

ATTACHMENT 10

KJA Attachment document



Attachment A – Round 1 workshop invitations

Ryde Civic Precinct – Round 1 Workshop invitations distributed

Local schools (21)	Business groups (19)	Community groups (24)	Hall users (23)
<ul style="list-style-type: none"> o Meadowbank Public School o Eastwood Heights Public School o Eastwood Public School o Kent Road Public School o North Ryde Public School o Ryde East Public School o Truscott Street Public School o Ryde Public School o St Michael's Primary School o Holy Spirit Primary School o St Therese's Primary School o St Kevin's Primary School o Northcross Christian School o Marsden High School o Marist College Eastwood o Melrose Park Public School o St Charles Primary School o Epping Boys High School o Ryde Secondary College o Holy Cross College o Marist Sisters College 	<ul style="list-style-type: none"> o Ryde Business Forum o Ryde Chamber of Commerce o Eastwood Chamber of Commerce o West Ryde Chamber of Commerce o North Ryde/Macquarie Park Chamber of Commerce o Spa Dental o Midway Cellars o Westpac Top Ryde o Pharma Brokers o Cyrius Media o Levy Partners o Ryde Furniture Freighters o Top Ryde Tailoring Centre o Hunter Holden Ryde o Brad Garlick Ford o Brad Garlick Ford o Ryde Pharmacy o Henry Financial Services o Bahar Persian Food 	<ul style="list-style-type: none"> o Armenian Community Welfare Centre o Australian Korean Welfare Association o Christian Community Aid Service o Hunters Hill Ryde Community Services o Hunters Hill Ryde Community Services o Indonesian welfare Association o Macquarie Community College o Meadowbank TAFE o Multicultural Health Service o Northern Sydney & Central Coast Health Service o N Sydney Institute of TAFE – Meadowbank o N Sydney Multicultural Health Service o North Ryde Community Aid o North Ryde Community Aid & Info. Centre o Ryde Family Support Service Inc o Ryde Multicultural Centre o Ryde/Hunters Hill Community Transport Assoc Inc o SEVA International Inc. o Side by side Advocacy o Sydney Korean Women's Welfare Centre o Tzu Chi Foundation o Uniting Care - Ageing o The Rotary Club of Ryde o The Lions Club of Ryde o The Probus Club of Ryde 	<ul style="list-style-type: none"> o Armenian Senior Citizens o Arthur Fong o Bellbirds Club Inc o Catholic Care o Come Dancing o Durban Dish o Eisteddfod - Ryde o Indonesian Welfare Association o Immunisation Clinic o Italian Leisure Group o Italian Seniors Group o Living Water Tabernacle o Liza Subarkah o Rock'n Soul Choir o Saint Mesrop Armenian Church o Special Dance o Spirit Of India o Takeaway Thai Chi o The Australian Gaelic Singers Inc o Top Ryde Playgroup o Top Ryde Tots o Fluid Balance o Faceless Generation Ministries



Attachment B – Round 1 workshop notes

Residents Workshop	City of Ryde Civic Precinct Feasibility Study
Date:	16 June 2011, Council Civic Centre, Level 6, Devlin Street
Project team	Mitch Corn - Development Director Malcolm Harrild - Project Manager David Robinson - KJA Project Manager Jo Kelly - KJA Workshop Facilitator Tony Abboud – KJA Local Stakeholder Advisor
Item	Summary Notes
Welcome & Workshop overview	<p>Tony Abboud introduced himself, welcomed those in attendance then introduced other members of the project team.</p> <p>The format for the workshop included:</p> <ul style="list-style-type: none"> • A presentation on background of the project and the status of the feasibility studies currently being undertaken. • Workshop activities to cross check the feasibility principles and seek community feedback to understand the key opportunities and constraints for the project from a local perspective.
Project background and feasibility studies	<p>Mitch Corn and Malcolm Harrild provided a presentation on the background, history and status of the project and confirmed that the concept to redevelop the Civic Precinct was first considered as far back as to 2005.</p> <p>Presentation Summary</p> <p>Redevelopment of the Civic Precinct site is a key part of planning vision for Ryde Town Centre and is the second stage of revitalisation, following completion of Top Ryde City Shopping Centre.</p> <p>The current Planning Controls (Gazetted by the NSW Government) allow a permissible floor space of 100,000 sqm and height of RL91 - about the height of the current building.</p> <p>Council is in the process of completing a number of feasibility studies to assess development options to fund a new multipurpose performance space, meeting rooms and civic facilities.</p> <p>Following completion of the feasibility study a preferred concept design will be developed for community feedback through a broader consultation program. Council may then elect to seek an amendment to the LEP through an application to the NSW Department of Planning.</p>
Feasibility principles	<p>KJA outlined the feasibility principles that had been established for investigating the project. These are:</p> <ul style="list-style-type: none"> • Community benefit - Provide broad community benefits through new facilities including a new multi-purpose performance space, which meets the needs of the local community now and into the future. • Revitalisation - Contribute to the revitalisation of the Ryde Town Centre and complement the recently completed Top Ryde City shopping centre. • Design - be environmentally sustainable, appropriate for the site, have a better design outcome than is currently allowed under the LEP • Financial - Deliver facilities that are economically and environmentally sustainable, which do not place an ongoing burden on Council's financial position. • Traffic - Deliver a solution that does not result in additional traffic in local streets.

Workshop exercise: feasibility principles	Participants were provided with a worksheet and asked to respond to key questions, prioritise the feasibility principles in order of the most important to them and identify any feasibility principles that they thought had been missed. Feedback and responses were recorded as follows:
Worksheet questions	Workshop feedback (as recorded on worksheets)
Question 1: What do you feel we need to achieve from this project?	Open space, beautiful surroundings, gardens, arts/theatre/entertainment centre. Microclimate is important. Sun & airflow – no sun blockage.
	A well designed community facility with minimal traffic implications.
	City of Ryde for 2050
	Retention of the land – don't sell the land to developers. The land does not need to be sold to renew the halls. Retain land in community hands. There is a property slump – why sell when the market is flat? If Council can't fund the halls then get some new building asset management expertise into the staff ranks.
	Do not implement the February 2007 traffic plans which will increase traffic on Parkes St. Reinstate the ground level crossing at Devlin St. Put in place a more thorough community consultation process – many did not receive a letter of notification. Unless a more thorough approach is taken to consultation it will appear to be a token exercise (like last time).
Question 2. From the feasibility principles is there anything we have missed or not considered?	The noise issue: a) during demolition b) during building c) from continuous public usage
	Open space
	Road pollution due to traffic - if you sell part of land for commercial/residential complexes
	Revitalisation – we do not want crummy development which “complements” Top Ryde City shopping centre – that is too low a goal. We do not want more of the same - cheap apartments, bad coffee shops and more crummy shops to fund a “performance space”. A better concept is Retain community's assets
	Financial – community expects to pay for buildings. To brag that the Council is well managed and not in debt when it has let a landmark building fall into disrepair is a disgrace. Get asset management expertise into the staff ranks.
	Traffic – the test should be that all associated traffic is kept on main roads. Don't proceed with the 2007 plans for changing the intersection and surrounding streets – it will encourage more traffic to avoid Victoria Rd.
	Add one – can services meet an increased load? Until there are better public transport options there should not be more apartments built at Top Ryde. Build the infrastructure and then further develop the land. Add one – Ensure residents maintain a quality of life – noise reduction, open space, accessible design. Add one – long term community value. Retain the asset.

	Add one – maintain existing property values – all new development should increase values – not degrade the property values of the current residents for short term wins for a few developers/real estate agents.
Question 3. Participants were asked to list the feasibility principles in the order of importance to them. (Note: The items recorded on worksheets, did not necessarily relate to the feasibility principles presented by the Project Team)	1. Overcrowding 2. Noise 3. Over lighting – too bright 4. No apartment blocks 5. Traffic
	1. Community benefits 2. Design 3. Traffic 4. Revitalisation 5. Financial
	1. Parking
	1. Financial 2. Community benefit 3. Design 4. Traffic 5. Revitalisation
	1. Low traffic levels on local roads 2. Quality and sustainable development –which enhances property values for existing owners. 3. Retain community's assets – don't sell the land. 4. Building disruption during daylight hours only and equipment contained within the site.
Overview / presentation on opportunities and constraints	Malcolm Harrild provided an overview of the site and on a number of technical constraints that have already been identified, as well as some background on the Integrated Traffic Solution (ITS) that had already been endorsed as part of the Top Ryde City shopping centre development. Key service infrastructure on the site included: Water main that would need to be relocated. Electricity supply easement and sewer main at the rear boundary.
Workshop Exercise: Site constraints and opportunities	Participants were provided with a map showing the site infrastructure and (ITS) traffic plan and asked to identify and/or provide feedback on the key opportunities and constraints they saw for the site: Feedback was recorded as follows
Worksheet Questions	Workshop feedback (as recorded on worksheets or comments made during discussions)
Participants noted the following on the traffic maps when asked to identify opportunities and constraints.	<ul style="list-style-type: none"> • Street parking in Lee, Belmore & Nicoll Streets is used by commuters, and limits availability for residents. Can residents parking scheme be considered to restrict commuter parking? • Reconfigure Blaxland Road west across to Parkes Street. There is an issue with vehicles that want to go straight ahead not getting through the traffic lights because of two right turn lanes west bound). • Construction traffic and disruption. Night works should be limited. • Access to 158 Blaxland Road – buffer zone needed, road is to be realigned. • Reconfiguration of Parkes Street. Simplify 2-way access for residents
Participants noted the following Opportunities and Constraints	<ul style="list-style-type: none"> • Pedestrian access across Devlin and underground access. Is an arcade planned? • Commuter car parking should not be allowed in side streets. Adequate parking for users of facilities needs to be created on site in the Civic Precinct.



<p>on the site maps</p>	<ul style="list-style-type: none"> • Community facilities must meet needs. • Opportunity to create a public area, piazza, landscaping and green open space and good lighting. • What will happen with accommodation of Council staff during redevelopment and after completion? • Design solution to ensure easy pedestrian access across Blaxland and Devlin Street that doesn't just rely on lifts. • Churches hiring hall and traffic parking on Sundays may impact on residents, and create traffic jams. • Civic Centre Design. Should be a talking point. Iconic design. • Once in a lifetime to get good design – iconic. • 2021 Community Strategic Plan, information on Ryde website. • Arts facility, buses termination, church for residential, state planning.
<p>General Manager attendance and commentary</p>	<p>The General Manager, John Neish attended the second part of the workshop and joined table discussions with individual participants. This included</p> <ul style="list-style-type: none"> • Discussion on the future financial challenges, issues and maintenance costs of the current building and the need to ensure staff are provided with a work environment that maximised productivity. • Comments that the current building is unsustainable and costs Council an extra \$200K p.a. in maintenance costs. The building is in need of substantial maintenance to remain operational. Cost for repair and replacement of plant and equipment has been costed \$12m over the next 5 years.
<p>Other comments, suggestions made during table discussions</p>	<p>Financial Principles</p> <ul style="list-style-type: none"> • We expect Council to be responsible and provide facilities for its residents. This does not necessarily need to be cost neutral. Financial should not be a higher priority than appropriate provision of facilities. <p>Design</p> <ul style="list-style-type: none"> • The aesthetics of the building are very important for the overall design (we don't want the same outcome as Top Ryde bulky and imposing) • Ensure that the noise of the activities within the buildings are properly designed (ie: if it is to be a performance space ensure that solutions to control impacts are designed into the building) • It is the highest point in Sydney – the redevelopment should ensure that it has minimal impact particularly with respect to; the micro climate (solar and wind), the positioning of the bulk of the development needs to ensure that it takes regard to this • Will a panel be developed to oversee the design? • Aspects that are important about the design of the building include: <ul style="list-style-type: none"> ○ human scale ○ softness ○ no small useless pocket parks ○ green ○ an environment that you enjoy walking around and engaging with ○ ensure easy accessibility in and out of the site from a pedestrian perspective ○ create an animated space • Castle Hill Library was a building used as an example that works



	<p>Pedestrian Bridge issues</p> <ul style="list-style-type: none"> Concerns regarding crossing the pedestrian bridges at night for women and young children. The solution moving forward must include an integrated solution for the corner of the site that ensures: <ul style="list-style-type: none"> That it looks good (aesthetics) Is safe 100% reliable (low technology solution) Direct Why can't the pedestrian crossing be reinstated across Devlin Street? <p>Traffic</p> <ul style="list-style-type: none"> Critical that a traffic solution is found for the local network in particular for Parkes St A review of the current bus stops and bus routes should be undertaken during this redevelopment – if this site is to be more than just Council Chambers then it will need to ensure that bus routes are servicing the location appropriately Parkes St traffic management solution (ie the opening of the road and reconfiguration) the stakeholders weren't convinced that changing from the current situation was the right solution <p>Other comments</p> <ul style="list-style-type: none"> We don't trust Council based on previous building Better facilities for bus interchange If the Council plans to sell the site what protection is there for cost overruns on the development Prepare a draft chart in the next meeting and time frame The Chamber of Commerce is about businesses' views – they should not be a filter for residents in this consultation exercise. If you want someone with a title then get the President of the Historical Society on board. Have a proper community consultation process and let all the residents know what is underway. How poor an effort it was to get a handful of residents to a meeting. I got 50 people to a rally with 3 days notice and using a few leaflets. If this is to be a token consultation process, save paying the fees to KJA. Hiding behind a consultant will not minimise scrutiny of the process and the outcomes – no matter how much they charge. Make sure future comms to residents are clearer so that more residents will understand Council's plans and attend the meetings. <p>Process</p> <ul style="list-style-type: none"> We don't want our comments and concerns, filtered through the Chamber of Commerce. The President of the Chamber of Commerce is concerned with business and does not represent the community.
<p>KJA response and commentary on process</p>	<p>Tony Abboud has been engaged by KJA as a local stakeholder advisor and is involved in chairing local workshops due to his previous experience on the Top Ryde City Shopping Centre consultation and his involvement and relationships with various local community organisations and business groups. Feedback will not be 'filtered' through Tony or the Chamber of Commerce.</p> <p>All residents, business, community groups and hall users can contact Council or KJA directly. All feedback received will be considered in the feasibility process and project assessment.</p>

Next steps	<ul style="list-style-type: none"> • Council has established a project page on the City of Ryde website along with a project email address civicprecinct@cityofryde.nsw.gov.au and 1800 community info line. • The next steps in the process are as follows: <ul style="list-style-type: none"> ○ Review comments from the workshops ○ Complete the feasibility studies with the aim of being left with the best potential development option ○ Prepare a draft concept plan ○ Gain Council approval for public exhibition of preferred feasibility option and draft concept plan (expected August 2011) ○ Seek the community's feedback on a draft concept design and LEP amendment. ○ Finalise report and recommendation to Department of Planning to amend LEP.
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**** End ****

Stakeholder Workshop	City of Ryde Civic Precinct Feasibility Study
Date:	22 June 2011, Ryde Library, Wallumetta Room, 1 Pope Street, Ryde
Project team	Mitch Corn - Development Director Malcolm Harrild - Project Manager David Robinson - KJA Project Manager Jo Kelly - KJA Workshop Facilitator Tony Abboud - KJA Local Stakeholder Advisor
Item	Summary Notes
Welcome & Workshop overview	<p>Tony Abboud introduced himself as the chair of the workshop, welcomed those in attendance then introduced other members of the project team.</p> <p>The format for the workshop included:</p> <ul style="list-style-type: none"> • A presentation on background of the project and the status of the feasibility studies currently being undertaken. • Workshop activities to cross check the feasibility principles and seek community feedback to understand the key opportunities and constraints for the project from a local perspective.
Project background and feasibility studies	<p>Mitch Corn and Malcolm Harrild provided a presentation on the background, history and status of the project and confirmed that the concept to redevelop the Civic Precinct was first considered as far back as to 2005.</p> <p>Presentation Summary</p> <p>Redevelopment of the Civic Precinct site is key part of planning vision for Ryde Town Centre and is the second stage of revitalisation, following completion of Top Ryde City Shopping Centre.</p> <p>The current Planning Controls (Gazetted by the NSW Government) allow a permissible floor space of 100,000 sqm and height of RL91 - about the height of the current building.</p> <p>Council is in the process of completing a number of feasibility studies to assess development options to fund a new multipurpose performance space, meeting rooms and the civic facilities.</p> <p>Following completion of the feasibility study a preferred concept design will be developed for community feedback and council may elect to seek an amendment to the LEP through an application to the NSW Department of Planning.</p>
Feasibility principles	<p>KJA outlined the feasibility principles that had been established for investigating the project. These are:</p> <ul style="list-style-type: none"> • Community benefit - Provide broad community benefits through new facilities including a new multi-purpose performance space, which meets the needs of the local community now and into the future. • Revitalisation - Contribute to the revitalisation of the Ryde Town Centre and complement the recently completed Top Ryde City shopping centre. • Design - be environmentally sustainable, appropriate for the site, have a better design outcome than is currently allowed under the LEP • Financial - Deliver facilities that are economically and environmentally sustainable, which do not place an ongoing burden on Council's financial position. • Traffic - Deliver a solution that does not result in additional traffic in local streets.

Workshop Exercise: Feasibility Principles	Participants were provided with a worksheet and asked to prioritise the principles in order of the most important to them and identify any feasibility principles that they thought had been missed. Feedback was recorded as follows:
Worksheet Questions	Workshop feedback (as recorded on worksheets and during workshop discussions)
Question 1: What do you feel we need to achieve from this project?	A viable community centre that can be used fully e.g. consider design – sprung floor for dancing 30m x 30m, storage space and stage for theatre use for daytime playgroups etc. i.e. all ages with consideration for disabled and kitchen facilities.
	Depending on the project design and being green.
	The feasibility principles seem appropriate and in a correct order.
	The feasibility principles are correct and appropriate. The achievement from the project <ul style="list-style-type: none"> • A performance space that meets a wide community need • The design should be eco friendly and reduce carbon emissions • Efficient traffic flow
	Build a facility that can be used by the whole community as well as attracting visitors from all over Sydney and the whole state of NSW.
	A useable working space for the functions of council and then, if affordable, public or community benefits through facilities.
	Revitalise the Top Ryde area and at the same time provide new council accommodation and provide some community amenities.
	I feel Council is on the right track with this proposal.
Question 2. From the Feasibility Principles is there anything we have missed or not considered?	Would need to see proposed design of new building to comment further. Discussions of removal of electricity easement and redirection of drainage noted for better use of whole of site. Car parking under building dependent on ground substance e.g. bedrock?
	We need more signage to guide the new comers to top Ryde. We need a bigger hall with lift access from car park.
	No. I think the groundwork has been done and everything covered.
	The feasibility principles stated are appropriate.
	At this stage, no.
	An excellent list of principles!
	Development of the area should contain some open space or garden, but this should be suitably sheltered from the strong winds which regularly hit the hill. Bus stopping spaces at entrance to community hall for unloading audiences, children, performers etc.
	Is it necessary for the Council building to be part of this development/ or will it be stand alone elsewhere?
Question 3. Participants were asked to list the Feasibility Principles that were most	<ol style="list-style-type: none"> 1. Community benefit and financial 2. Traffic flow and parking 3. Design and outdoor green space 4. Revitalisation – aesthetically pleasing
	<ol style="list-style-type: none"> 1. Traffic flow to Epping 2. More benefit to the community

<p>important to them.</p> <p>(Note: The items recorded on worksheets, did not necessarily relate to the Feasibility Principle presented by the Project Team)</p>	<ol style="list-style-type: none"> 1. Community benefit 2. Design 3. Financial 4. Traffic 5. Revitalisation
	<ol style="list-style-type: none"> 1. Community benefit 2. Design 3. Revitalisation 4. Traffic 5. Financial
	<ol style="list-style-type: none"> 1. Financial 2. Design 3. Revitalisation 4. Traffic 5. Community benefit
	<ol style="list-style-type: none"> 1. Financial question (most important) 2. Community benefits (important) 3. Revitalisation (obviously tied to the first 2 points) 4. Design (can it be beautiful?) 5. Traffic (this may solve itself with the coming oil crisis)
	<ol style="list-style-type: none"> 1. Not to be too ambitious as we may end up 10 years later and will be still talking about the concept.
	<ol style="list-style-type: none"> 1. Community Benefit 2. Revitalisation 3. Financial 4. Traffic 5. Design
<p>Q4. Other comments made on worksheets or during table discussions</p>	<p>Temporary Facilities</p> <ul style="list-style-type: none"> • Provide temporary facilities for performances during redevelopment. <p>Principles and presentation</p> <p>A number of participants commended the Project Team on the presentation, which was well thought out and the feasibility principles were appropriate. One participant felt comfortable of the involvement of Tony Abboud and Mitchell Corn.</p> <ul style="list-style-type: none"> • Your principles outlined to us tonight are well thought out and my only change would be in priority. However that is a very personal view only. Well done so far. • It sounds very exciting – we look forward to helping in any way we can! • Design needs to take into account noise from performances (proper sound proofing and acoustic treatments)
<p>Overview / presentation on opportunity and constraints</p>	<p>Malcolm Harrild provided an overview on a number of technical constraints that have already been identified, as well as some background on the Integrated Traffic Solution (ITS) that had already been endorsed as part of the Top Ryde city shopping centre development.</p> <p>Key service infrastructure on the site included: Water main that would need to be relocated. Electricity supply easement and the sewer main at the rear boundary.</p>
<p>Workshop Exercise: Site constraints and opportunities</p>	<p>Participants were provided with a map showing the site infrastructure and traffic plan and asked to identify and/or provide feedback on the key opportunities and constraints they saw for the site:</p> <p>Feedback was recorded as follows</p>



	Workshop feedback (Comments were either made directly onto the maps or raised in general discussions)
Participants noted the following on the traffic maps when asked to identify opportunities and constraints.	<ul style="list-style-type: none"> • Parking for large bus groups with direct access (not through residential area). • Closer parking for equipment delivery • Local signage directing traffic to the new facilities. Ensure access is made simple and not confused with shopping centre car park, good signage required • Close parking for hirers of Civic Centre – Specialist drop off area for performers • Car park space for each car should be appropriate not too narrow. All parking should be underground. • Pedestrian access across bridges is a lonely experience. Can access from bridges go directly into the building? Can the pedestrian access from the bridges access the civic precinct building from different levels? • Disability access and easy access for seniors • Blaxland Road traffic problems already exist going towards Eastwood. The development must not increase this. • Design should prohibit cycle ways. • Clarify plans for Blaxland Road closure at Devlin Street.
Participants noted the following Opportunities and Constraints on the site maps	<ul style="list-style-type: none"> • Remember to include potential to solve future problems. Tragically, I can't see council reducing its activities, therefore in planning, allow for growth. Don't create a massive problem for the city in another 50 years or so. • Design should consider future growth and be adaptable • The building should use eco friendly material • Noise pollution issues – sound proofing building • Please limit the height of the building • Control the number of new residents • The facilities should always consider the needs of senior's access and availability. • Design can't be 'too grand' otherwise it will never happen • Site is very windy, design should take into account the micro climate and pedestrian spaces designed to be less windy. • Ensure access to the hall is easy for hirers that have equipment and catering items to carry in. • Storage space for hall users • Catering facilities in the future hall including cupboards at the back of the stage for use by regular hirers. • Sufficient space, equivalent or greater than the current hall size. • Timber sprung floor, not concrete or not polished and slippery. • Theatre space must include space for stage props "flats" and additional stage wings. • Theatre space should accommodate 250- 300 people • Design needs to take into account noise from performances. Proper sound proofing and acoustic treatments.
Next steps	<ul style="list-style-type: none"> • Council has established a project page on the City of Ryde website along with a project email address civicprecinct@cityofryde.nsw.gov.au and 1800 community info line.

	<ul style="list-style-type: none"> • The next steps in the process are as follows: <ul style="list-style-type: none"> ○ Review comments from the workshops ○ Complete the feasibility studies with the aim of being left with the best potential development option ○ Prepare a draft concept plan ○ Gain Council approval for public exhibition of preferred feasibility option and draft concept plan (expected August 2011) ○ Seek the community's feedback on a draft concept design and LEP amendment. ○ Finalise report and recommendation to Department of Planning to amend LEP.
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**** End ****



Residents Workshop	City of Ryde Civic Precinct Feasibility Study
Date:	23 June 2011, Ryde Library, Wallumetta Room, 1 Pope Street, Ryde
Project team	Mitch Corn - Development Director Malcolm Harrild - Project Manager Sara Neville - KJA Project Manager Jo Kelly - KJA Workshop Facilitator Tony Abboud - KJA Local Stakeholder Advisor
Item	Summary Notes
Welcome & Workshop overview	<p>Tony Abboud introduced himself, welcomed those in attendance then introduced other members of the project team.</p> <p>The format for the workshop included:</p> <ul style="list-style-type: none"> • A presentation on background of the project and the status of the feasibility studies currently being undertaken. • Workshop activities to cross check the feasibility principles and seek community feedback to understand the key opportunities and constraints for the project from a local perspective.
Project background and feasibility studies	<p>Mitch Corn and Malcolm Harrild provided a presentation on the background, history and status of the project and confirmed that the concept to redevelop the Civic Precinct was first considered as far back as to 2005.</p> <p>Presentation Summary</p> <p>Redevelopment of the Civic Precinct site is a key part of planning vision for Ryde Town Centre and is the second stage of revitalisation, following completion of Top Ryde City Shopping Centre.</p> <p>The current Planning Controls (Gazetted by the NSW Government) allow a permissible floor space of 100,000 sqm and height of RL91 - about the height of the current building.</p> <p>Council is in the process of completing a number of feasibility studies to assess development options to fund a new multipurpose performance space, meeting rooms and the civic facilities.</p> <p>Following completion of the feasibility study a preferred concept design will be developed for community feedback through a broader consultation program. Council may then elect to seek an amendment to the LEP through an application to the NSW Department of Planning.</p>
Feasibility principles	<p>KJA outlined the feasibility principles that had been established for investigating the project. These are:</p> <ul style="list-style-type: none"> • Community benefit - Provide broad community benefits through new facilities including a new multi-purpose performance space, which meets the needs of the local community now and into the future. • Revitalisation - Contribute to the revitalisation of the Ryde Town Centre and complement the recently completed Top Ryde City shopping centre. • Design - be environmentally sustainable, appropriate for the site, have a better design outcome than is currently allowed under the LEP • Financial - Deliver facilities that are economically and environmentally sustainable, which do not place an ongoing burden on Council's financial position. • Traffic - Deliver a solution that does not result in additional traffic in local streets.

Overview / presentation on opportunities and constraints	<p>Malcolm Harrild provided an overview of the site and on a number of technical constraints that have already been identified, as well as some background on the Integrated Traffic Solution (ITS) that had already been endorsed as part of the Top Ryde City shopping centre development.</p> <p>Key service infrastructure on the site included: Water main that would need to be relocated. Electricity supply easement and sewer main at the rear boundary.</p>
Workshop Exercise: Participants made the following comments in response to opportunities and constraints relating to traffic	<ul style="list-style-type: none"> • The site must be accessible not only for cars but also for those who don't drive. Must be accessible via public transport • Have a bus interchange for set down close to the community and civic facilities • Would like provisions for future train and light rail to be considered in preparing the concept plan • Consider pedestrian and cycling access
Workshop Exercise: Site constraints and opportunities	<ul style="list-style-type: none"> • Final design should ensure we don't end up with a canyon effect around Devlin Street • Minimise the impact of Devlin Street by considering the most appropriate building aspect – toward South / West and East on higher levels, but reduce physical openness to Devlin • Utilising the hill as an advantage for the building form and find a creative use of the steep site at the back • Consideration needs to be given to the bulk of the development and the relationship with the adjacent properties. Consider acquisition of properties to be served by bus connections • Overshadowing is a concern that needs to be addressed • Ensure an attractive outcome on the site • Sunlight should be maximised • Consider emergency power generation • Provision for solar power generation, co-generation, tri-generation • Sustainability – can the property produce energy, food or anything else. Business unit providing local services eg. University of the third age –not yet in Ryde but probably will need some facility in the future • Main access to the building should be off the street on the ground floor • The participants recognised that this site was small and constrained • Loading dock is required for equipment if the community space is to be used for performances and other uses • Ensure the civic facilities are flexible for multiple uses • Ryde Business Forum currently has space in the bottom floor of Council. They would like to have a similar space in the new development to be used as a business meeting place
Workshop exercise: feasibility principles	<p>Participants were provided with a worksheet and asked to respond to key questions, prioritise the feasibility principles in order of the most important to them and identify any feasibility principles that they thought had been missed.</p> <p>Feedback and responses were recorded as follows:</p>
Worksheet questions	Workshop feedback (as recorded on worksheets or during general discussions)
Question 1: What do you feel we need to achieve from this project?	<ul style="list-style-type: none"> • Take into consideration future needs as well as needs of the present. Meet community needs both the creative and social aspects and ensure easy access to Council business • Best value for money, future proofing, quality development, sustainable and have open sunlit plazas • Community benefit – a facility for incubation of co-operative ventures between council, business and the community, potentially an income



	<p>producing development for council. Maximise once in a lifetime facility for the community and upscale as much as possible</p> <ul style="list-style-type: none"> • A development that will service the community now and in the future. A design that is "attractive" not a "box" • Service to community is vital and look to the future
<p>Question 2. From the feasibility principles is there anything we have missed or not considered?</p>	<ul style="list-style-type: none"> • Most needs have been considered. Easy access to the community and civic facilities is very important • More public transport connections – bus, future train station, bicycles • Future proofing as a principle – building technology, social changes / networks, technological facility eg. virtual 3D, motion capture, new technologies / media • I think this area is satisfactory • A lot of thought has gone into this presentation
<p>Question 3. Participants were asked to list the feasibility principles in the order of importance to them. (Note: The items recorded on worksheets, did not necessarily relate to the feasibility principles presented by the Project Team)</p>	<p>There was broad support for the principles. Comments were made that Council should be aiming to achieve the best possible outcome for the community. One additional principle was for Council to ensure the development was "future proofed". I.e. the redevelopment should include infrastructure and the latest technology. It should also have a flexible design so that it can accommodate future technologies.</p> <p>Ensuring the building was sustainable was also of importance to a number of the participants. Below are the responses to this question by the five participants.</p> <ol style="list-style-type: none"> 1. Social contact 2. Access 3. Financial viability 4. Design – pleasant surrounding <ol style="list-style-type: none"> 1. Design 2. Community 3. Financial 4. Traffic 5. Revitalisation <ol style="list-style-type: none"> 1. Community benefit 2. Sustainability 3. Design 4. Financially viable 5. Revitalisation <ol style="list-style-type: none"> 1. Good design 2. Easy access 3. Sufficient areas for community activities 4. Cost efficiency <ol style="list-style-type: none"> 1. Good design 2. Good parking 3. Good access
<p>Q4. Other comments, suggestions made during table discussions</p>	<ul style="list-style-type: none"> • Must ensure that Council retains enough land for community uses before selling to a developer. Only have one chance to get this right and would be a big loss for the community if the amount of land retained for community uses was not large enough to cater for the growing population in Ryde. • Ensure that the sale of the land does not have any ongoing financial burden on Council. • Want to have open spaces for sitting and meeting people. • One participant wanted to ensure that the monument for the end of the tram line would still remain on the site and be in public view. It was explained that this is a heritage item and could not be moved.

	<ul style="list-style-type: none"> • One participant wanted to know if Blaxland Road was going to be opened again. It was explained that this road had been closed by the RTA due to safety concerns. Comments were made that this Road needed some treatment to be better incorporated into the site. It was explained that Council was considering a roundabout at the end of the road. • One participant asked what was happening to the Argyle Centre. It was explained that the building would be sold to help fund the redevelopment on the Civic Precinct site. • Comments were made that they were happy with this consultation process.
Next steps	<ul style="list-style-type: none"> • Council has established a project page on the City of Ryde website along with a project email address civicprecinct@cityofryde.nsw.gov.au and 1800 community info line. • The next steps in the process are as follows: <ul style="list-style-type: none"> ○ Review comments from the workshops ○ Complete the feasibility studies with the aim of being left with the best potential development option ○ Prepare a draft concept plan ○ Gain Council approval for public exhibition of preferred feasibility option and draft concept plan (expected August 2011) ○ Seek the community's feedback on a draft concept design and LEP amendment. ○ Finalise report and recommendation to Department of Planning to amend LEP.

** End **



Attachment C – Display materials

Ryde Civic Precinct Planning Proposal

City of Ryde's Planning Proposal for the future redevelopment of the Ryde Civic Precinct aims to revitalise the civic heart of Ryde with a new multi-purpose performance space, Council Chambers and mixed use development.

About the Proposal

The Ryde Civic Centre was built in the 1960's and is approaching the end of its operational life. Maintenance costs for this ageing building are three times higher than for a comparable modern building. An estimated \$12.5 million will be required over the next five years to maintain it.

Ryde Civic Centre is one of three locations currently housing Council staff, an inefficient and costly arrangement. Consolidating Council staff into one location will enable more effective council operations. Retaining the Civic Centre and the Argyle Centre to ensure they meet minimum Australian Building Standards and accommodate future growth will require \$58 million over the next 20 years.

Given the costs associated with just maintaining the current civic and office accommodation, doing nothing is not an option. The City of Ryde has investigated a range of alternatives to replace the existing Civic Centre with a new development incorporating community and civic facilities. These would include a multi-purpose performance hall, exhibition space, public meeting rooms and new Council Chambers.

Feasibility studies have also looked at options to bring together Council staff into one new site. These studies estimate that new community and civic facilities, and consolidating staff into one building, would cost more than \$60 million. This is beyond the financial means of Council.

What's involved?

Council is seeking community feedback on a Planning Proposal to amend the planning controls which could provide a commercially viable solution to redeveloping the current Civic Centre site. This would involve selling part of the site to fund development of a new Civic Centre, including community facilities and new Council Chambers. The sale would also provide the finances to relocate and consolidate Council's administrative offices into one building, hopefully close-by.

A final decision on the Planning Proposal and changes to the planning controls for the site needs State Government approval.

If the Planning Proposal is approved, City of Ryde will prepare tender documents to invite private sector submissions for the sale of part of the land. The tender process will set design, commercial and capability criteria that must be addressed by any potential developer of the site.

Any proposal for the development of the Civic Precinct site will be subject to a detailed, independently assessed, Development Application (DA), and treated no differently to any other DA. Community input and feedback will be a key part of the DA process.

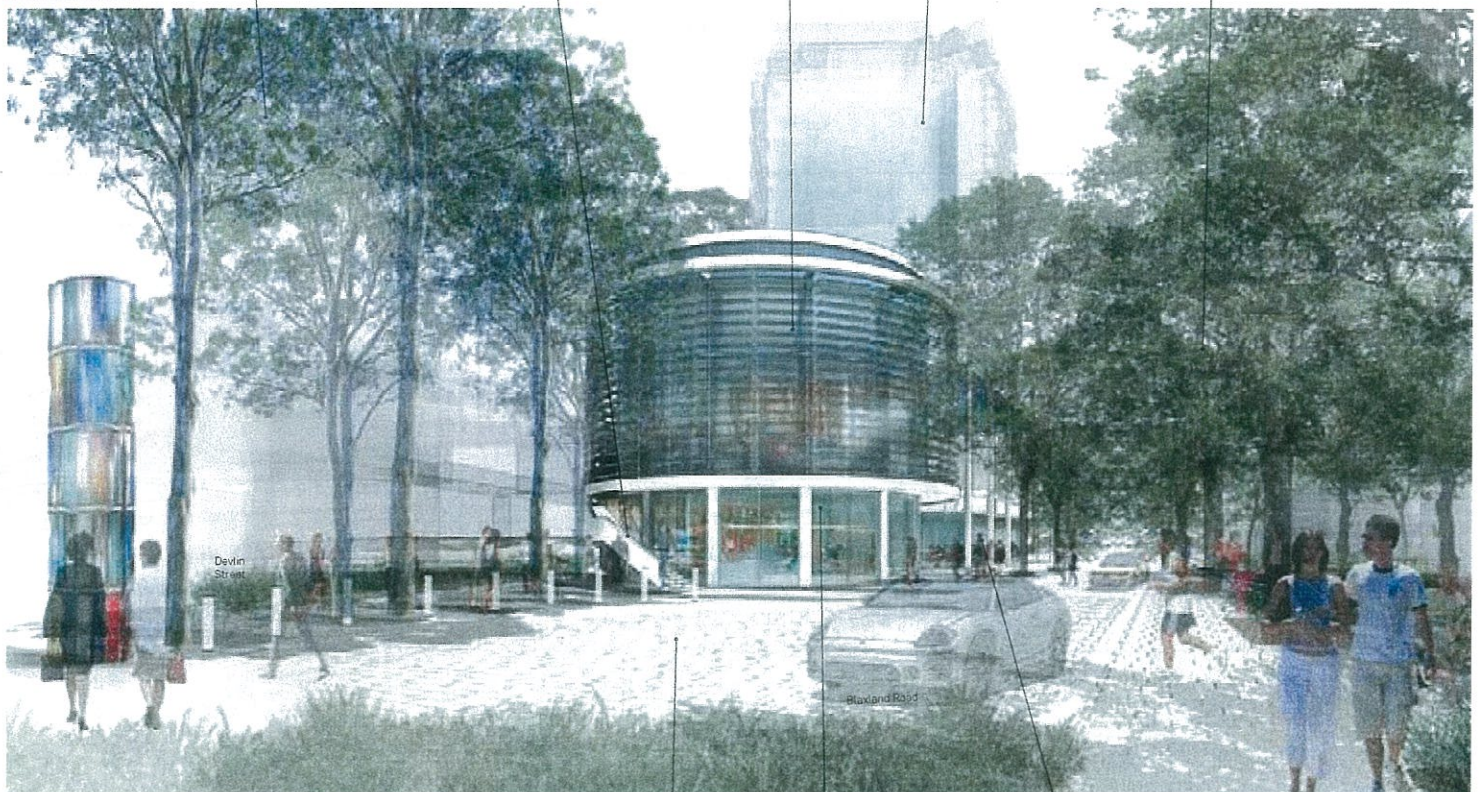
Large native trees are to complement the scale of existing and proposed development along Devlin Street with bold understory of ground cover and grasses.

External Stair up to pedestrian bridge (a lift is located on Devlin St)

Civic Centre Council Chambers

Indicative massing for development

Strong avenue of native trees along Blaxland Road.



01_ Illustrative view of indicative concept design

New Civic forecourt and vehicular turning circle.

Civic Centre proposed Auditorium Below

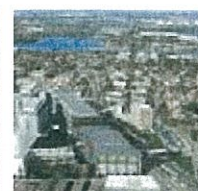
Proposed north facing Terrace and Cafe



02_Top Ryde circa 1937



03_Top Ryde circa 2011



04_ Bird's-eye-view photo highlighting the landmark qualities of the precinct



05_The site has a commanding location within the City of Ryde

Ryde Civic Precinct Planning Proposal

Planning

Current planning controls for the Civic Precinct limit the height of development on the site to about the same height as the existing building, while allowing a maximum of 100,000m² of floor space. These restrictions would result in a poor design outcome and may lead to a large bulky building across the entire site.

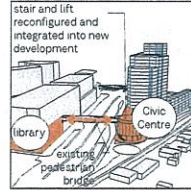
To achieve a better design, City of Ryde's Planning Proposal would amend the current controls to increase building height, but reduce the total allowable floor space. Reducing the maximum floor space to 60,000m² and increasing the maximum height to 24 stories, would result in a more dynamic design that will complement and further revitalise the Ryde Town Centre.

Planning Proposal - Concept Plan

The Concept Plan for the site is simply an indicative illustration showing the type of complex that could be developed, should the Planning Proposal to amend the planning controls for the site be approved. Council is keen to hear the community's views on the Planning Proposal.

01_Civic gateway

The preferred location for the new civic centre is on the most prominent corner of the site with close proximity to the new council library in the Top Ryde Centre.



02_Courtyard and Community Garden

A civic forecourt, north facing terrace and rooftop community garden are proposed as part of the civic centre.



03_Landscape canopy

Planting is proposed to create a friendly and attractive street scene environment in and around the site.



04_Existing Building

Existing Condition

05_Current planning controls

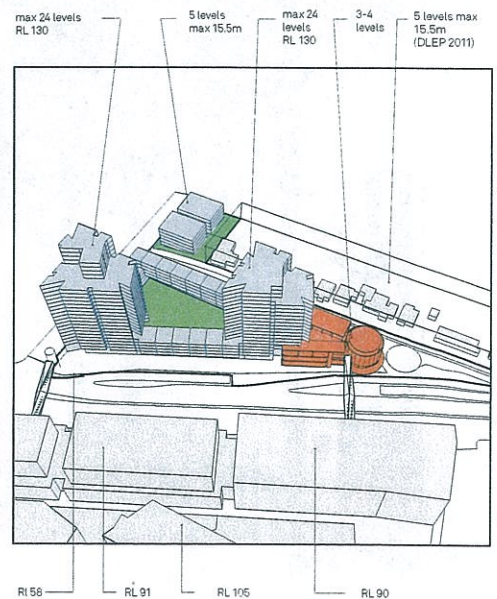
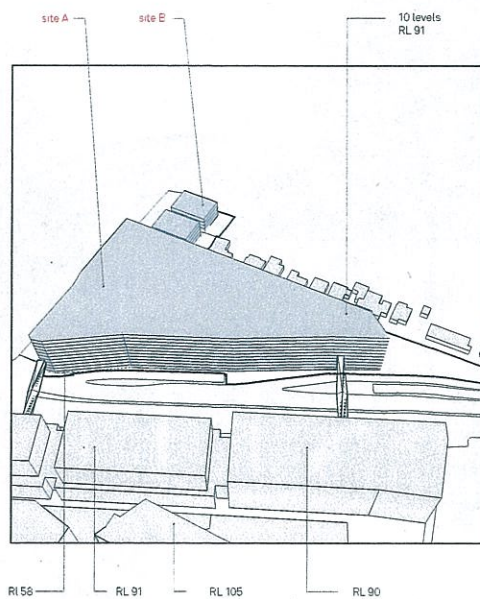
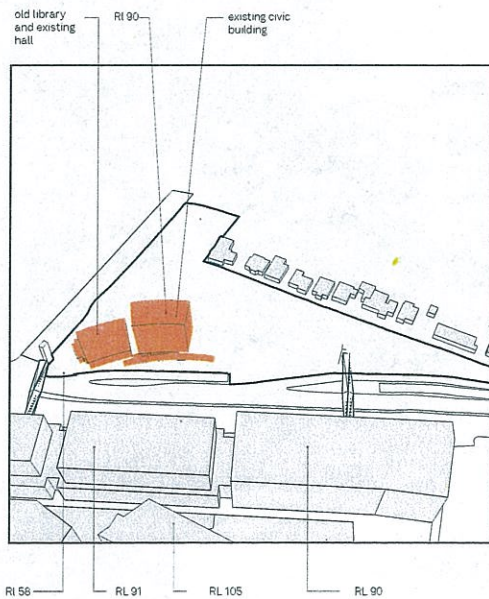
Massing allowed under the current LEP 2010:

100,000 max NUFA (Net Usable Floor Area) and to a height of RL 91 (10 storeys).

06_Proposed planning controls

Current proposed massing:

60,000 max NUFA (Net Usable Floor Area) and to a height of RL130.



07_Victoria Park, Sydney



08_Portland Council, Oregon



09_Joynton Park, Zetland



10_Surry Hills Library

Ryde Civic Precinct Planning Proposal

What's planned for the site?

Any future development must include community facilities such as the multi-purpose function hall/performance space and civic facilities such as Council Chambers.

There will be a mix of uses for the site, ultimately determined by a successful developer. Feasibility studies suggest the most likely use for the remainder of the development will be residential.

Principles of Sustainability

The Ryde Civic Precinct Planning Proposal places sustainability at the heart of any future development.

Environmental sustainability will be integral to all aspects of the development, including design, construction and commissioning, and life cycle operation.

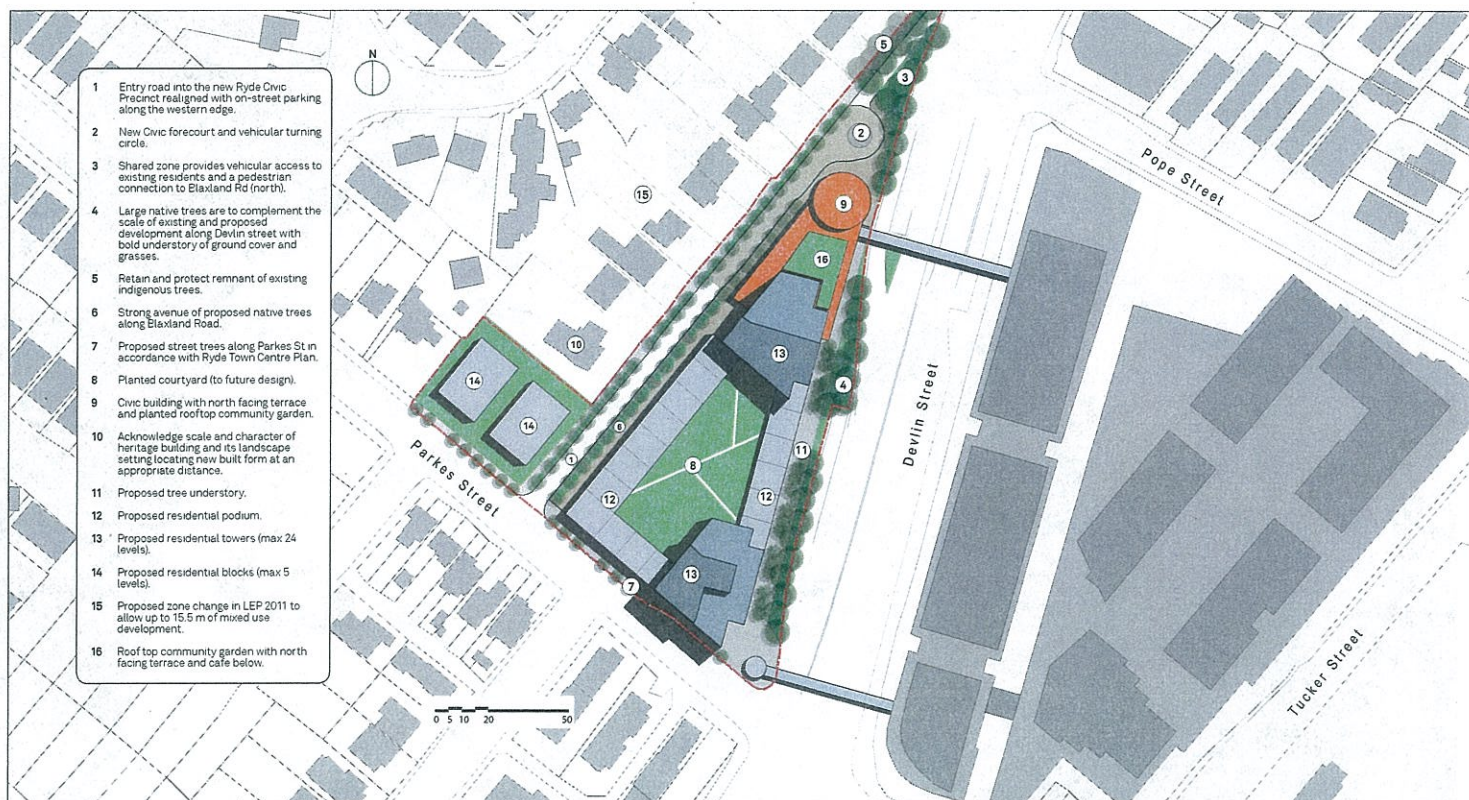
The environmental rating tool Greenstar, developed by the Green Building Council of Australia, will establish sustainability objectives around key factors including energy, transport and water.



01_Kings St Place Rockdale



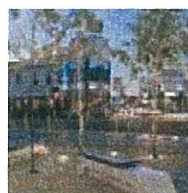
02_South Park Los Angeles



03_Concept Plan. The concept plan is indicative only.



04_South Park Los Angeles



05_Tree lined St. New York



06_Central Pyrmont



07_Central Pyrmont

Ryde Civic Precinct Planning Proposal

Public benefits

The City of Ryde community in the 2021 Community Strategic Plan sees its future as "...a vibrant, attractive and safe place to live, work, visit and invest, with a diversity of public spaces and opportunities for leisure, learning, shopping and business that reinforce the role of Ryde Town Centre as the civic and commercial hub of the City of Ryde." The Planning Proposal will help meet future challenges such as population growth and providing business, lifestyle and opportunity "at our doorstep".

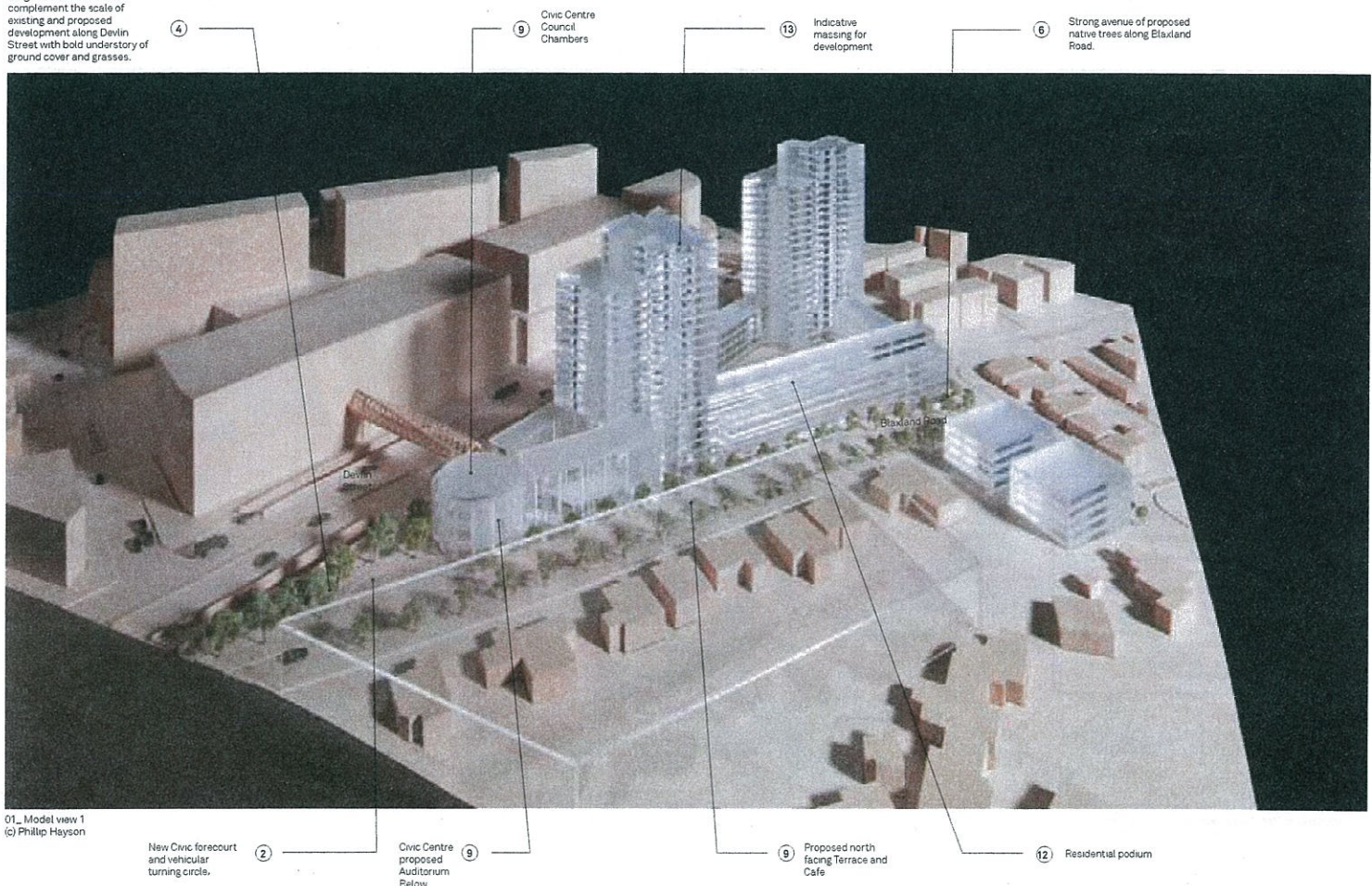
A new Civic Centre would deliver modern new community facilities:

- A multi-function performance space including generous back-stage facilities and an auditorium capable of seating more than 400 people
- A variety of meeting and conference rooms for community use
- A cafe, courtyard and outdoor meeting spaces
- A new mayoral office and Council Chamber and efficient space for the Mayor and Councillors
- A rooftop community garden.

These facilities will match Australian Standards for accessibility and embrace leading sustainable environmental strategies.

In addition, the potential sale of part of the land would also fund City of Ryde's move to bring staff together in one office building, providing significant productivity gains and reducing operating costs.

Large native trees are to complement the scale of existing and proposed development along Devlin Street with bold understorey of ground cover and grasses.



02_ Model view 2
(c) Phillip Hayson



03_ Model view 3
(c) Phillip Hayson



04_ Model view 4
(c) Phillip Hayson



05_ Model view 5
(c) Phillip Hayson

Ryde Civic Precinct Planning Proposal

Traffic management

During the planning phase of the Top Ryde City shopping centre redevelopment in 2006 a two-stage Integrated Traffic Solution (ITS) was developed with RTA input.

The key objective of the ITS was to ensure that traffic could access future development sites either side of Devlin Street, avoiding significant impacts on local roads. To achieve this, ramps and tunnels costing more than \$40 million were provided under Devlin Street during construction of Top Ryde City shopping centre.

The second stage of the ITS enables the development of the Council's site to be connected to this infrastructure, continuing the theme of avoiding traffic increases on local roads.



01_Aerial view of Top Ryde_Google Maps



02_Ryde Town Centre Map

- Legend
- Study Area
 - Ryde Town Centre boundary
 - Ryde Civic Centre Precinct
 - Top Ryde City

- Legend
- Civic/mixed use
 - Town Core
 - Main Street
 - Residential
 - Commercial Edge (north)
 - Commercial Edge (west)
 - Ryde Park
 - Low density fringe



03_Site



06_Civic facilities, Community Garden and Residential courtyard



04_Tree lined civic heart



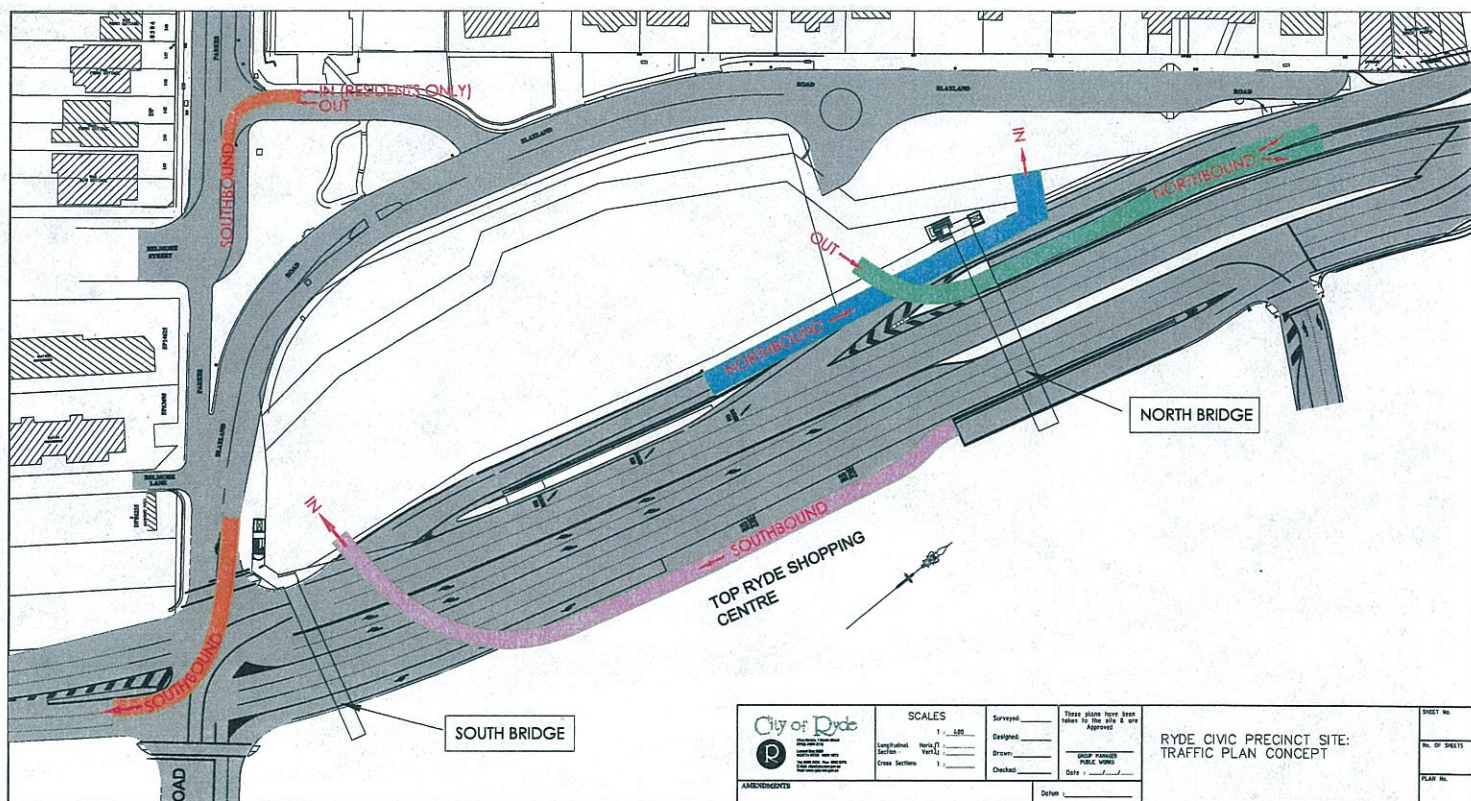
07_Pedestrian Access



05_Blue Gum screen



08_Vehicular Access



09_Traffic Map



10_Blaxland Road, looking west



11_The site as seen from Parkes Street, looking east



12_The site as seen from Devlin Street, looking north



13_The site has a prominent ridge top position

Ryde Civic Precinct Planning Proposal

A Transparent Process

The City of Ryde is committed to ensuring the community is aware and understands the Planning Proposal, and for this reason, has developed a Concept Plan for the site, rather than just seeking an amendment to the planning controls.

As the City of Ryde is both the land owner and the planning and assessment authority for this Proposal, the City has also engaged an independent probity advisor to oversee the process. The probity advisor is assessing the process using probity principles designed by the Independent Commission Against Corruption.

These include:

- transparency
- accountability
- maintaining security and confidentiality
- impartiality; and
- value for money.

Two separate teams within Council will be responsible for the different aspects of the Planning Proposal. The Planning Proposal will finally be assessed by the NSW Department of Planning and Infrastructure, which has the authority to approve it. Council does not have authority to change planning controls of this type.

Have Your Say

The Civic Precinct redevelopment is a once in a generation opportunity to revitalise Ryde's Town Centre and provide community and civic facilities that meet the needs of the community now and into the future. City of Ryde would like to hear your comments on the Planning Proposal to amend the planning controls for the Civic Centre site.

For general comments or enquiries email the project team at civicprecinct@ryde.nsw.gov.au or call the community information line on 1800 252 040 between 9am and 5pm Monday to Friday.

Formal submissions on the Planning Proposal must be in writing to:

- General Manager
City of Ryde
Locked Bag 2069
North Ryde NSW 1670;
- Or via email to
cityofryde@ryde.nsw.gov.au

We will also hold a number of community drop in sessions and briefings, where representatives from the project team will be available to answer any questions. These activities will be advertised in local media, in the City View and on Council's website at www.ryde.nsw.gov.au

Proposed Project Timeline

Late 2010 – Feasibility studies commence
Mid 2011 – Feasibility consultation with community groups – Draft Concept Plan prepared – Public exhibition of Planning Proposal / LEP * amendment
Mid – End 2011 – LEP amendment submitted to State Government for determination
Mid 2012 – Tender process for sale of land commences
End 2012 – Council selects tenderer
Early 2013 – Detailed Development Application (DA) prepared
Mid 2013 – Public exhibition of the DA for the site
End 2013 – Independent determination of the DA.

* Local Environment Plan

Shared zone provides vehicular access to existing residents and a pedestrian connection to Blaxland Rd (north).

Indicative massing for development

13

Large native trees are to complement the scale of existing and proposed development along Devlin Street with bold understory of ground cover and grasses.

4

Civic Centre Council Chambers

9

2



01_ Illustrative view of indicative concept design

9 Pedestrian bridge linking the Civic Centre with Top Ryde City and the Ryde City Library

9 External Stair up to pedestrian bridge (a lift is located on Devlin St)

9 Civic Centre proposed Auditorium Below



02_Blue gums



02_Blueberry ash



04_ Australian teak



05_Brushbox



Attachment D – Media releases and clips

MAYORAL COLUMN SEPTEMBER 14

CitySwitch Cuts Energy Bills

The City of Ryde has joined Australia's leading energy efficiency program for offices to help local businesses cut their energy bills. The CitySwitch program uses NABERS Energy, an industry-recognised tool, to help participants benchmark their greenhouse performance. For details go to www.cityswitch.net.au.

Ryde Civic Precinct

The public exhibition of the Ryde Civic Precinct Planning Proposal closes on Wednesday 21 September. This is a once in a generation opportunity shape our City's future and we welcome your views on this important project. You can tell us by writing to the General Manager at Locked Bag 2069, North Ryde NSW 1670, by email to cityofryde@ryde.nsw.gov.au.

Bike Ryde-ing

A free Bike Week event for adults and children will be held at the Meadowbank Netball Courts on Saturday 17 September. The workshops focus on essential bicycle skills, safe cycling techniques for children and safe bicycle commuting skills for adult cyclists. For full details go to www.bikenorth.org.au

Family Flick

Take the kids along to a Smurferrific Family Flick on Sunday 18 September from 1.30pm at Events Cinemas Top Ryde City and help a great cause. All funds raised will go towards the All-Abilities playground Council is building at Yamble Reserve in partnership with the Touched by Olivia Foundation. There will be face painting, free cupcakes and prizes to be won. Tickets are \$20 each and include a small drink and popcorn.

Spring School Holidays

Before signing off, just a reminder that with School Holidays just around the corner, now is the time to take a look at Council's extensive program of School Holiday Activities. These fun, safe activities will keep your kids occupied and costs are kept to a minimum. For full details go to www.ryde.nsw.gov.au/vacationcare or call Customer Service on 9952 8222.

Regards,
Clr Artin Etmekdjian – Mayor

MAYORAL COLUMN SEPTEMBER 7

Ryde River Festival 11 September

The annual Ryde Rivers Festival is on again at Kissing Point Park this Sunday. We are looking forward to a great family day with entertainment, food stalls and plenty of activities such as the famous dragon boat challenge starting at 9.30am and a billy cart derby at midday. It's also a chance for you to drop by the Touched by Olivia Foundation stall to learn about our plans to build an all-abilities playground at Yamble Reserve in partnership with the Foundation.

The day kicks off with a fun run and walk at 9.00am. For full details go to www.ryderiverfestival.com or www.ryde.nsw.gov.au/whatson

Eat History

Our 'Eat History' promotion has been a great success with a feast of recipes celebrating the cultural heritage of our area's residents. From home grown Aussie treats, including one that goes back to the First Fleet, to special celebration recipes and cuisine from all corners of the globe, the recipes really celebrates 'family' and the diversity of our community.

Why not join us for the launch of 'Eat History' and sample some of the dishes at Ryde Library on Thursday 8 September, 6.00 – 8.00pm.

Ryde Civic Precinct

The last of the community drop-in information sessions on the Ryde Civic Precinct Planning Proposal will be held on Thursday 8 September, 4.00-6.00pm, at the Ryde Planning and Business Centre, situated below Ryde Library.

We welcome your comments on our vision for the civic heart of our city and you can write to the General Manager, Locked Bag 2069, North Ryde NSW 1670 or email cityofryde@ryde.nsw.gov.au.

Heart Foundation Door Knock

Before signing off, just a reminder the Heart Foundation's Door Nock Appeal runs through September. This charity relies on volunteers and public donations to carry out their lifesaving work, so give generously to help them raise their target of \$5million. You could also become a volunteer collector by ringing 1800 552255 or register online at www.heartfoundation.org.au/doorknock.

Regards,
Clr Artin Etmekdjian - Mayor

MAYORAL COLUMN AUGUST 24

Have Your Say Ryde Civic Precinct

The Ryde Civic Precinct is a focal point for civic and community activity and you can have your say on the Planning Proposal for the potential redevelopment of this area during the public exhibition period which runs to Wednesday 21 September.

Options under discussion include provision of a new multi-purpose performance space, Council chambers and a mixed-use development.

- A Community Information Day will be held on Saturday 27 August, at Top Ryde City shopping centre in 'La Piazza' below Ryde Library, 11.00am – 2.00pm. Members of the project team will be there to answer your questions.
- There will also be a Drop-in Information Session on Thursday 8 September, at the Ryde Planning and Business Centre, 4.00 - 6.00pm.

This is a once in a generation opportunity to shape our City's future and we need your help to ensure we get it right.

You can also view the proposal:

- on line www.ryde.nsw.gov.au/rydecivicprecinct
- Ryde Planning and Business Centre, 1 Pope Street, Ryde
- Customer Service Centre, 1 Devlin Street, Ryde
- West Ryde Library, 2 Graf Avenue, West Ryde

Additional Bilingual Assistance

The response to our Census Form bilingual assistance sessions has prompted Council to consider extending this service to assist members of our diverse community in filling out various Government forms. I will keep you up to date on developments.

Local Gardens In Bloom

Winter is finally coming to a close and green thumbs across the City are carefully tending their gardens in readiness for our annual Spring Garden Competition.

You have until next Wednesday 31 August to get your entry in and this year it looks like the judges will have their job cut out for them.

Regards,
Clr Artin Etmekdjian - Mayor

MAYORAL COLUMN AUGUST 17

Have Your Say Ryde Civic Precinct Planning Proposal

Planning for the revitalisation of the Ryde Town Centre has been a priority of Council for many years and a Planning Proposal for the potential redevelopment of the Ryde Civic Precinct is now on public exhibition until 21 September. This represents the second stage of upgrading Top Ryde, following the successful redevelopment of the shopping centre.

The current Council premises which includes the Civic Centre, Civic Hall and the Argyle Centre are now well past their use-by date. The Civic Centre in particular is very expensive to run. Upgrading the buildings over the next 20 years is estimated to cost about \$58 million and this is an unreasonable debt burden for our community.

If Council could sell part of its land at the Civic Precinct site it could generate funds in excess of \$60 million. This would allow a new Civic facility to be included on the Devlin Street site that would provide a multi-function performance space, a variety of community rooms and new Council chambers. It would also pay for new Council offices within our City where Council staff could be brought together.

The Planning Proposal is the result of exhaustive analysis to see that what could be built on the site would be both acceptable from a planning point of view and be commercially viable to develop.

This is a once in a generation opportunity to shape our City's future and we need your help to ensure we get it right.

Already we have consulted with key stakeholders and residents in preparing this concept and community consultation on a much wider scale is now under way. This includes a six week public exhibition period, letter box drops, community drop in sessions and a community information day.

Our new website www.ryde.nsw.gov.au makes it very easy for you to both view and comment on the Planning Proposal. You can also view the concept at the Ryde Planning and Business Centre (1 Pope Street Ryde within top Ryde City shopping centre); Customer Service Centre (1 Devlin Street Ryde); West Ryde Library (2 Graf Avenue West Ryde).

The current Ryde City View (Volume 5, No. 4) also contains a detailed brochure of the Planning Proposal. You can download a copy of the Ryde City View from the Council website.

New In-Door Sports Stadium Open

Last weekend I was delighted to officially open the new Ryde Community and Sports Centre (RCSC). This new centre provides the community excellent indoor sporting facilities and multi use community meeting spaces. For details of the YMCA's community sports competitions go to admin.rcsc@ymca.org.au or phone 9878 2223.

Regards,
Clr Artin Etmekdjian - Mayor

Monday, 29 August 2011.

Ryde Civic Precinct Planning Proposal – Public Consultation

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

Media contact: Lee Kirkland City of Ryde Media Officer 995 8083

Monday 8 August 2011.

RYDE CIVIC PRECINCT REDEVELOPMENT PROJECT GOES ON PUBLIC EXHIBITION

A Planning Proposal for the redevelopment of the Ryde Civic Precinct will go on public exhibition for six weeks from this Wednesday.

City of Ryde Mayor Cllr Artin Etmekdjian has urged people to have a look at the Proposal which, if approved, will deliver much-needed new community facilities and achieve some of the key objectives of Ryde's recently adopted Community Strategic Plan.

"Council is keen to get feedback on this important project, which is a once in a generation opportunity to complete the revitalisation of Ryde's Town Centre.

"During the consultation period for our 2021 Community Strategic Plan, the community told us they wanted a vibrant town centre with a range of business and lifestyle opportunities at their doorstep. The new shopping centre is one stage in revitalising the town centre and developing the Council's site is another stage in this process."

Cllr Etmekdjian said the Planning Proposal, to amend planning controls for the site, would enable Council to sell part of its land at the Civic Centre to generate funds in excess of \$60 million. This would enable a new Civic Centre to be included on the Devlin Street site including a modern new performance space and community facilities.

"Our community facilities urgently need updating. The Planning Proposal for the Civic Precinct will help unlock the funds needed to provide new facilities without imposing a huge burden of debt on the community."

Cllr Etmekdjian said that new civic and community facilities would be mandated in any new development and include:

- a multi-function performance space with generous back-stage facilities and a 400 seat auditorium
- a variety of meeting and conference rooms for community use
- a café, courtyard and outdoor meeting spaces
- a new Mayoral Office and Council Chamber and efficient space for Councillors and
- a rooftop community garden.

General Manager John Neish said "The Civic Centre was built in the 60's and is well past its use by date. It's expensive to run, costing an additional \$200,000 a year compared to a modern building of the same size. A further \$12.5 million is required over the next five years just to maintain it.

"Upgrading the building and meeting Council's staff facility requirements over the next 20 years is estimated to cost about \$58 million and this is an unreasonable debt burden for our community, for no major gain."

Mr Neish confirmed the Planning Proposal was the result of exhaustive analysis to see that what could be built on the site would be both acceptable from a planning point of view and be commercially viable to develop.

"If approved, the Planning Proposal would see the height limit increased, but the overall amount of floor space reduced," he said.

"This is important because under the current planning controls, the height of any future development is limited to the same height of the current building. But the controls also allow for 100,000 m² of building on the site. The current complex is less than 5,000 m². The design that would follow from these controls may lead to a less than desirable urban form which would not be an acceptable or viable outcome for Council."

The Planning Proposal is seeking to change the maximum height allowed on the site and reduce the overall floor space to 60,000 m².

Mr Neish said funds raised could also pay for new Council offices nearby where Council staff could be brought together.

"Currently, Council staff are spread across three locations. Bringing staff together in one location will help streamline our operations and improve efficiency."

Mr Neish said the concept design was simply a means of showing a potentially viable outcome to underpin a requirement to change the planning controls. The drawings and plans illustrate what *could* be built on the site, not a real building.

"If the proposal to alter the planning controls is approved by the State Government, Council will produce a Development Control Plan to ensure that future plans reflect the concept design principles. Council will issue a tender to developers and the best tender will be chosen based on intensive scrutiny of financial, design, sustainability and other important criteria.

"The successful developer will then lodge a Development Application (DA) which, like this Planning Proposal, will be subject to community feedback but in that case, the design would be for real buildings. The DA and all the feedback will be analysed by independent planners as Council cannot assess it because it owns the land.

"If the approved DA matches the outcome Council wants, that is, a new Civic Centre and good urban design, then Council may resolve for the land sale to go ahead and funding made available," said Mr Neish.

"I look forward to feedback from the community about this exciting new Proposal," said Cllr Etmekdjian.

The Planning Proposal public exhibition will begin on Wednesday 10 August until Wednesday 21 September. It can be viewed on the Council's website www.ryde.nsw.gov.au, at the Ryde Planning and Business Centre, 1 Pope Street, Ryde (within Top Ryde shopping centre) and at City of Ryde Customer Service Centre, 1 Devlin Street, and at West Ryde Library. Drop-in information sessions with members of the Project team will be available in the coming weeks.

Media contact: Lee Kirkland City of Ryde Media Officer 9952 8083

Old carbon data sets taxing time

DR PETER Sobey's letter has its own errors.

The assertion that Australia is a high emitter does include coal in the sense that all carbon dioxide generated in mining is included. However, this is a moot point - CO₂ is a by-product of combustion of fuels, breathing and any number of natural events. When the first concerns regarding CO₂ production were raised, it was in way of a question asked when researchers were considering the evidence of warming in the 20th century. Based on a graphic correlation between CO₂ increase and temperature it was reasonable to start an investigation.

What happened since then is a series of models and research processes that tried to confirm that question. Up to 2007 that question was tending towards possibly true but as Einstein pointed out it doesn't matter if a theory is held to be true for years - once evidence disproves one element of the theory, then it's busted.

In this case several elements have been proved not to be valid and if there is a relationship between CO₂ and temperature it is not straightforward. In short it hasn't warmed for 10 years despite continued CO₂ increases. Furthermore, the consequences of this theory are also being busted this week with analysis that local sea level rates of rising are decreasing, which should not be happening if the theory is correct. Unfortunately since 2007 it has been made a political question and this government has not proved itself to be capable of managing in a dynamic environment when your understanding of the facts are always changing because new information comes available as your plans unfold.

I do not know Dr Sobey's background but I have spent 27 years in our navy as a marine engineer which included years of managing at sea emergencies. When information first comes in you react with the knowledge as you understand it, as the response is developed then more information comes to hand and you change your plan and your response.

This government has not shown an ability to do that and is currently set on a course pre-

Marching to a very different drum

NORTHERN DISTRICT
Times

RYDE Council has unveiled its first thoughts on the redevelopment of its enormously valuable civic centre site in Devlin St but promises that residents will have every chance to have their say about it.

The Ryde project team on Monday released a concept plan which envisages a development of two high-rise towers.

It goes on public exhibition for six weeks from today and the project team was quick to point out it was a starting point only and building heights are not fixed.

Ryde Council has also declared a commitment to make Ryde a significant, aesthetically pleasing hub for its community and the new complex will be crucial to that outcome.

How can councils be so different?

The future of Epping has been plunged back in limbo, with Hornsby councillors, including deputy mayor Michael Hutchence, lamenting that a year of planning and work

in the Epping Town Centre Study has been stalled by Parramatta councillors who did not want the study to be put out to the public for comment.

Cr Hutchence is rightfully angry that information would not be available so that residents could contribute their views on the plan, which includes the prospect of high-rise development of up to 22 storeys.

After Parramatta Council voted not to put the study on public exhibition, Hornsby has gone ahead and published the study.

Cr Hutchence wants to hear what residents think before making an informed decision on how it should proceed, which is surely better than Parramatta's approach of simply consigning it to the shelf.

planned on information from before 2007.

Dr Sobey is correct in one point: this tax is about wealth redistribution. If you don't study history you will repeat it. Stalin's command economy didn't work. Neither will Julia's.

Peter Colthorpe
North Ryde

Setting record straight on hall

UNTIL now I have refrained from responding to Cr Pickering's childish weekly political attacks on me and other non-Liberal councillors. But his latest attempt to justify the sale of the old Melrose Park Scout Hall, a former community asset, is simply defying the indefensible.

Bill, no matter how you try to spin your way out of this one, the facts are crystal clear. Fact 1: You voted to sell off the Melrose Park Scout Hall in 2010 without consulting with the local community. Fact 2: The sale enabled a developer to purchase the site to build a boarding house there. Fact 3: Had the hall not been sold, there would be no boarding house development application today. Case closed.

The only question now is whether Cr Pickering will take some personal responsibility, apologise to the Melrose Park

community and support the buying back of the site so that it can be used as a community hall again. I believe a community hall is never a white elephant, even if it is guilty of being in Melrose Park, and in my ward.

Councillor Justin Li
West Ward

No cure for centre parking pains

IN reply to the letter to the editor by Sue Shilbury, the general manager, North Shore Ryde Health Service, with regards to the Graythwaite Development and the impact on Ryde Medical Centre (Northern District Times, 7/6/11).

Ryde Medical Centre (RMC) doctors first found out inadvertently about the Graythwaite Rehab Centre in February 2010 when one of our surgeons was attending to his duties as a visiting medical officer in the hospital. He then asked questions and was told about the development for the first time and the proposal to build on land provided by Ryde Hospital 30 years ago for RMC car parks and an exit driveway.

This is despite planning for Graythwaite beginning in 2004-2005 and a Supreme Court ruling in November 2008 that the development could go ahead on Ryde Hospital land, including the

land provided to RMC in 1981 for the rear car parks and exit driveway of RMC.

There were no extensive discussions with RMC doctors - there have been two meetings with NSW Health Infrastructure and the doctors, both held in RMC, the first in March 2010, at the instigation of the very concerned doctors of RMC, when they were presented with plans and detailed drawings of the proposed development extending on to the rear car parks and exit driveway of RMC.

The second meeting occurred in October 2010. Those doctors who were able to attend were told that the building would be moved from its original site four to six metres from our rear wall, to six to nine metres from the rear wall. There was no solution offered for the loss of patient parking, or the noise and disruption so close to the consulting rooms of the doctors at the rear of RMC during the years of construction.

During that time, RMC will lose its exit driveway as this will be used as the entrance for the construction vehicles. All the doctors and patients' car parks, as well as the ambulance bays at the rear of RMC, will have to be moved to the Ryedale Rd entrance carpark of RMC.

This will result in 16 car parks available for RMC patients during the years of the construction, and

presumably the Fourth Avenue entrance will also have to be used as the exit.

Ryde Council is not concerned about the parking problems of Ryde Medical Centre during the construction of Graythwaite Rehabilitation Centre, that unfortunately, is true.

The doctors of RMC were never invited to participate in the early plans for Graythwaite, the plans were already well advanced when they were first brought to our attention.

Ryde Medical Centre cannot function as a specialist medical centre without our current number of patient car parks. Already, many patients are forced to try and find parking in the surrounding streets - this will only get worse.

As well, our doctors need to be able to come and go, to and from hospitals in emergency situations, with the guarantee of designated car parks to return to.

Is it too much to ask that the development is moved back beyond the present border of Ryde Hospital and the RMC rear car parks, so that Ryde Medical Centre's patients, many of whom are elderly, immobile, pregnant, with sick children, and in many cases, manifestly unwell, can continue to park in the Medical Centre car parks, half of which were provided 30 years ago by Ryde Hospital to Ryde Medical Centre, unconditionally?

Dr Michael J. Deloughery
Chairman, Ryde Medical
Centre Body Corporate



HAVE YOUR SAY

Add your comment on
northerndistricttimes.com.au

FOR THE RECORD

The Northern District Times is committed to publishing news and information accurately. Whenever we fail to meet this standard, our policy is promptly to set the record straight. Corrections will be published when an error is a significant factual mistake, or when it materially changes the meaning or significance of a report. Clarifications will be published when material in a report could lead to serious misunderstanding or unfairness. Readers who believe a correction or clarification is warranted can email editors@northerndistricttimes.com.au or write to The Editor, Suite 2, 3 Carlingford Rd, Epping 2121.

WRITE TO US

MAIL: The Editor, Northern District Times,
Suite 2, 3 Carlingford Rd, Epping NSW 2121 FAX: 9804 6901
EMAIL: letters@northerndistricttimes.com.au

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Could this be the NEW LOOK RYDE CIVIC CENTRE

Concept proposals for the redevelopment of the Ryde Civic Centre site go on public exhibition today. Council is proposing to sell part of the present civic centre site to help finance new facilities with Council offices being built elsewhere.

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The main features

- THE circular building at the northern end is a multi-function performance space with generous back-stage facilities and a 400-seat auditorium;
- A variety of meeting and conference rooms for community use;
- A cafe, courtyard and outdoor meeting spaces on ground level;
- A new mayoral office and council chamber and efficient space for councillors;
- Two small square buildings next to each other for council parking;
- Two towers, of 22 and 24 storeys for residential units;
- The long horizontal buildings are for lower residential use.

Twin towers at centre of concept for civic precinct

CONNIE PAPOUTSIS

RYDE Council today unveiled a concept plan for the redevelopment of the Ryde Civic Precinct.

The design was released by the council's project team and features two towers at a suggested height of 24 storeys and overall floor space of 60,000sq m, a smaller area than originally envisaged.

The model has gone on display for six weeks from today in different locations around Ryde, with drawings and plans illustrating what could be built on the site.

Mayor Artin Etmekdjian on Monday urged residents to have a look at the proposal which, if approved, would deliver much-needed new community facilities. "Council is keen to get feedback from the community on this important project," he said.

Cr Etmekdjian said the plan-



ning proposal provided for planning controls for the site to be amended to enable the council to sell part of the Civic Centre site to generate funds in excess of \$60 million.

Half of this would be spent on community facilities and the other half on new council chambers.

"Currently, the council staff are

spread across three locations. Bringing staff together in one location will help streamline our operations and improve efficiency," general manager John Neish said.

After consulting the community on the altered planning controls, the next step would be to finalise the design and to seek approval

Where to see the planning proposal

- Visit council's website www.ryde.nsw.gov.au;
- Ryde Planning and Business Centre, 1 Pope St (within Top Ryde Shopping Centre);
- City of Ryde Customer Service Centre, 1 Devlin St;
- West Ryde Library, 2 Graf Ave;
- Drop-in information sessions with members of the Project team will be made available in the coming weeks as well as door-knocking and advertisements (see page 11).

Comment at northerndistricttimes.com.au

and other important criteria."

The community will again be able to give its feedback once the successful developer lodges a Development Application for the final design and buildings.

An independent committee will be established to analyse all of the feedback as the council cannot assess it as it owns the land.

Research estimated that Ryde's population growth will rise by 4 per cent a year over the next decade.

The concept design accommodated both the needs of the community and the council, the project team said.

The residents' major concerns had been overshadowing from tall buildings, traffic and retaining Ryde's sense of place, appearance and ownership.

■ Editorial, page 14

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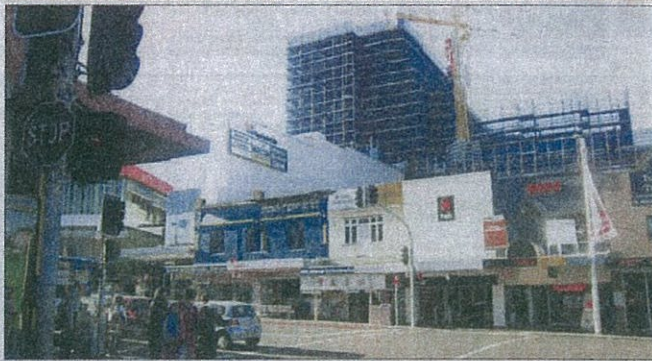
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Changing Face of Top Ryde

Top Ryde has changed dramatically over recent years with the advent of the new Top Ryde City shopping centre and now the new apartment blocks under construction by Crown International.

The new high quality units are selling well with magnificent views from all apartments rising to seventeen stories. Inquiries through marketing agents Snowden Parkes real estate in Church Street Ryde on 9806 2944.

In other developments, Ryde City Council is on track with the new Civic Centre development proposal - but it will take a year before the community gets a say in its design.

The council is currently in the process of seeking community support for the development concept which it will submit to the NSW Government. It has doorknocked 270 local homes and held community consultation sessions where support was strong and the main concerns were related to traffic management for surrounding streets.

The current draft proposal is on display at the entrance to the Ryde Civic Centre and the design plans feature apartments and community facilities including council chambers, an auditorium, residential parking and offices for Ryde City staff.

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THE WEEKLY TIMES

Council need input on civic precinct plan

CONNIE PAPOUTIS

THE Ryde Civic Precinct proposal is half way through its public exhibition plan and the council needs more feedback.

So far it has spread the word through door-knocking to more than 270 homes, drop-in sessions with the project team and a community information day attended by 120 people in La Plaza at Top Ryde City on Saturday.

The council said the feedback had generally been positive, with people understanding the need to replace and revitalise the current Civic Centre without going into large debt.

Submissions are open until September 21.

The proposed building will have panoramic views across Sydney so whether it's a rooftop restaurant similar to the Pompidou Centre in Paris or a rooftop bar like the one at the Metropolitan Museum of Art in New York, the council welcomed ideas.

The concept plan can be viewed at www.ryde.nsw.gov.au, Ryde Planning and Business Centre, 1 Pope St (Top Ryde City), the Civic Centre or West Ryde Library, 2 Great Ave.

The next drop-in session will be at the council's Top Ryde City centre on Thursday, September 6 at 4pm.

Send submissions to the General Manager, City of Ryde, Locked Bag 3000, North Ryde NSW 1670 or email city@ryde.nsw.gov.au

Kids get a kick out of visit



SOCCEEROOS captain Lucas Neill delighted children from the North Ryde Soccer Rovers on Monday morning.

Neill was at Ophus in Macquarie Park as part of the Small Sided Football Awards, which rewards players, coaches and Small Sided Football teams across Australia.

Small Sided Football is a modified form of 11-a-side football for players under the age of 12. Nominations for the awards close today.

"I am really passionate about growing football in Australia," Neill said.

"I'm looking forward to seeing all the great entries over the coming months and maybe even finding a future Australian captain."

To vote, and for more information, go to www.ophus.com.au/football.

Picture: SPENT McILVAIR

Generosity of ABC pilot fondly remembered

ROBERT KENNAH

ABC chief helicopter pilot Gary Timbhurst has been remembered by a northern district local for his "astounding generosity" towards people living with MS.

Mr Timbhurst (pictured) was one of three ABC employees killed in a helicopter crash near Lake Eyrre on Thursday, August 18. Reporter Paul Lockyer and cameraman John Bear also died.

East Ryde resident Mark Whitfield, former director of the

Racing SMS non-profit organisation that provided action and thrill-seeking activities to people living with multiple sclerosis, knew Mr Timbhurst as a sponsor.

"It was such a surprise to hear of his death as I had seen him recently around Lane Cove," he said.

"The generosity that Gary had shown us with his network down at Bankstown Airport was astounding."

He said Mr Timbhurst donated multiple joy rides in his own

helicopter and also plane flights from Bankstown Airport to wheelchair-bound people with MS and their carers.

"As a charity we tried to get people excited about life again and Mr Timbhurst was a part of that."

Mr Timbhurst had been flying helicopters since 1970 and had clocked up more than 14,000 hours at the controls.

He became a hero for his rescue efforts while piloting a helicopter for the filming of the 2008 Sydney to Hobart race.



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Civic Centre Rally

Ryde Councillor Michael Butterworth addressed a gathering at Ryde Civic Centre on Sunday to discuss the proposed redevelopment of the civic centre site.

He said the new civic centre will not be the attractive model on display as part of the concept plan "but an ugly mix of residential apartments for the rich and an auditorium" which will be an eyesore.

Cir Butterworth's Labor colleague Cir Jeff Salvestro-Martin said in a written statement "this is a once in a lifetime opportunity for visionary change but it is being stifled in the rush to get this development approved.

"There has been some visionary stuff achieved by Councils in the past and it disappoints me we do not seem to have that same vision now".

Mayor Artin Etmekdjian said his vision is to support "the community choice" from the best designs tendered by developers. TWT on-the-spot PHOTO.



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Model goes on display BUT



A concept model of the proposed development goes on display at the Ryde Business Centre from today.

The fate of the proposed Ryde Civic Centre will be decided by the next elected council, Ryde General Manager John Welch confirmed on Monday.

Mr Welch unveiled a three-storey model of the site which would see the existing building demolished and replaced by a modern, multi-story building with a glass facade, a rooftop garden and a parking garage.

Ryde City said it will be subject to new pressures within the Ryde Council.

The redevelopment project is expected to bring in more than \$10 million and the Council is currently raising \$12.5 million to build a new, modern building.

Mr Welch said that the project was a "political risk" but that the council was committed to it.

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He said that the project was a "political risk" but that the council was committed to it.

It's Only a Concept! Ryde deserves better!

It is in the name of the redevelopment of the Ryde Civic Centre that we are asked to consider a concept plan. This is a concept plan, not a final plan. It is a plan that is subject to change.

Concept ideas and drawings will go on public display at the Ryde Business Centre from today.

"To get the NSW Department of Planning's approval, we need to show that we have consulted the community about the project and have their support," he said.

"I stress that we are not putting out a final proposal, design or plan."

Ryde City Council's concept plan, developed by a team of architects and planners, is a response to the community's request for a new civic centre.

The plan is a response to the community's request for a new civic centre.

The plan is a response to the community's request for a new civic centre.

THE WEEKLY TIMES, Wednesday August 10, 2011 - 11

Shaping Our City's Future

The Ryde Civic Centre Redevelopment

The Ryde Civic Centre is a local point for civic and community activity. As part of the revitalisation of our City, the City of Ryde is developing a Planning Proposal for the potential redevelopment of this area.

Options under discussion include provision of a new multi-purpose performance space, Council Chambers and a mixed-use development.

Find out more

If you would like to find out more you are welcome to join us at a community information session. Drop in to the Ryde Planning and Business Centre to view the Proposal or chat to a representative from the project team.

When: Thursday 18 August, 6.00 - 8.00pm
or Saturday 20 August, 12.00 noon - 2.00pm

Where: Ryde Planning and Business Centre, 1 Pope Street, Ryde (near the Top Ryde City shopping centre off La Razzo)

Have Your Say

This is a once in a generation opportunity to shape our City's future and we'd like to hear your views on this important project.

The Planning Proposal will be on public exhibition from Wednesday 10 August - Wednesday 21 September 2011.

You can view the Planning Proposal on www.ryde.nsw.gov.au at the Ryde Planning and Business Centre at 1 Pope Street, Ryde (within Top Ryde City shopping centre) or at the Customer Service Centre, 1 Devlin Street, Ryde.

Formal submissions on the Planning Proposal must be in writing and should be sent to the General Manager by close of business on Wednesday 21 September 2011. They can be sent by post to Locked Bag 2009 North Ryde NSW 1570, by email to cityplanning@ryde.nsw.gov.au or delivered in person to the Civic Centre.

For general comments or enquiries email the project team at civicproject@ryde.nsw.gov.au or call the community information line on 1800 252 040 between 9.00am and 5.00pm Monday to Friday.

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Website: www.ryde.nsw.gov.au

Ryde Mayoral Election

NOT GOOD ENOUGH

In my more mature years I reckon I still have some thing to contribute. So listen up Councillors

Northern Districts Branch of the CWA (Country Women's association) Golden Anniversary Luncheon to celebrate 50 years is in the Heritage Room at Rydges Leagues Club at 12 noon for 12.30pm.

Last night Clr Tagg was expected to support independent Clr Petch. We

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This is a once in a generation opportunity to shape our City's future and we'd like to hear your views on this important project.

The Planning Proposal will be on public exhibition from Wednesday 10 August - Wednesday 21 September 2011.

You can view the Planning Proposal on www.ryde.nsw.gov.au, at the Ryde Planning and Business Centre at 1 Pope Street, Ryde (within Top Ryde City shopping centre) or at the Customer Service Centre, 1 Devlin Street, Ryde.

Formal submissions on the Planning Proposal must be in writing and should be sent to the General Manager by close of business on Wednesday 21 September 2011. They can be sent by post to Locked Bag 2069, North Ryde NSW 1670, by email to cityofryde@ryde.nsw.gov.au or delivered in person to the Civic Centre.

For general comments or enquiries email the project team at civicprecinct@ryde.nsw.gov.au or call the community information line on 1800 252 040 between 9.00am and 5.00pm Monday to Friday.



Lifestyle and opportunity
@ your doorstep

Ryde Civic Centre
1 Devlin Street, Ryde NSW 2112
Locked Bag 2069, North Ryde NSW 1670
Email: civicprecinct@ryde.nsw.gov.au
www.ryde.nsw.gov.au



Attachment F – Project flyer

Shaping Our City's Future

The Ryde Civic Precinct Redevelopment



The Ryde Civic Precinct is a focal point for civic and community activity. As part of the revitalisation of our City, the City of Ryde is developing a Planning Proposal for the potential redevelopment of this area.

This represents the second stage of the rejuvenation of Ryde Town Centre, following on from the modernisation of the shopping centre.

Options under discussion include provision of a new multi-purpose performance space, Council Chambers and a mixed-use development.

"This is a once in a generation opportunity to shape our City's future and we need your help to ensure we get it right."

Why do we need to do it?

- The Civic Centre on Devlin Street was built in the 1960s and is now well past its use-by date. The building is very expensive to run and it will cost \$12.5 million over the next five years just to maintain it.
- Community facilities need updating. The Civic Hall is tired and inefficient, the Council Chamber is not flexible enough for current requirements and the Argyle Theatre has been closed for years for safety reasons.
- For Council to stay in the existing buildings they would need to be upgraded for another 20 years life. This would cost about \$58 million and a debt of that size would be a burden for the whole of our community.
- City of Ryde staff are currently spread over three locations. Bringing staff together in one building would streamline Council operations and improve efficiency.

If Council could sell a portion of its land it could generate funds in excess of \$60 million.

This would allow a new Civic Centre to be included on the Devlin Street site and pay for new Council offices within our City where Council staff could be brought together.

New Community Facilities

A new Civic Centre would deliver modern new community facilities including:

- **a multi-function performance space including generous back-stage facilities and an auditorium capable of seating more than 400 people**
- **a variety of meeting and conference rooms for community use**
- **a cafe, courtyard and outdoor meeting spaces**
- **a new mayoral office and Council Chamber and efficient space for the Mayor and Councillors**
- **a rooftop community garden.**

These facilities will meet Australian Standards for accessibility and embrace leading environmental sustainability principles.

How can Council raise the \$60 million it needs?

Council is proposing to sell approximately 60% of the civic site (including existing car parks) to fund the redevelopment of civic and performance space on the site and new staff facilities elsewhere in the City.

What kind of building can be built on the site?

Current planning controls, required by the State, limit the height of any future development on the site to that of the existing building.

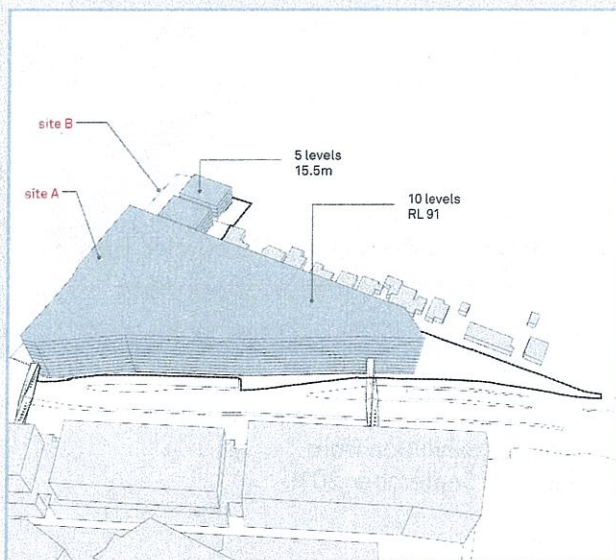
But the controls also allow for 100,000m² of building on the site, which is huge. (Bear in mind that the current complex is less than 5,000m².)

The design that would follow from these controls may lead to a less than desirable shape and scale of development, which would not be an acceptable or viable outcome for our City.

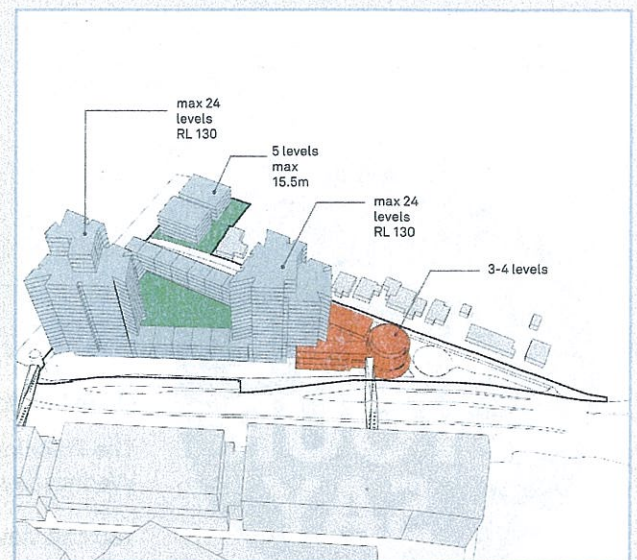
Council has therefore carried out an exhaustive analysis to see what could be built that would be both acceptable from a design point of view and be commercially viable to develop.

This Planning Proposal is only a concept design, not a final design. It outlines Council's key objectives of having the existing planning controls changed to allow an increase in height but a reduction of the amount of floor space to 60,000m². This would lead to a better design outcome.

CURRENT LOCAL ENVIRONMENT PLAN



PROPOSED PLAN



If the Planning Proposal is accepted, what happens next?

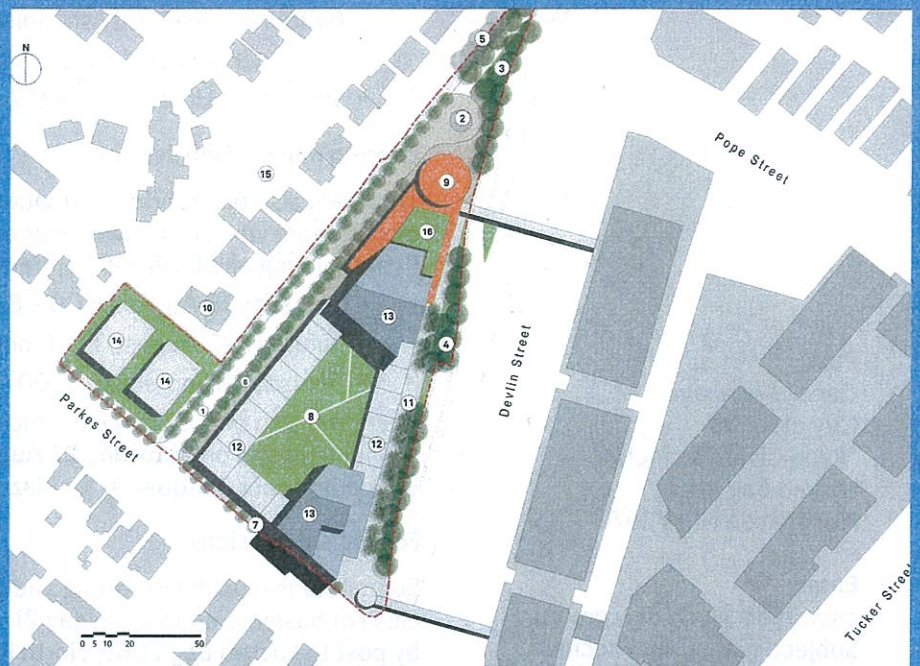
If the proposal to alter the planning controls is approved by the State Government, Council will produce a Development Control Plan to ensure that future plans reflect the principles of the concept design.

Council will then issue a tender to developers and the best tender will be chosen based on intensive scrutiny of financial, design, sustainability and other important criteria.

The successful developer will lodge a Development Application (DA) which, like this Planning Proposal, will be subject to your feedback, but in this case the design will be for real buildings.

The DA and all the feedback will be analysed by independent planners (Council cannot assess it because it owns the land).

If the approved DA meets Council's requirements (eg for provision of a new Civic Centre and good urban design) then the land sale can go ahead and the funding made available.



- 1 Entry road into the new Ryde Civic Precinct realigned with on-street parking along the western edge.
- 2 New Civic forecourt and vehicular turning circle.
- 3 Shared zone provides vehicular access to existing residents and a pedestrian connection to Blaxland Road (north).
- 4 Large native trees (proposed Sydney Blue Gum) are to complement the scale of existing and proposed development along Devlin Street with bold understory of ground cover and grasses.
- 5 Retain and protect remnant of existing indigenous trees.
- 6 Strong avenue of proposed *Flindersia australis* (Australian Teak) along Blaxland Road.
- 7 Proposed *Lophostemon confertus* (Brush Box) street trees along Parkes Street in accordance with Ryde Town Centre Plan.
- 8 Planted courtyard (to future design).
- 9 Civic building with north facing terrace and planted rooftop community garden.
- 10 Acknowledge scale and character of heritage building and its landscape setting locating new built form at an appropriate distance.
- 11 Proposed blueberry ash tree understory.
- 12 Proposed residential podium.
- 13 Proposed residential towers (max 24 levels).
- 14 Proposed residential blocks (max 5 levels).
- 15 Proposed zone change in LEP 2011 to allow up to 15.5 m of mixed use development.
- 16 Rooftop community garden with north facing terrace and cafe below.

How you can have your say

This is a once in a generation opportunity to shape our City's future and we would like to hear your views on this important project.

**HAVE
YOUR
SAY**

On exhibition

The Planning Proposal will be on public exhibition from Wednesday 10 August – Wednesday 21 September 2011.

You can view the Planning Proposal:

- Online www.ryde.nsw.gov.au
- Ryde Planning and Business Centre at 1 Pope Street, Ryde (within Top Ryde City shopping centre)
- Customer Service Centre at 1 Devlin Street, Ryde
- West Ryde Library at 2 Graf Avenue, West Ryde.

Drop-in information sessions

There will also be drop-in information sessions with members of the project team who can answer your questions. These will be held at the Ryde Planning and Business Centre on:

- Thursday 18 August, 6.00 – 8.00pm
- Saturday 20 August, 12.00 noon – 2.00pm
- Thursday 8 September, 4.00 – 6.00pm.

There will also be a Community Information Day at Top Ryde City shopping centre on **Saturday 27 August, 11.00am – 2.00pm**. Look out for our marquee in 'La Piazza' below Ryde Library!

Formal submissions

Submissions must be in writing and sent to the General Manager by close of business on Wednesday 21 September 2011. They can be sent by post to Locked Bag 2069, North Ryde NSW 1670, by email to cityofryde@ryde.nsw.gov.au or delivered in person to the Civic Centre.

Post:

General Manager
City of Ryde
"Ryde Civic Precinct"
Locked Bag 2069,
North Ryde NSW 1670

Email:

cityofryde@ryde.nsw.gov.au
Subject: Ryde Civic Precinct

To sum up...

Our aim is get the planning controls amended. The drawings and plans you will see as part of this Planning Proposal illustrate what could be built on the site: they represent a concept, not a real building.

If we can achieve a building form that reflects this concept, our City will get up-to-date community facilities and efficient premises for Council staff that are cheaper to maintain.

If the Planning Proposal is adopted we will be able to achieve this without imposing a huge burden of debt on our community.

For further information call the community information line on 1800 252 040.





Attachment G– Residents briefing notes

Meeting Notes

Meeting:	Ryde Civic Precinct Neighbouring residents briefing
Date:	6 September 2011
Location:	Ryde Civic Hall, 1 Devlin Street
Time:	6:05pm – 8.15pm
Project team:	Mitch Corn Malcolm Harrild Jo Kelly (Facilitator) David Robinson (Note take) Tony Abboud
Attendees	38 attendees (residents/community members)

Meeting summary:

The following summary covers the key themes raised at the briefing including the major issues, questions and comments by attendees. The structure of these notes does not necessarily flow in the order in which issues were raised, rather it provides a grouping of consistent themes that were discussed by the group. It is not intended to provide a verbatim record of questions and comments.

Financial assumptions	<p>A number of people sought clarification on the financial analysis that had been undertaken; the revenue that could be expected; the cost of the new community and civic facilities and new Council offices for staff.</p> <p>One person asked whether Council would own the new facilities including the land on which they would be located?</p> <p>Several people raised queries over assumptions about the level of debt that the community would find acceptable for Council to incur.</p> <p>Questions and comments included:</p> <ul style="list-style-type: none"> - Why Council assumes ratepayers won't accept debt? Has this been tested? - Why does Council need to sell off the land? - There has been no discussion over whether incurring debt is acceptable – the community has not been asked? - Why is Council spending \$3m on a new 'surfing centre'? This for example could be 3 floors that could be reduced from the height of the Planning Proposal. - Does the Council or the community own the land? If it is community land, how can it be sold off? - Council has a solid financial balance sheet – the issue is how Council manages its asset over long term. Why has Council let the building run down over 20 years? - What would the actual cost burden be from Council borrowing the estimated \$58million or \$63 million on each ratepayer? If this hasn't been calculated, it is a major failing of the current proposal.
Height	<p>The proposal to increase the height restriction was one of the main issues raised by various people at the meeting.</p> <p>Some people simply said that 24 storey buildings are too high, "residents don't want 24 storey buildings".</p> <p>One person raised the point that if doing nothing is not an option (as Council will need to spend \$12 million just to maintain the current building) the only options</p>

	<p>being put forward to the community are:</p> <ul style="list-style-type: none"> - Keep the current height restrictions and max out the site with the 100,000sqm as per the existing LEP, or - Reduce the total floor space and increase the height (to allow 24 storey buildings). Why are there no other options with lower heights and less floor space? <p>Some people also said they appreciated the need to redevelop the current Civic Centre but asked why there is no middle ground to provide a more balanced approach – and an option of lower height buildings.</p> <p>One person commented that they didn't specifically object to retail development but thought the concept of 24 storey residential towers had been arrived only because of a 'break-even' objective. They thought that the site wasn't suited to a 24 storey tower.</p>
Process	<p>There was some scepticism about the process. A number of people said they were unaware of the approval (in LEP 143) from 2005 that allows a maximum floor space of 100,000sqm to be developed on the site.</p> <p>One person asked if the 2005 approval allowed a maximum of 100,000sqm of floor space, is the new Planning Proposal a done deal?</p> <p>There was some discussion on who the independent assessor was (and how independent they would be in assessing the Planning Proposal) and who would also assess any future DA.</p> <p>A number of people asked why Councillors and senior Council staff were not in attendance. They felt Councillors "should be here to listen to the community" and "to feel the sentiment in the room – you can't understand people's feelings in a recorded document".</p> <p>One person requested that the meeting notes explicitly record that "participants strongly insist Council should be at meetings like this".</p>
Trust	<p>A number of people raised the issue of trust in the process, and said, "we don't trust Council. We were told the new shopping centre would be great, it's ugly and we weren't told we would lose the pedestrian crossing. The lifts on the pedestrian bridges breakdown, which makes it difficult to cross the road".</p> <p>One person asked what assurance would be in place to ensure community benefits if the Planning Proposal goes ahead? Another commented that "Council can't give any assurance, If Council can sell this land they can sell any land they own".</p> <p>Another person commented that the proposal is based on the financial assumption that there's a ready-made market for 'off the plan' residential sales. They thought the result would be "a lot of overseas investors and students, which will change the character of Ryde".</p>
Traffic	<p>Traffic and parking were key issues. A number of people said that they did not believe additional traffic would not impact on local roads, regardless of the Integrated Traffic Solution (ITS) and the plan for the majority of vehicle access/egress to be via the traffic ramps on Devlin Street.</p> <p>The general view about the traffic modelling was "we don't believe you"</p> <p>One person questioned what STA modelling had been done. Others said "there used to be a bus station, now the bus stops are all over the place".</p> <p>One person commented that it can take 20 minutes to get through the (Devlin Street) lights since the shopping centre was built, how can extra residents not impact on traffic?</p> <p>Another thought that more cars would 'rat run' through local streets.</p>

	<p>One person commented that they specifically asked that no changes be made to Parkes Street, as this would increase traffic, but the ITS still includes changes to Parkes Street.</p> <p>One person raised the proposed planning uplift for Blaxland Road in LEP 2011 (behind the Civic Centre). They questioned whether this had been considered in the analysis of future traffic projections?</p> <p>There were also issues raised about additional parking on local streets and whether there would be enough car parking provided for the residential towers in any new development.</p>
Open Space	<p>Recreational open space was raised by at least 2 people who spoke at the briefing. They expressed the view that there should be more open space and questioned why it isn't a priority to retain open space?</p> <p>One person queried the make up of future open space on the site and was concerned it would be for the exclusive use of the residents of the new apartments.</p>
Community Facilities	<p>One person who identified themselves as a regular user/hirer of Council's Civic Hall expressed an interest in the new facilities and sought information, about what was being proposed.</p>
Other	<p>There was some interest in where Council office staff would be located if the land was sold.</p> <p>One person thought that drainage would be an issue.</p> <p>At least one person requested a copy of the financial analysis and feasibility options that had been explored and presented. They thought it was important that the community have these options, so they can understand the work that had been done.</p>
Notification	<p>One person asked how many people were notified about this meeting?</p> <p>Another person commented that they thought this had been good process to notify people about the proposal, and felt many people were far more aware of the Planning Proposal than in 2005.</p>



Attachment H – Round 2 workshop invitations

Ryde Civic Precinct – Round 2 Workshop invitations distributed

<ul style="list-style-type: none"> ○ Ryde Business Forum ○ Ryde Chamber of Commerce ○ Eastwood Chamber of Commerce ○ West Ryde Chamber of Commerce ○ North Ryde/Macquarie Park Chamber of Commerce ○ Armenian Chamber of Commerce ○ Chinese Business Community ○ Spa Dental ○ Midway Cellars ○ Westpac Top Ryde ○ Pharma Brokers ○ Cyrius Media ○ Levy Partners ○ Ryde Furniture Freighters ○ Top Ryde Tailoring Centre ○ Motive Properties ○ Brad Garlick Ford ○ Brad Garlick Ford ○ Ryde Pharmacy ○ Henry Financial Services ○ Bahar Persian Food ○ Armenian Community Welfare Centre ○ Australian Korean Welfare Association ○ Christian Community Aid Service ○ Hunters Hill Ryde Community Services ○ Hunters Hill Ryde Community Services ○ Indonesian welfare Association ○ Macquarie Community College ○ Meadowbank TAFE ○ 	<ul style="list-style-type: none"> ○ N Sydney Multicultural Health Service ○ North Ryde Community Aid ○ North Ryde Community Aid & Info. Centre ○ Ryde Family Support Service Inc ○ Ryde/Hunters Hill Community Transport Assoc Inc ○ Side by side Advocacy ○ Sydney Korean Women's Welfare Centre ○ Tzu Chi Foundation ○ The Rotary Club of Ryde ○ The Probus Club of Ryde ○ Armenian Senior Citizens ○ Arthur Fong ○ Bellbirds Club Inc ○ Catholic Care ○ Come Dancing ○ Durban Dish ○ Immunisation Clinic ○ Italian Lesuire Group ○ Italian Seniors Group ○ Living Water Tabernacle ○ Liza Subarkah ○ Rock'n Soul Choir ○ Saint Mesrop Armenian Church ○ Special Dance ○ Spirit Of India ○ Takeaway Thai Chi ○ The Australian Gaelic Singers Inc ○ Top Ryde Playgroup ○ Top Ryde Tots ○ Fluid Balance ○ Cyrius Media ○ Meadowbank-West Ryde Progress Association ○ Armenian Community Welfare ○ Ryde Rotary 	<ul style="list-style-type: none"> ○ Come Dancing ○ Come Dancing ○ Ryde Eisteddfod ○ Yoppy's Dance ○ Yoppy's Dance ○ Australian Korean ○ Multicultural Health Service ○ Northern Sydney & Central Coast Health Service ○ N Sydney Institute of TAFE – Meadowbank ○ Welfare Association ○ Korean Lifeline ○ Social Entrepreneurial Ventures of Asian ○ Australian International ○ Meadowbank Chinese Neighbourhood Inc. ○ Sydney Korean Women's Welfare Centre ○ Eastwood Chinese Seniors ○ Chinese Business Association
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Attachment I – Community groups, hall hirers and business briefing notes

Meeting Notes

Meeting:	Ryde Civic Precinct
Date:	30 August 2011
Location:	Wallumatta Room, Ryde Library, 1 Pope Street Ryde
Time:	6pm – 7.30pm
Project team:	Mitch Corn Malcolm Harrild Jo Kelly (Facilitator) David Robinson (Note take) Tony Abboud
Attendees:	11 attendees (from 16 RSVP's)

Meeting summary:

The following summary covers the key themes raised at the briefing including issues, questions and comments by attendees. The structure of these notes does not necessarily flow in the order in which comments were made, rather it provides a grouping of consistent themes that were discussed by the group. It is not intended to provide a verbatim record of questions and comments.

Planning Proposal	<p>There was a limited discussion about the height controls in the Planning Proposal, and clarification on the 'RL levels' in relation to the Top Ryde City Shopping Centre.</p> <p>A participant asked if purchasers of units above the Top Ryde City Shopping Centre had been made aware of the Planning Proposal.</p> <p>Other questions included:</p> <ul style="list-style-type: none"> - What the zoning would be to control any new development? (4b) - How much green space would be included and whether any outdoor play space would be provided? - How Council would manage potential noise conflicts between activities in the multipurpose performance space and the impact on future residents? - Soundproofing was considered an important element that needs to be considered.
Financial	<p>There was general recognition that the feasibility studies were appropriate, as the project was unlikely to happen if it resulted in a significant debt to Council.</p> <p>Several questions were asked about the future hire costs of new community facilities.</p>
Existing Facilities	<p>A number of comments were made in relation to the current facilities, including recognition by several people that the ongoing maintenance costs were excessive and the current (Council) building needed replacing.</p> <p>Other comments were made about the air conditioning in the Civic Hall breaking down during dances, which made it uncomfortable on hot summer nights.</p>
Traffic and Parking	<p>There were various comments about traffic in Ryde generally. Several people asked questions about parking and access to the new facilities, these included:</p> <p>Whether disabled access would be provided?</p> <p>How many spaces would be provided at the site and including dedicated public spaces for patrons and performances?</p>



	<p>Would parking be provided underground?</p> <p>Whether there would be a drop off area for buses and whether bus parking would be provided? It was mentioned that elderly people needed access without having to walk a long way.</p> <p>What sort of loading facilities would be provided? - It was considered important that loading and delivery access was provided with access to a lift.</p>
Design and operational considerations	<p>A number of attendees asked questions or made comments about specific design and operational consideration for future facilities. These included:</p> <p>The dance floor should not have tracks for room dividers / partitioning, which could be a dangerous trip hazard for the dancers.</p> <p>What storage space would be available?</p> <p>Would kitchen facilities be provided? A large number of groups are not for profit and can not afford to pay for professional catering.</p> <p>What arrangements would be made for existing hirers during construction?</p> <p>Would the performance space and dance floor be larger than those in the existing facilities?</p>
Other	<p>There was general discussion about the future location of Council's administration offices, including the immunisation clinic at the Argyle Centre.</p> <p>A number of people asked about the process for determination of the Planning Proposal and length of time before "something would happen on the ground".</p> <p>Almost all people at the briefing welcomed the opportunity to comment and thanked the project team for the level of information provided.</p>