Simon James, Executive Officer - City Spaces, [simonj@ryde.nsw.gov.au](mailto:simonj@ryde.nsw.gov.au), 0439 438 995. Any planning matter queries can be directed to Mel Fyfe, Executive Officer – City Places, [melf@ryde.nsw.gov.au](mailto:melf@ryde.nsw.gov.au), 0421 656 520.

Yours sincerely



Wayne Rylands  
Chief Executive Officer

Customer Service Centre  
1 Pope Street, Ryde NSW 2112  
(Within Top Ryde City shopping centre)

North Ryde Office  
Level 1, Building 0, Riverview Business Park,  
3 Richardson Place, North Ryde NSW 2113

Phone (02) 9952 8222  
Email [cityofryde@ryde.nsw.gov.au](mailto:cityofryde@ryde.nsw.gov.au)  
Post Locked Bag 2069, North Ryde NSW 1670  
[www.ryde.nsw.gov.au](http://www.ryde.nsw.gov.au)  
ABN 81 621 292 610