City of Ryde
draft Social and Cultural Infrastructure Framework

22 July 2014

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Summary

Welcome to the Social and Cultural Infrastructure Framework, a document that presents an aspirational vision for future Council owned and administered community facilities across the City of Ryde.

To realise the vision the framework presents a number of strategic directions aligned with the City of Ryde's town centre hierarchy that document a way forward for future community facility provision. As a Framework the document allows Council to respond more effectively to frequently changing and variable conditions that present in community facility planning. Prescriptive in the size and location of new infrastructure but less specific about their exact composition or make up, the strategic directions are designed to optimise delivery flexibility and provide information on which Council can base a range of decisions on future social and cultural infrastructure provision across the City.

While the social and cultural infrastructure listed for each of the centres can be delivered independently, together they form an infrastructure network or system of interrelated facilities. The Framework has been developed considering how Council infrastructure, as an interrelated system, can best meet the needs of a growing and diverse population.

Why has Council put this Framework together?

The Social and Cultural Infrastructure Framework is primarily focused on identifying the locations and spatial requirements of proposed new facilities to meet community needs across the City of Ryde over the next 20 years and beyond. It also identifies a number of current Council owned facilities that could be consolidated on the development of new infrastructure.

The need for the Social and Cultural Infrastructure Framework has been based on five interconnected pillars that provide a foundation for future social and cultural infrastructure provision.

1.   Improving Financial Sustainability.

Although most of the City's community buildings are in reasonable condition, many are reaching the end of their lifecycle, and as they do the burden of renewal and maintenance costs will continue to increase. This has obvious financial implications for Council.

While delivering new social and cultural infrastructure is a large expense, the principles driving the Framework aim to minimise Council's capital input by specifying that opportunities for new infrastructure are delivered, wherever possible and practical, through partnership arrangements. Further, the principles also specify new social and cultural infrastructure should incorporate compatible commercial uses that provide a revenue stream to reduce the burden of ongoing renewal and maintenance costs.

2.   Responding to Population Growth.

The City's population is growing, and in some suburbs projected to grow dramatically. At the same time Ryde is becoming a more diverse City. As the population grows and becomes more diverse, so will the demand on local service providers, as will the need for flexible meeting and activity spaces that contribute to community wellbeing and improved quality of life.

3.   Creating Purpose Built Facilities.

Council has a range of buildings occupied by a number of valued service providers, and a range of meeting spaces and halls that are well used by communities. While many of these buildings have served the community well, there is a need for more purpose built facilities which are more functional and flexible to meet a wider range of community needs, and more integrated service provision.

4.   Forward Planning.

Council is also required to provide documentation that demonstrates forward planning on a range of the City's infrastructure needs. The strategic directions identified in the framework provide a schedule for developer contribution payments and expenditure, and provide a platform for informing Council and developer planning agreements.

5.   Place Making.

Town centres are focal points of City activity, and locating social and cultural facilities within centres can provide an additional attractor that creates a stronger sense of place, greater vibrancy, more social connections and networks, stronger economic activity and ultimately more local cohesion. Better served by public transport, central to population catchments and characterised by activity generators such as shops and services, town centres provide highly visible locations for social and cultural infrastructure. Case studies have demonstrated how well integrated community infrastructure can be located in town centres without compromising the availability of valuable retail space.

Importantly, it is *not* the purpose of this document to:

a) Specify in detail the functionality of proposed new facilities beyond general descriptions;
b) Prescribe the services that could potentially be provided from proposed new facilities; or
c) Resolve the future function of current owned Council infrastructure assigned for consolidation.

Both the detailed uses and the services that would be a part of any new social and cultural infrastructure would be specified as part of feasibility studies undertaken for each facility as they come on line. The future of Council owned facilities assigned for consolidation will be planned for on a case by case basis.

Aims

The document aims to:

- Provide a 20 year framework for the provision of social and cultural infrastructure in the City of Ryde, which is able to respond flexibly to opportunities as situations arise
- Understand and learn from national and international best practice
- Identify opportunities for the creation of new facilities to meet the social and cultural needs of the existing and future community
- Identify opportunities for existing facilities to be consolidated and repurposed
- Reduce the ongoing cost of managing and maintaining the City's social and cultural infrastructure.

Process

The process for preparing the framework included:
- Analysis of the existing policy context
- Review of community consultation undertaken on Ryde 2021 and other relevant projects
- Review of national and international best practice
- Identification of appropriate standards and hierarchies for social and cultural infrastructure
- Analysis of previous and projected population growth and change
- Audits of the City's existing social and cultural infrastructure
- Consideration of facilities and services provided by other government and non government organisations
- Consultation with relevant staff from across the organisation.

Directions and Principles

This work has resulted in the identification of detailed principles for social and cultural infrastructure, including design principles for new facilities. The principles are:

1	Locate new social and cultural infrastructure within urban centres
2	Create community hubs, inclusive of multi-purpose social and cultural infrastructure
3	Express the experiences and richness of the local community
4	Maximise access to and use of social and cultural infrastructure
5	Use a partnership approach to planning, delivery and operation
6	Increase financial sustainability

Design principles for new social and cultural infrastructure include:
- Contributes to a sense of place
- Connected to public transport, pedestrian and cycling networks
- Visible from the street or other public place
- Designed to be used flexibly
- Designed to maximise safety
- Incorporates technology
- Designed to be expanded and adapted in response to changing community needs
- Incorporates compatible commercial uses.

A more detailed description of each of these principles can be found on pages 22-25.

Framework

The directions and principles, along with the City's existing centres hierarchy and the identified standards and hierarchies for social and cultural infrastructure, were applied across the local government area to create a three tier framework. This framework is illustrated in Figure 11 (see page 53) and is summarised in the table below.

Infrastructure hierarchy	Location
Tier 1: City wide infrastructure	Top Ryde
Tier 2: District level infrastructure	Macquarie Park
	West Ryde
	Eastwood
Tier 3: Neighbourhood level infrastructure	Gladesville
	Coxs Road
	Meadowbank
	Trafalgar Place

The foundations of the framework are the strategic directions identified for each of the tiers (City wide, District and Neighbourhood). The strategic directions propose new social and cultural infrastructure that respond to, and are shaped by, the unique circumstances and needs of the surrounding community.

Each of the strategic directions are characterised by the terms 'multipurpose community hub' or 'multipurpose community space', depending on their listing in the infrastructure hierarchy. These broad descriptions recognise the quickly changing nature of the built environment and changing community needs, and enables flexibility so that decisions on the specific composition of infrastructure can be made to suite circumstances as they arise.

Each of the strategic directions is accompanied by a number of other options to provide an increased level of flexibility.

In the Social and Cultural Infrastructure Framework, proposed new infrastructure is broadly described as either 'multipurpose community hub' or 'multipurpose community space'. In general, multipurpose community hubs are proposed for city wide or district level infrastructure, while multipurpose community spaces are proposed for neighbourhood level infrastructure. Although differentiated by scale and function, both infrastructure types can potentially include:

- Halls
- Meeting places
- Visual and performing arts amenities
- Offices and amenities for service providers
- Libraries
- Childcare facilities
- Commercial spaces
- Other spaces

Consolidation

New social and cultural infrastructure aims to be purposefully designed, better located, built to accommodate the growing needs of community service providers and groups, and offer additional space for meetings and activities.

Where appropriate new social and cultural infrastructure will provide opportunities for the consolidation of current Council owned facilities into modern, multipurpose spaces. That said, it is not the purpose of the Framework to prescribe the services that could potentially be provided from proposed new facilities, or resolve the future function of current owned Council infrastructure assigned for consolidation. The future of Council owned facilities assigned for consolidation will be planned for on a case by case basis, and the services that could be a part of any new social and cultural infrastructure would be specified as part of feasibility studies undertaken for each facility at the earliest possible time.

Delivery

The detailed funding strategy for new or redeveloped facilities will be documented in the City's long term financial plan. Likely funding sources include:

- S94 Development contributions
- Land developer partnerships or agreements
- Co-funding with government or non-government service providers.

To enable flexibility over the 20 year timeframe and to ensure Council funding is targeted to the right place at the right time, initial priorities for implementation of the framework have been identified as follows:

Priority	Years	Location	Facility
High	0-5	Ryde	City wide cultural facility
		Eastwood	District library
		Eastwood	District level multipurpose community hub
Medium	5-15	Ryde	City wide multipurpose community health hub
		North Ryde	Neighbourhood multipurpose community space
		Gladesville	Neighbourhood multipurpose community space
Low	15-20	Meadowbank	Neighbourhood multipurpose community space
		Macquarie Park	District multipurpose community hub
		Trafalgar Place	Neighbourhood multipurpose community space

The next step for agreed priorities will generally be detailed feasibility studies for each new piece of infrastructure proposed, which will include consultation with services and users to ensure any facility concept designs are undertaken to best meet community needs.

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setting the scene

1. Introduction

In recent years, the City of Ryde has undertaken considerable research, analysis and consultation about the future direction of its social and cultural infrastructure. The role of this document is to review, update and synthesise this work into one clear strategic framework for social and cultural infrastructure. In particular, the framework builds on the work undertaken as part of Community Facilities: Future Directions (2010) and the draft Cultural Spaces and Places Plan (2011-12).

The aims of this document are to:
- Provide a 20 year framework for the provision of social and cultural infrastructure in the City of Ryde, which is able to respond flexibly to opportunities as they arise
- Understand and learn from national and international best practice
- Identify opportunities for the creation of new facilities to meet the social and cultural needs of the existing and future community
- Identify opportunities for existing facilities to be consolidated and repurposed
- Reduce the ongoing cost of managing and maintaining the City's social and cultural infrastructure.

The focus of this framework is the community buildings which the City leases or licences for a variety of social and cultural use, including:
- Child care
- Community meetings
- Cultural activities
- Disability support
- Education and health services
- Family and children's services
- Home and community care
- Performances and events
- Settlement services
- Youth services.

The framework also incorporates direction for other social and cultural infrastructure provided by the City, such as libraries. It does not consider recreation facilities and open space.

The study area for the framework is the entirety of the Ryde local government area (LGA), as shown in **Figure 1**.

The role of this plan is to synthesise and update previous work to provide a clear strategic framework for social and cultural infrastructure in the City of Ryde

Figure

1

City of Ryde
Local Government Area

HORNSBY

KU-RING-GAI

MARSFIELD

EPPING ROAD

M2

MACQUARIE PARK

LANE COVE ROAD

EASTWOOD

DENISTONE EAST

NORTH RYDE

CHATSWOOD WEST

DENISTONE

WILLOUGHBY

DENISTONE WEST

WEST RYDE

RYDE

EAST RYDE

PARRAMATTA

MELROSE PARK

LANE COVE

VICTORIA ROAD

MEADOWBANK

PUTNEY

GLADESVILLE

TENYSON POINT

HUNTERS HILL

0   200   400   600   800   1000 m
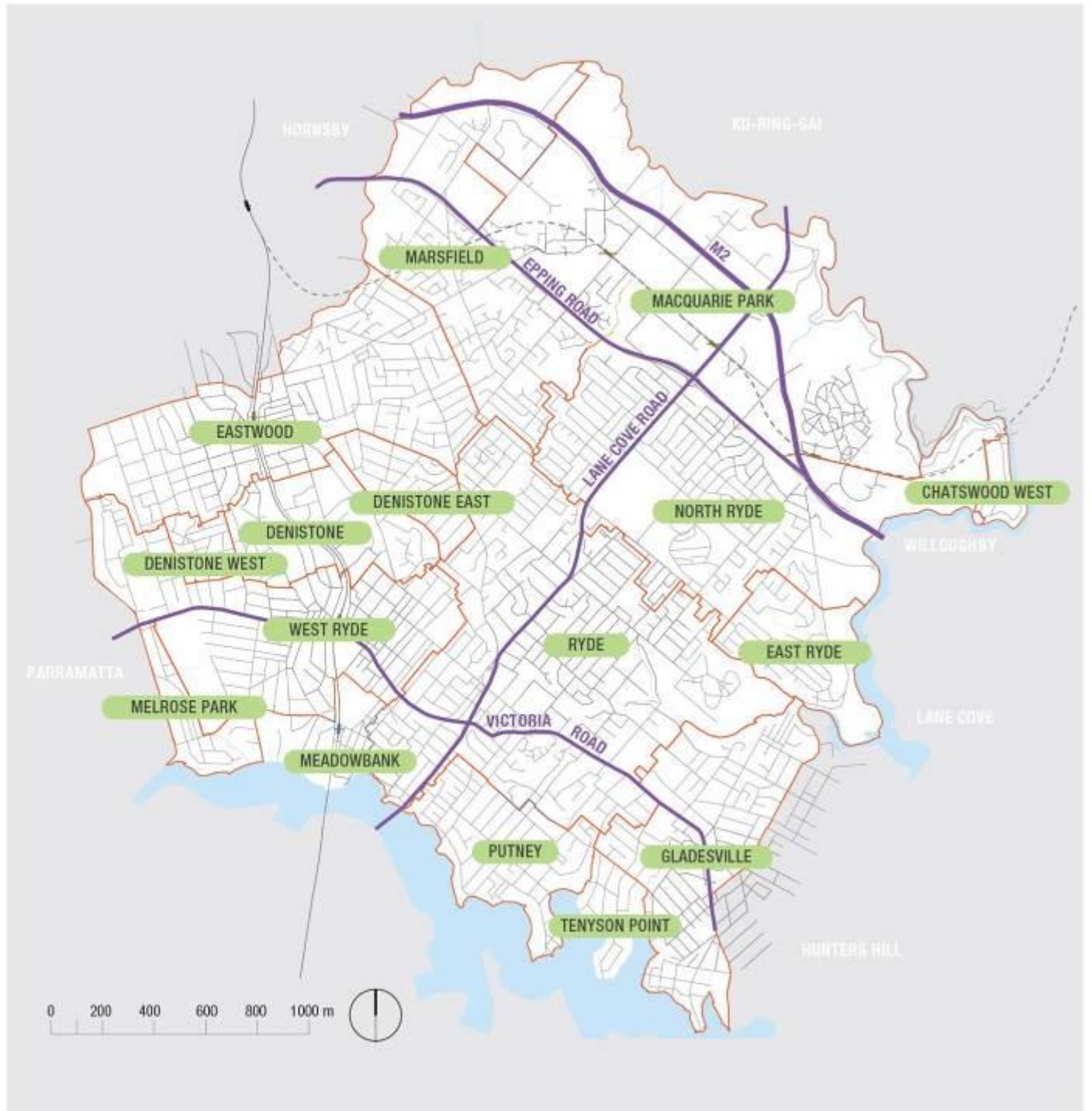
2. Understanding the existing policy context

City of Ryde 2021 Community Strategic Plan

In 2011, the City of Ryde adopted its first Community Strategic Plan under the Division of Local Government's integrated planning and reporting framework. Referred to here as Ryde 2021, the plan was produced following an extensive community engagement process. It identifies challenges and opportunities for the City, which form an initial context for the consideration of social and cultural infrastructure within the City.

In particular, the location and design of social and cultural infrastructure will need to respond to Ryde's growing and changing population. Ryde 2021 is based on the expectation that, over the next 20 years or so, there will be:

- An increase in the proportion of the population aged 65 years and over
- An increase in younger people moving closer to employment and education opportunities
- Continuing growth in the cultural diversity of the community.

Key components of Ryde 2021 for social and cultural infrastructure are:

One **vision** for the community	**The place to be for lifestyle and opportunity @ your doorstep**
Seven **outcomes** for the community	1. A city of liveable neighbourhoods 2. **A city of wellbeing** 3. A city of prosperity 4. A city of environmental sensitivity 5. A city of connections 6. A city of harmony and culture 7. A city of progressive leadership
Three **goals** for a city of wellbeing	• Our residents are encouraged and supported to live healthy and active lives • **All residents feel supported and cared for in their community through the provision of ample services and facilities** • Residents feel secure and included in an environment where they can connect social and are supported by their neighbours
Four **demonstration projects** for a city of wellbeing	• Night lights to extend sport field usage • **Supporting our Not For Profit sector with community hubs** • Advocating for a regional health centre at Top Ryde • Providing an all abilities regional playground at Yamble Reserve

Local Planning Study

As part of the process for developing a new Local Environment Plan, the City of Ryde prepared a Local Planning Study in 2010. The study was prepared in response to the direction from the NSW Government's Metropolitan Strategy (2005) and draft Inner North Subregional Strategy (2007). It addresses targets for growth in housing supply and employment, as well as considering environmental, transport and heritage challenges.

The centres hierarchy contained in the Local Planning Study is illustrated in **Figure 2**.

In addition to being incorporated into the Local Environment Plan and associated Development Control Plan, the spatial framework provided by the Local Planning Study has been used consistently throughout the City's subsequent policy framework, including in Ryde 2021, Community Facilities: Future Directions and the Cultural Spaces and Places Plan.

Key components of the Local Planning Study for social and cultural infrastructure are:

A hierarchy of six **centres** for housing and jobs growth	• Macquarie Park (specialised centre) • Ryde (town centre) • Eastwood (village centre) • Gladesville (village centre) • West Ryde (village centre) • Meadowbank (village centre)
A desired **future character statement** for all six centres, with each to incorporate:	A mix of retail, commercial, employment, residential, leisure and other land uses Vibrant centres of business providing diverse job opportunities Safe, convenient access between work, home, shopping and leisure Easy access to public transport Attractive, well-used public spaces Ecologically sustainable development Diverse housing opportunities **Community facilities and services to support communities**
Ten **smaller centres** to help address local needs	• Coxs Road • Blenheim Road • Boronia Park • Putney • Meadowbank Station East • Meadowbank Station West • Midway • Fiveways • Balaclava Road • Trafalgar Place

Figure 2

Ryde centres hierachy

Legend:
- Specialised centre
- Town Centre
- Village Centre
- Small centre

Map labels:
- Trafalgar Place
- Balaclava Road
- MARSF...
- Fiveways
- Eastwood
- Midway
- DENIST...
- DENISTONE
- DENISTONE WEST
- Macquarie Park
- Coxs Road
- CHATSWOOD WEST
- NORTH R...
- Blenheim Road
- LANE COVE ROAD
- West Ryde
- Ryde
- EAST RYDE
- MELROSE PARK
- Station West
- Station East
- Meadowbank
- VICTORIA ROAD
- Boronia Park
- PUTNEY
- G...
- Gladesville
- TENYSON POIN...
- M2

Scale: 0 200 400 600 800 1000 m
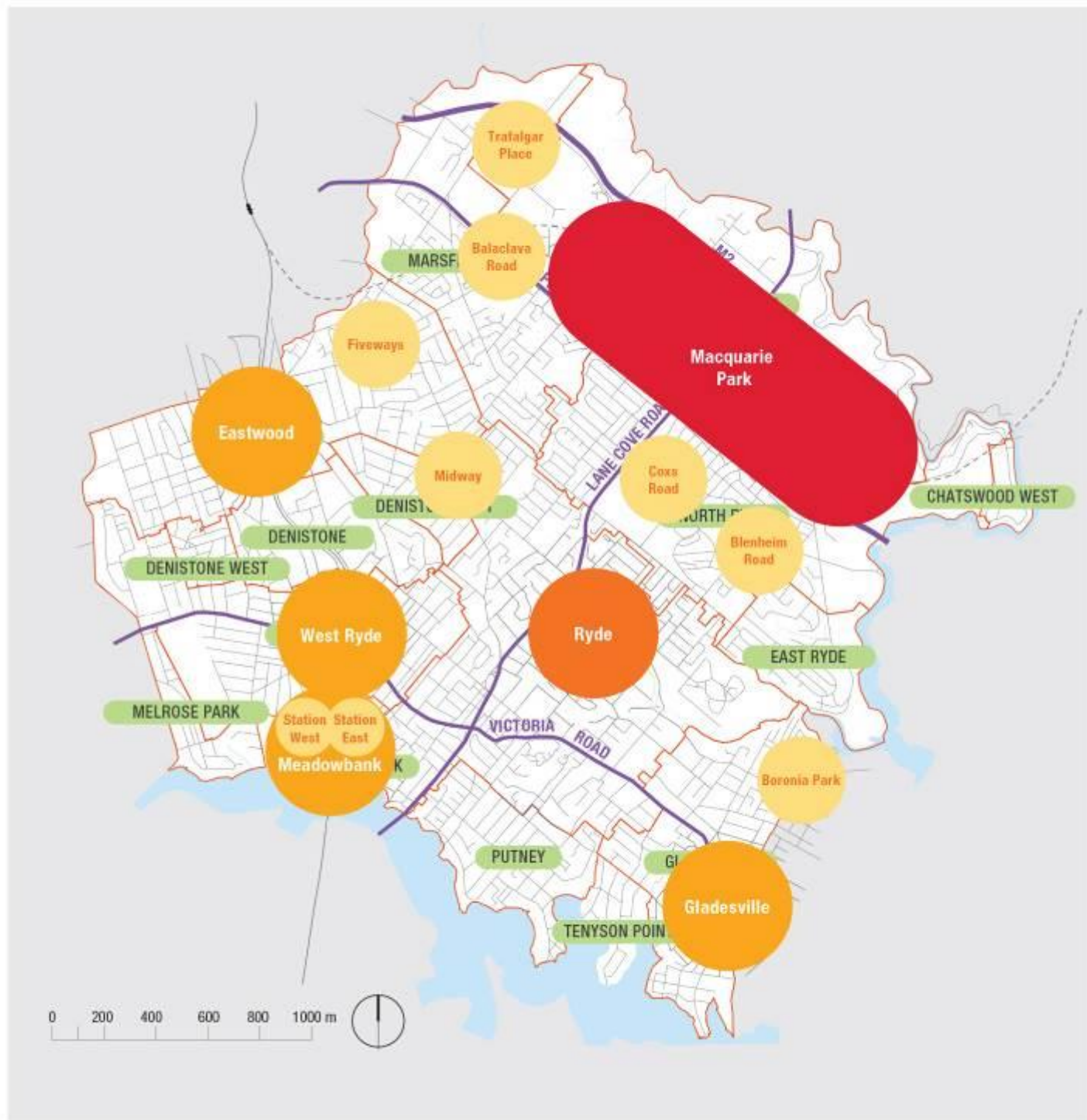
Community Facilities: Future Directions

Although it was completed prior to Ryde 2021, the City's Community Facilities: Future Directions document provides very similar direction for the creation of social and cultural infrastructure. Completed in 2010, Future Directions considers the future use and development of community facilities in the LGA.

Future Directions has a strong emphasis on the provision of social and cultural infrastructure through community hubs. It describes community hubs as "a centre of interest or activity", which incorporate the:

> Co-location of multi purpose community facilities within a key destination, along with other services and facilities, such as parks, recreation centres, shops, transport nodes, [and] health care providers (2010: 17).

The document identifies multipurpose district level facilities, supported by key regional facilities, as the preferred model for the provision of community facilities.

Future Directions has a strong emphasis on the provision of social and cultural infrastructure through district level community hubs

Key components of Future Directions for social and cultural infrastructure are:

One **vision** for community facilities	Our community has access to well designed sustainable facilities which promote a vibrant community with strong connections
Six **principles** for community facilities	1. Servicing our community 2. Capacity building 3. Inclusiveness 4. Collaboration and partnerships 5. Equity 6. Responsiveness
Five **directions** for community facilities	• Locate new community facilities within key centres • Create community hubs, inclusive of multi-purpose community facilities • Maximise access and utilisation of community buildings • Enhance and invest in sustainable community buildings • Use a whole of Council and partnership approach to planning and delivering community facilities

More specifically, Future Directions identifies the following as the key challenges and issues facing community facilities in the City of Ryde:

- The residential and workforce populations of Ryde are undergoing substantial growth and change, resulting in **increasing and changing demands** on Council community facilities.
- The majority of community facilities within the City of Ryde are at least 30 years old, many of which are converted residential buildings that have not been built for purpose. The high cost of management and maintenance of these **ageing facilities** is not matched by income from fees and charges.
- The ageing community infrastructure across the LGA is ill suited to the requirements of modern service provision and cannot meet **contemporary needs or expectations**.
- The stock of facilities is insufficient to meet the needs of the current and projected population. There is little **capacity** in existing facilities for existing services to grow, change or run new programs and activities, and many facilities are **overcrowded**.
- Council has limited capacity to provide equitable access to **affordable rental accommodation** in its facilities, yet such support is often essential, given insufficient funding through state and federal programs.

Furthermore, Future Directions identifies the following as key gaps for the City in the provision of community facilities:

- Buildings that are **built for purpose** and offer **flexible** and multi-purpose space that can accommodate the needs of a diverse group of people and meet the changing needs of the Ryde community.
- The location of existing community buildings is not **evenly spread** throughout the LGA. The northern part of the LGA has limited facilities in comparison to other areas.
- There are limited services offered within Council community buildings that support and/or address the needs of **young people, people from culturally and linguistically diverse backgrounds** and the community in relation to **cultural/arts activities** in Ryde.

Draft Cultural Spaces and Places Plan

The draft Cultural Places and Spaces Plan was prepared by Deborah Mills and Associates and Lisa Marquette Advisory in two stages, with Stage I being completed in 2011 and Stage II finalised in 2012.

Stage I of the draft Cultural Spaces and Places Plan brings together previous work to articulate a vision for cultural facilities. The vision shares several of the elements identified in Community Facilities: Future Directions, including an emphasis on the provision of multiple facilities in one central community place.

Stage I of the draft Plan includes a cultural facilities hierarchy, which is loosely based on the hierarchy of centres in the Local Planning Study. It also provides initial recommendations for the six centres identified in the Local Planning Study, as well as two additional locations.

The cultural facilities hierarchy contained in Stage I of the draft Cultural Spaces and Places Plan is shown in **Figure 3**.

Key components of the draft Cultural Spaces and Places Plan for social and cultural infrastructure are:

One **vision** for cultural facilities	The Ryde community has access to well designed facilities and public places which promote a vibrant community with strong connections and enable the citizens of Ryde to tell their stories and express and experience the richness and diversity of cultural life
A hierarchy of eight **centres** for cultural facilities	• Ryde (major town centre) • Eastwood (town centre) • Macquarie Park (village centre) • North Ryde (village centre) • Gladesville (village centre) • West Ryde (village centre) • Meadowbank (village centre) • Brush Farm (specialised centre)
Detailed scoping of four **key opportunities**	• Cox's Road Cultural Hub • Eastwood Youth Hub Learning and Cultural Centre • Macquarie Park Multicultural Creativity and Learning Hub • North Ryde Common Sound Shell

Legend:
- Major Town Centre
- Town Centre
- Village
- Specialised Centre

Map labels:
- Brush Farm
- Eastwood
- Macquarie Park
- North Ryde
- West Ryde
- Ryde
- Meadowbank
- Gladesville

Roads: EPPING ROAD, M2, LANE COVE ROAD, VICTORIA

Scale: 0 200 400 600 800 1000 m

Stage II of the draft Cultural Spaces and Places Plan provides detailed scoping of opportunities in four locations across the LGA. Opportunities identified in stage II of the draft Plan were a result of extensive consultations with the local arts community.

It includes a detailed proposal for the **Eastwood** Library to be transformed into a Youth Hub Learning and Cultural Centre. The proposal is based on the finding that the existing library is too small to accommodate demand, particularly from young people.

The draft Plan proposes a new facility be developed on the site of the existing library, with the aim of creating "a welcoming and safe space for young people to meet, create and learn" (2012: 18). Four options are considered, with the preferred option being the development of a two storey facility of 1,620m^2. Features of the proposal include a 1,470m^2 library spread over two storeys and 150m^2 community room, proposed to accommodate the existing CWA tea rooms and kitchen. The proposal also incorporates improved digital infrastructure, to add another creative dimension to the facility.

In addition, the draft Cultural Space and Places Plan investigates options for Brush Farm House in Eastwood. It recommends the facility be used particularly as an exhibition venue and proposed other forms of programming, including open air theatre and concerts, be explored.

The draft Cultural Places and Spaces Plan concludes that, given moderate projected population growth, there is likely to be little increase in demand for purpose built community facilities in **Gladesville**. However, the draft Plan also notes that, should developer interest in the area eventuate in the future, the City of Ryde could explore options to redevelop the library into a community hub as a joint venture with the Hunter's Hill Council.

The draft Cultural Places and Spaces Plan recommends redevelopment of the **North Ryde** Library and School of Arts into the Coxs Road Cultural Hub. Stage II of the draft Plan proposes three options for the development of the hub, with the preferred option being the refurbishment of the existing facilities. This option includes:

- Creation of a new enclosed space in the forecourt of the building
- Installation of a lift
- Relocation of building services to a rooftop platform
- Expansion of the floorspace allocated to the library by 30-35%
- Adaption of back of house facilities in the upstairs performance space
- General improvements to furnishings and fixtures.

In addition to proposing the creation of a community hub in North Ryde, the draft Cultural Places and Spaces Plan also proposes a Sound Shell be created in North Ryde Common.

The draft Cultural Places and Spaces Plan strongly identifies the need for a city wide performance venue of 150-250 seats. The draft Plan proposed three options for this venue, including the redeveloped Civic Centre in **Top Ryde** or a combined redevelopment of the Argyle Centre and Ryde City Bowling Club.

In addition, Stage I of the draft Plan proposes a multicultural creative arts hub be located either in Top Ryde or in **Macquarie Park**. Stage II of the draft Plan includes a more detailed feasibility analysis of the Macquarie Park, but not the Ryde, site.

The draft Cultural Places and Spaces Plan strongly identified the need for a city wide performance venue of 150-250 seats

Development of a Ryde Youth Services Hub Model

In 2011, the City commissioned GML Social Research to assist in determining the feasibility of a centrally located youth services hub. The study was prompted by a proposal from the Hills Schools Industry Partnership, supported by the Ryde Hunters Hill Youth Interagency, for a youth space in Ryde.

The Development of the Ryde Youth Service Model report identifies existing services for young people in the Ryde LGA, as well as issues impacting service collaboration. Based largely on consultation with existing service providers, it identifies four service needs, being:

- A space for the delivery of alternative education programs for young people aged under 15 years
- A space for delivery of early intervention services for younger secondary students who are at risk of disengaging from education
- A space for delivery of early intervention services aged 15 years and over
- A youth development space or spaces which provide structured and semi-structured recreational opportunities for disadvantaged young people and soft entry points into services if required.

The report also found that the key gaps in service provision were for mental health services and crisis and longer term accommodation services for young people.

While it set out to investigate a hub model for youth services in the City of Ryde, the study found that the four service needs "are not necessarily dependent on a single site 'hub' concept for their achievement" (2011: 11). It identified several potential sites to fulfil some of the service needs, including at high schools and TAFEs.

Nonetheless, the report recommended the City pursue the development of a purpose built youth facility offering:

- A multi purpose hall
- Computing equipment

- Counselling rooms
- A chill-out space
- Offices for staff.

The report did not provide directions about the size or location of the facility.

3. Understanding national and international best practice

Many cities and councils in Australia and elsewhere in the world are critically assessing their social and cultural infrastructure and exploring new, 21st century models for meeting community needs and aspirations. Table 1 summarises national and international trends in the best practice provision of social and cultural infrastructure, identified through a literature review and ongoing case study research.

Table 1: National and international trends in the provision of social and cultural infrastructure

Trend	Description	Example
Larger facilities	There has been a move towards the provision of larger, but fewer, facilities designed for bigger population catchments – which can provide a higher quality and wider range of spaces, services and activities	**The Concourse** in Chatswood, which is a major regional facility incorporating a concert hall and theatre, as well as a library of over 5,000m^2 and restaurants, shops and a large area of outdoor space
Clustering of facilities	Leading practice favours the clustering of community buildings in places that are readily accessible by public transport and where people already congregate, such as shopping centres and schools	**Gungahlin Town Centre Wellbeing Precinct** in Canberra, which currently includes a public library and facilities for secondary and vocational students, and is planned to incorporate sport and recreation facilities to serve students and the wider community
Colocation of services	This is intended to enhance coordination between services and convenience for clients, as well as the more efficient use of limited resources	**Riverwood Community Centre**, which has been in operation since 1974 and contains 14 services and programs in one multipurpose building
Multipurpose facilities	To make the best use of limited resources, facilities need to provide for multiple uses and serve a range of population groups, as well as adapting as needs changes over time	**Mount Pleasant Community Centre** in Vancouver, which contains diverse spaces including a 1,115m^2 library, childcare centre, fitness centre, arts rooms, multipurpose rooms and outdoor spaces, as well as affordable housing
Placemaking role	Community facilities are recognised as helping create vital public spaces that engender a sense of place and distinctive community identity	**Vinegar Hill Library and Community Centre**, which is located in the busiest section of the Rouse Hill town centre and has a prominent entry located directly on the town square

Community building role	Overcoming social isolation and engendering a sense of belonging are important contributions of community facilities, particularly as increasing numbers of people live alone and seek social contact outside the home	**Idea Stores** in Tower Hamlets in London, which have been designed as community focal points in town centre locations, with community services and programs offered in accessible, relaxed and informal settings
Showcases of sustainability	Community facilities are often now used to showcase sustainable building methods and design, as well as being adaptively reused where possible	**Surry Hills Library**, which uses an atrium to filter air and reduce the need for air conditioning, as well as being designed to conserve water and energy
Emphasis on partnerships	Community facilities are increasingly dependent on the development of partnerships between local and state government, as well community organisations, service providers and the private sector, to make them work	**Churchill and District Intergenerational Community Hub** in Victoria was developed and is being operated as a partnership between local, state and federal government, as well as major university
Active asset management	Councils are taking a more active and strategic approach to asset management, ensuring that facilities are maintained and renewed in ways that meet community needs and are financially viable	Waverley Council's **Asset Investment Strategy**, which provided a plan for the renewal of a number of community facilities, such as the Waverley Park Pavilion, and is progressively being implemented
Incorporation of technology	Community facilities, particularly libraries, play a significant role in enhancing public access to information technologies and helping to overcome the digital divide	**Surry Hills Library**, which has 16 public access computer terminals and free wifi throughout the building

Clockwise from top left: Mount Pleasant Community Centre in Vancouver, Surry Hills Library in Sydney, Idea Store in London and Vinegar Hill Library and Community Centre in Sydney

4. Considering hierarchies and standards for social and cultural infrastructure

An important component of the preparation of this framework is to understand future demands for social and cultural infrastructure. One way to begin to estimate the demand for infrastructure is through the use of planning hierarchies and standards. Standards identify the threshold at which a population requires and can sustain the provision of a service or facility. They are usually expressed as a ratio comparing population numbers and facility or service provision, often accompanied by a suggested gross floor area (GFA) for that facility or service type.

Standards for social and cultural infrastructure are generally applied as part of a four tier hierarchy. To assist in determining community needs in the City of Ryde, specific standards for key types of social and cultural infrastructure, aligned to the hierarchy, have been brought together in Tables 2-5.

Standards for the provision of community centres can also be considered collectively, with a GFA of 80-100m^2 for every 1,000 people.

These standards and hierarchies are applied in Part 2 of this framework.

Tables 2-5 are based on the following documents, supplemented with comparative studies undertaken by Elton Consulting on a number of social infrastructure projects:

- State Library of NSW (2012) People Places: A Guide for Public Library Buildings in NSW, Third edition
- Parks and Leisure Australia (2012) Benchmarks for Community Infrastructure: A PLA WA Working Document
- Victorian Growth Areas Authority (2011) Greater Beveridge Community Infrastructure Scoping Assessment and Review of Lockerbie North Precinct Structure Plan Requirements
- Victorian Government Growth Areas Authority (2008) Planning for Community Infrastructure in Growth Areas
- Queensland Government, Office of Urban Management (2007) SEQ Regional Plan 2005-2026, Implementation Guideline No. 5 – Social Infrastructure Planning
- NSW Growth Centres Commission (2006) Growth Centres Development Code.

Standards for the provision of community centres can be considered collectively, with a recommended 80-100m^2 of floorspace for every 1,000 people

Tier 1: City wide infrastructure	
Location	Major town centre
Catchment	100,000+ people, potentially over two or more LGAs
Description	Provides the premier civic and cultural space to serve a municipality or larger area, with a wide range of social and cultural facilities and services
Examples	• Major civic and/or cultural centre • Council administration • Central library • Performing arts centre • Exhibition spaces • Tertiary education facilities such as TAFE or university • Youth resource centre • Major community health centre with programs including outpatient clinics, maternal and child health, oral health, social work, counselling and referral • Major recreation and sporting facilities, such as regional parks and stadiums

Ryde example of city wide infrastructure: Ryde Library (at street level)

	Infrastructure	Rate of provision (per population)	Approximate GFA
Key standards	Central library	1:100,000+	28m^2 per 1,000 people
	Major civic or cultural centre	1:75,000-150,000	2,000-4,000m^2

Tier 2: District level infrastructure	
Location	Town or village centre
Catchment	20,000-30,000 people, possibly up to 50,000
Description	Provides a range of activity and program space as well as accommodation for community organisations and service providers, usually with a permanent staff presence. Dedicated spaces for specific population groups will preferably be co-located as part of a multipurpose community centre or community hub.
Examples	• Multipurpose community centre • District library • Community arts centre • Smaller scale performing arts and/or exhibition space • Medical and community health services • Facilities and services for groups such as children, young people, older people, people with a disability and culturally and linguistically diverse communities • Community health centre with permanent and sessional programs and services • High schools and other learning facilities • Sporting and recreation facilities

Key standards	Infrastructure	Rate of provision (per population)	Approximate GFA
	Branch library	1:20,000-35,000	$39m^2$ per 1,000 people
		1:35,000-65,000	$35m^2$ per 1,000 people
	Community centre	1:20,000-30,000	$1,000-1,500m^2$ $50m^2$ per 1,000 people
	Community arts centre	1:40,000-50,000	$1,000-1,500m^2$

Ryde example of district level infrastructure: West Ryde Community Centre and Hall

Tier 3: Neighbourhood level infrastructure

Location	Village or small centre
Catchment	5,000-20,000 people
Description	Provides a basis for community involvement and the development of social capital through opportunities for voluntary work and the development of social networks
Examples	• Neighbourhood community centre • Community hall and/or meeting space • Smaller library space and/or services, such as a kiosk or mobile library • Access point for family support, health, and other support services • Primary school • Child care centre or kindergarten

Key standards	**Infrastructure**	**Rate of provision (per population)**	**Approximate GFA**
	Neighbourhood community centre	1:15,000-20,000	375-1,000m^2 25m^2 per 1,000 people

Ryde example of neighbourhood level infrastructure: North Ryde Community Aid and Information Centre

Tier 4: Local level infrastructure	
Location	Preferably a small centre
Catchment	2,000-5,000 people
Description	Provides space for meetings, gatherings and small scale activities and programs, which are not usually staffed and are used mostly on a casual hire basis
Examples	• Community halls • Churches and other religious facilities • Clubrooms • Parks

Key standards	**Infrastructure**	**Rate of provision (per population)**	**Approximate GFA**
	Community hall	1:5,000-10,000	500m^2

Ryde examples of local level infrastructure: Shepherd's Bay Community Centre (above) and West Ryde Hall (below)

A key consideration in the application of standards for social and cultural infrastructure in the City of Ryde is recognition that many standards have been developed for greenfield developments. Applying standards in an area like Ryde requires careful adaptation to suit the established nature of the area.

Established inner to middle ring areas like the City of Ryde are generally characterised by:

- Established suburbs with existing populations
- Provision of existing infrastructure that is often dated, poorly located and not fit for purpose
- Future population growth that is largely incremental
- Fragmented, multiple land ownership
- A general scarcity of land compared to greenfield areas
- Housing stock that is ageing with some level of renewal likely.

These characteristics emphasise the importance of:

- Looking at models of social and cultural infrastructure provision that capitalise on smaller land parcels and can fit readily into the existing neighbourhood fabric
- Considering all of the City's land assets as potential sites for social and cultural infrastructure
- Considering leasing and other alternative forms of asset ownership to provide social and cultural infrastructure
- Considering sources of funding other than those purely linked to growth and development
- Seeing social and cultural infrastructure as an important part of the renewal of existing centres and suburbs
- Working with partners and exploring the practical application of models that involve shared use and co-location.

5. Providing directions and principles for social and cultural infrastructure in Ryde

The following principles for the delivery of social and cultural infrastructure in the City of Ryde are based on existing policy, particularly the directions for community facilities in Community Facilities: Future Directions. They also incorporate recent learnings from national and international best practice, as well as observations relating to the application of planning standards and hierarchies.

Table 6: Directions and principles for social and cultural infrastructure in the City of Ryde

Direction	Principles for social and cultural infrastructure provision
Locate new social and cultural infrastructure within urban centres	• Central to population catchments • Close to activity generators such as shops, schools and other community facilities
Create community hubs, inclusive of multipurpose social and cultural infrastructure	• Accommodates a wide range of services, activities, programs and spaces • Close to, and has a good relationship with, a park, plaza, playground or other public space • Welcomes all community members and encourages community connections
Express the experiences and richness of the local community	• Contributes to a sense of place • Tells local stories • Helps activate public places
Maximise access to and use of social and cultural infrastructure	• Connected to public transport, pedestrian and cycling networks • Visible from the street or other public space • Designed to be used flexibly • Designed to maximise safety • Incorporates technology
Use a partnership approach to planning, delivery and operation	• Takes a whole of Council approach • Encourages coordinated service delivery • Co-funded with government or non government
Increase financial sustainability	• Designed to be expanded and adapted in response to changing community needs • Incorporates compatible commercial uses

Detailed design principles for social and cultural infrastructure

The following table is intended to provide further guidance on the detailed design of social and cultural infrastructure in the City of Ryde.

Detailed design principle	Description
Contributes to a sense of place	Community facilities should be distinctive and welcoming places, which reflect local culture. A strong connection between social and cultural infrastructure and the broader community can be fostered through development of facilities on landmark sites and with distinctive architecture and quality design. This helps ensure they develop a strong local profile, thereby promoting high levels of usage. Incorporating public art into the building design is also important to tell local stories and to create places that are recognised and valued in the community.
Connected to public transport, pedestrian and cycling networks	Proximity to public transport enhances accessibility for all population groups. Community facilities should ideally be located within 400 metres walking distance of a regular public transport stop. Linking to pedestrian and cycling networks provides another avenue to promote the accessibility of facilities to all groups in the population and is a further means to encourage sustainable behaviour and a healthy and active lifestyle. Facilities should, where possible, incorporate bike racks and be designed to be universally accessible for all user groups, including people with a disability and parents and carers of children.
Visible from the street or other public space	To be well used and serve community needs, social and cultural infrastructure should be highly visible. Ideally, it should be on a main street with ground floor street frontage for optimum visibility and accessibility. Signage on and around the building should be clear and distinctive. Enabling an awareness of what happens inside, through the careful positioning of windows and signage, also promotes usage.
Designed to be used flexibly	Infrastructure should be designed and built to maximise flexibility of use. Where possible, buildings should be capable of delivering a range of services, rather than designated for single uses or specific target groups that may quickly become outdated. Flexibility is enhanced by providing multipurpose spaces capable of accommodating a diversity of uses, thereby enabling a range of activities and target groups to use the facility. Multiuse facilities are also more dynamic and capable of responding and adapting to the changing needs and preferences of the community. Facilities that are responsive and flexible will be used more intensively over their lifetime.

Detailed design principle	Description
Designed to maximise safety	Social and cultural infrastructure should be designed in accordance with crime prevention through environmental design (CPTED) principles. It should provide a high degree of personal safety for people entering and leaving the building, especially at night. Safety can be enhanced by: • involvement of the community in design and development of the facility, leading to feelings of ownership and hence greater use of the facility • providing spaces that can be visually monitored by a range of people including passers by and shop keepers • strategically positioning lighting, trees, and meeting places.
Incorporates technology	Social and cultural infrastructure, particularly libraries, play a significant role in enhancing public access to information technologies and helping to overcome the digital divide. Innovative ways should be sought to incorporate information and communications technologies into social and cultural infrastructure. This could include wi-fi access, computer terminals or labs, hot desks and recharging points for mobile phones, tablets and other devices.
Designed to be expanded and adapted in response to changing community needs	It is difficult to precisely predict requirements for social and cultural infrastructure. Assumptions about demand are based on current population projections. These assumptions, particularly those relating to detailed demographic compositions, may change and therefore effect requirements for social and cultural infratsructure. Past experience has shown it is important to allow for flexibility and adaptibility in the provision of community space over the long term life of a facilitty.
Incorporates environmentally sustainable design	Social and cultural infrastructure should be financially sustainable and provide value for money for users, owners and operators. While capital funding is a major issue, ongoing operational costs are often a greater expense. Key considerations include building design that reduces ongoing operating and maintenance costs. The incorporation of environmentally sustainable design features is critical in this regard. Features to consider include passive solar design and the use of natural ventilation, insulation and natural light. These features reduce ongoing operational costs for owners as well as for hirers and users.

Detailed design principle	Description
Incorporates compatible commercial uses	Facility design that incorporates cost recovery is also important. This can include the incorporation of space for casual hire or longer term lease for either community or compatible commercial uses. Appropriate commercial uses may include cafes and local service providers, such as doctors, physiotherapists, psychologists, lawyers and accountants, as well as the offices of local representatives. It may also include a wide variety of social enterprises.

telling the story

6. Understanding the existing community

In many ways, the City of Ryde is highly representative of the wider community of Sydney. **Figures 4–8** show some of the characteristics of existing communities within the Ryde LGA, as well as comparisons with the City of Ryde and Greater Sydney averages.

These figures are not intended to provide a full suburb-by-suburb analysis of the City's demographics, but rather to tell a story about the characteristics which make particular parts of the LGA distinctive.

More detailed demographic information can be found at http://profile.id.com.au/ryde.

A note about demographic data in Ryde

The population of suburbs within the City of Ryde varies significantly, from around 1,000 in Denistone West and Tennyson Point to over 21,000 in Ryde. In addition, a large number of suburbs are split between Ryde and neighbouring LGAs.

For these reasons, some suburbs are grouped together in the following demographic analysis. Specifically, figures cited for:

- Denistone include Denistone West
- Gladesville include Tennyson Point
- North Ryde include the part of Chatswood West in the City of Ryde
- Meadowbank include the part of Melrose Park in the City of Ryde.

Median age (years)

Figure 4

Data source: ABS

2006

MARSFIELD · 31 · 37 · EASTWOOD · DENISTONE EAST · DENISTONE · DENISTONE WEST · NORTH RYDE · 40 · CHATSWOOD WEST · WEST RYDE · RYDE · EAST RYDE · 38 · MELROSE PARK · 32 · PUTNEY · 37 · TENYSON POINT

0 200 400 600 800 1000 m

Ryde LGA - 37
Sydney - 35

Ryde LGA - 36
Sydney - 36

Decrease | Unchanged | Increase

2011

MARSFIELD · MACQUA... · 30 · 37 · EASTWOOD · DENISTONE EAST · DENISTONE · DENISTONE WEST · NORTH RYDE · 41 · CHATSWOOD WEST · WEST RYDE · RYDE · 37 · EAST RYDE · MELROSE P... · 31 · MEADOWBANK · PUTNEY · 38 · TENYSON POINT

0 200 400 600 800 1000 m
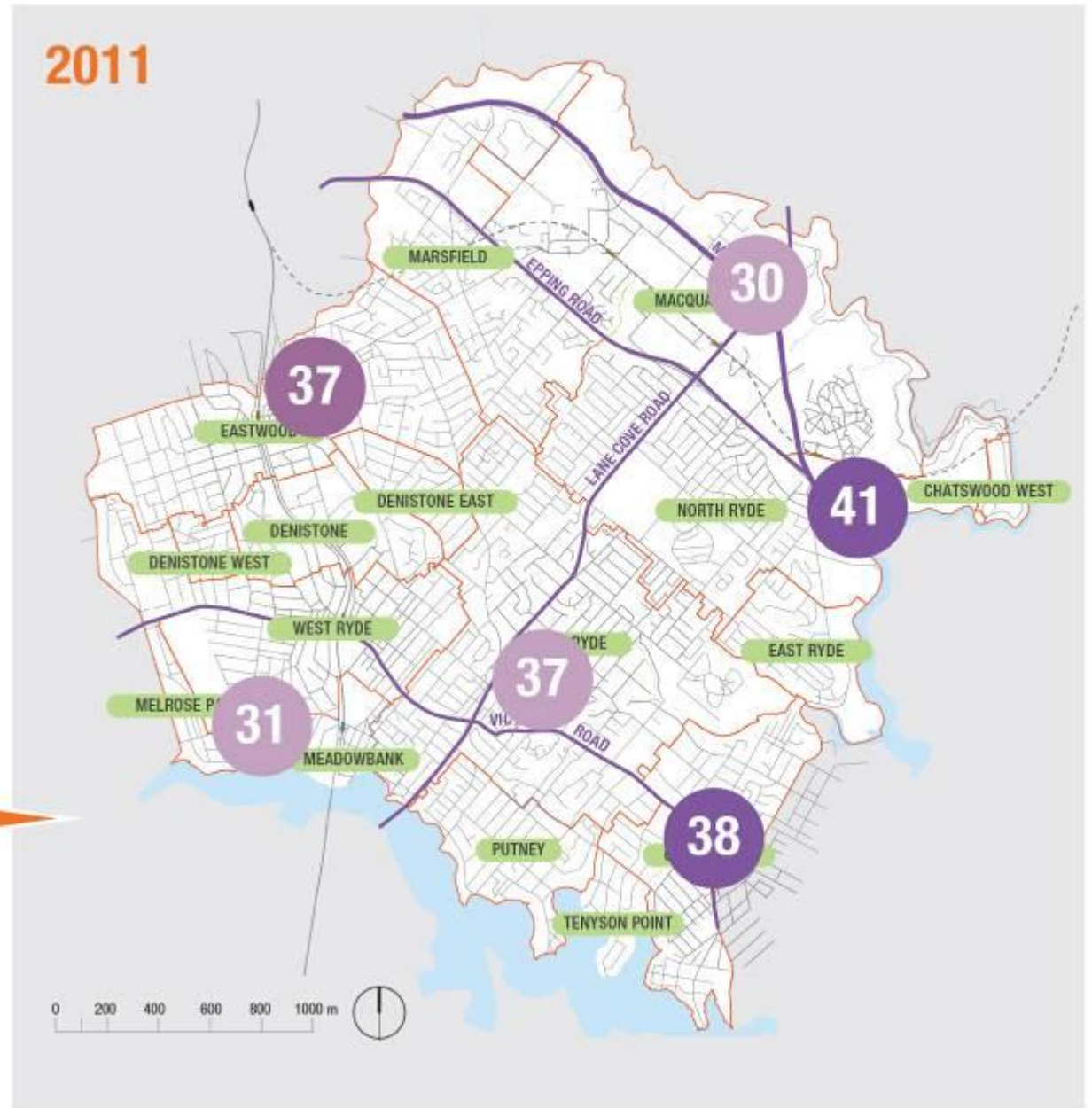
Figure
5

Households with children (%)
Data source: id profile

2006

48
EASTWOOD
MARSFIELD
19
CHATSWOOD WEST
DENISTONE EAST
55
DENISTONE
DENISTONE WEST
38
WEST RYDE
NORTH RYDE
49
56
RYDE
42
MELROSE PARK
29
PUTNEY
GLADESVILLE
TENYSON POINT

0 200 400 600 800 1000 m
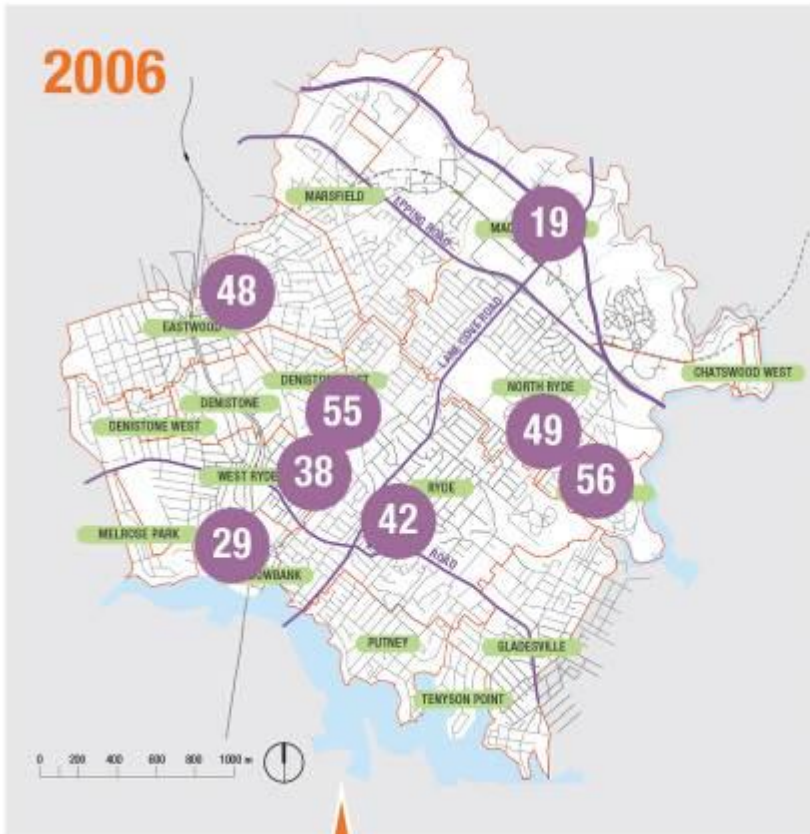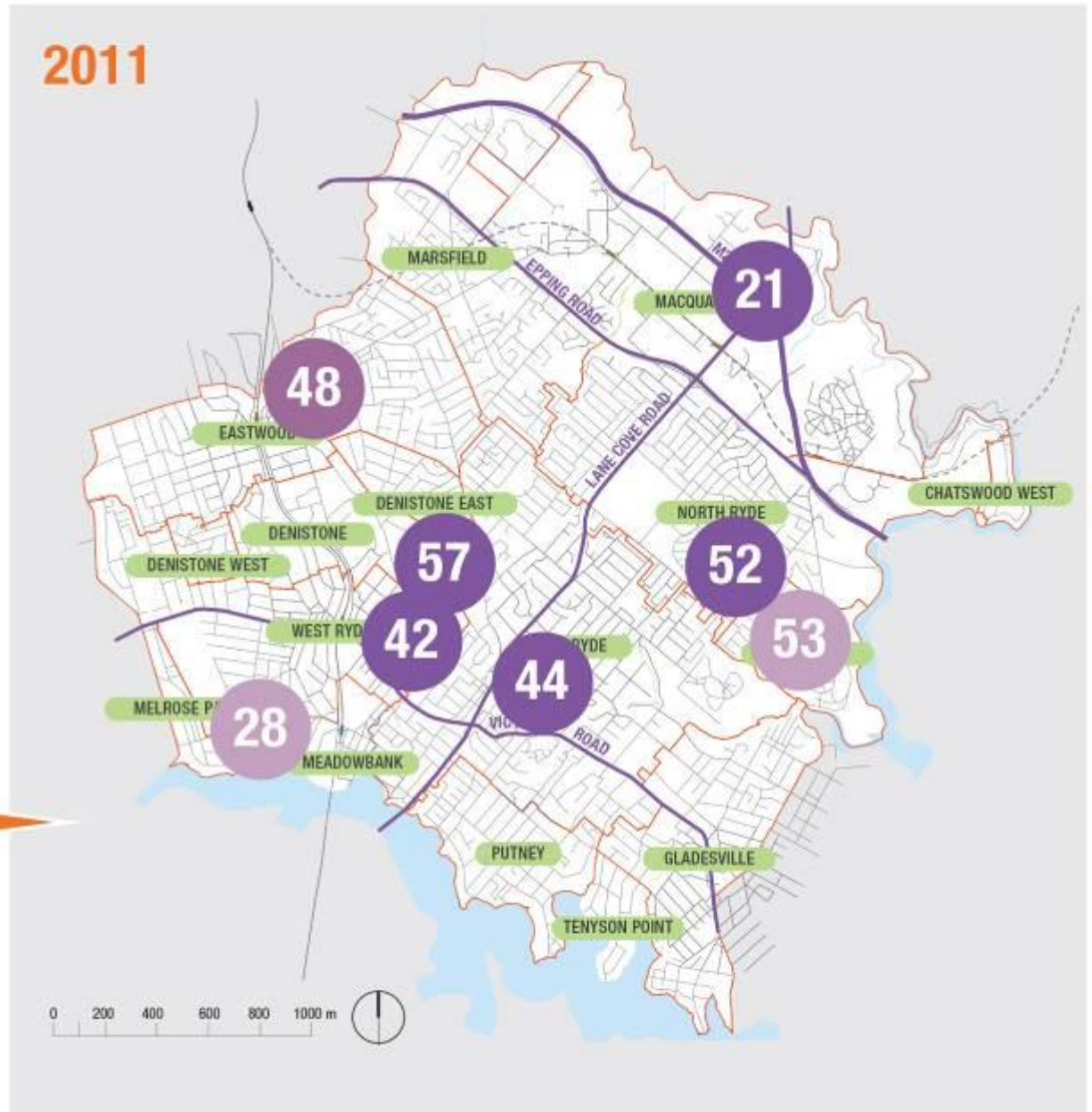
Ryde LGA - 41
Sydney - 45

Ryde LGA - 42
Sydney - 46

2011

MARSFIELD
MACQUA
48
EASTWOOD
21
LANE COVE ROAD
EPPING ROAD
NORTH RYDE
DENISTONE EAST
52
DENISTONE
57
DENISTONE WEST
53
WEST RYDE
42
RYDE
44
MELROSE PARK
28
MEADOWBANK
CHATSWOOD WEST
PUTNEY
GLADESVILLE
TENYSON POINT

0 200 400 600 800 1000 m

Decrease   Unchanged   Increase

Figure
6
Residents speaking a language other than English at home (%)
Data source: id profile

2006

40
48
EASTWOOD
MARSFIELD
MACQ
DENISTONE EAST
NORTH RYDE
CHATSWOOD WEST
DENISTONE
DENISTONE WEST
42
WEST RYDE
RYDE
20
36
ROAD
MELROSE PARK
MEADOWBANK
24
PUTNEY
GLADESVILLE
TENYSON POINT

0 200 400 600 800 1000 m

Ryde LGA - 36
Sydney - 29

Ryde LGA - 42
Sydney - 33

2011

MARSFIELD
EPPING ROAD
MACQ
49
55
EASTWOOD
DENISTONE EAST
LANE COVE ROAD
NORTH RYDE
CHATSWOOD WEST
DENISTONE
DENISTONE WEST
50
WEST RYDE
RYDE
41
20
MELROSE PARK
MEADOWBANK
28
PUTNEY
GLADESVILLE
TENYSON POINT

0 200 400 600 800 1000 m

Decrease   Unchanged   Increase
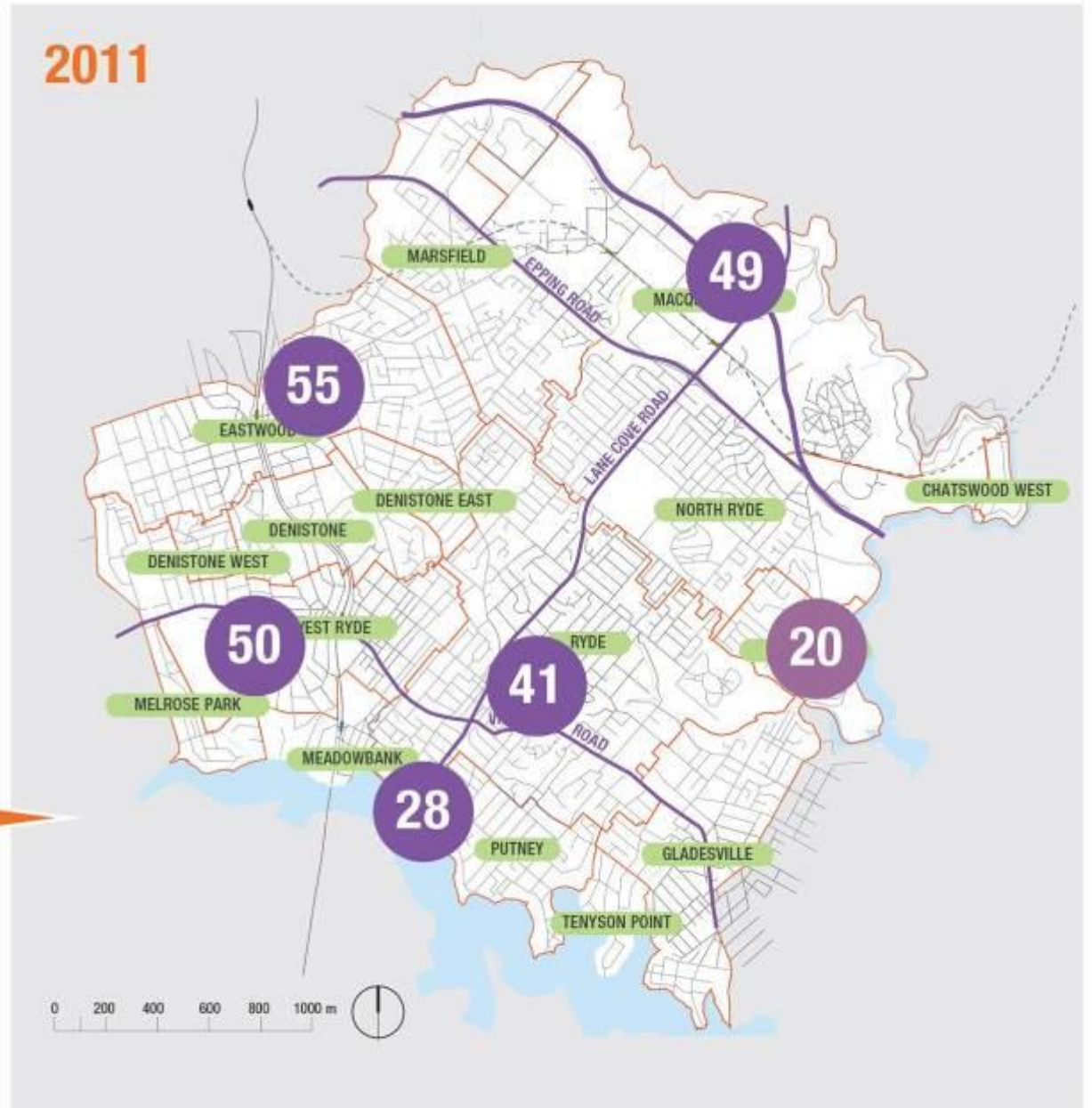
Figure
7

Educated to bachelor's degree or higher (%)
Data source: id profile

2006

MARSFIELD
MACC
33
32
EASTWOOD
22
DENISTONE EAST
NORTH RYDE
CHATSWOOD WEST
DENISTONE
DENISTONE WEST
26
WEST RYDE
RYDE
22
MELROSE PARK
29
WBANK
PUTNEY
GLADESVILLE
TENYSON POINT

0   200 400 600 800 1000 m

Ryde LGA - 28
Sydney - 20

Ryde LGA - 33
Sydney - 24

Decrease   Unchanged   Increase

2011

MARSFIELD
EPPING ROAD
MACC
41
37
EASTWOOD
LANE COVE ROAD
28
NORTH RYDE
CHATSWOOD WEST
DENISTONE EAST
DENISTONE
DENISTONE WEST
WEST RYDE
RYDE
E
28
MELROSE PARK
42
BANK
ROAD
34
PUTNEY
GLADESVILLE
TENYSON POINT

0   200 400 600 800 1000 m
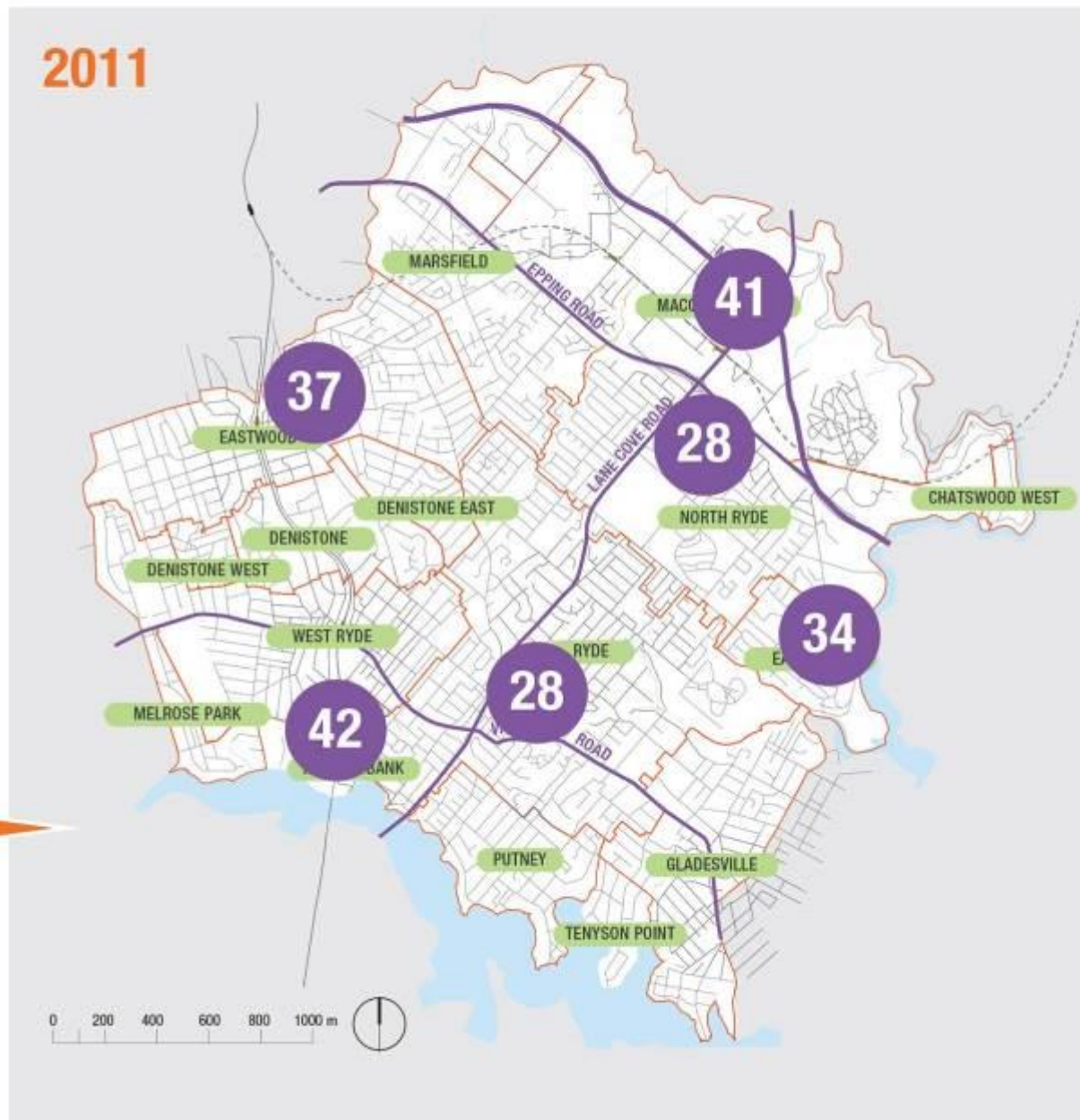
Figure
8
Apartments (%)
Data source: ABS

2006

27
74
19
0
84
27
0
37

2011

28
78
19
0
1
30
95
39

Ryde LGA - 30		**Ryde LGA - 32**
Sydney - 26		Sydney - 26

0 200 400 600 800 1000 m

0 200 400 600 800 1000 m

Decrease Unchanged Increase
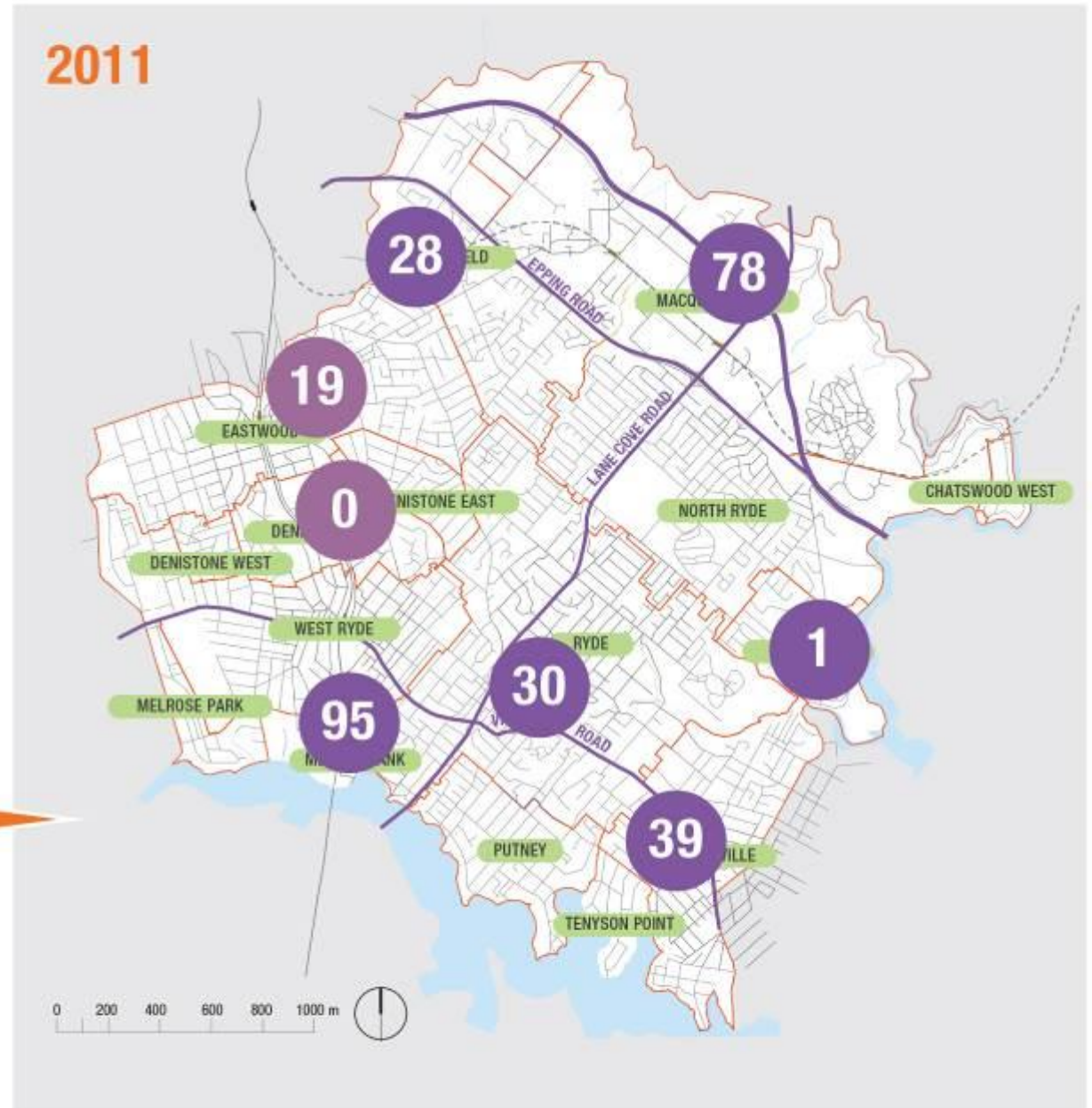
Implications

- There are distinct spatial patterns in the **age** of the Ryde community, with lower median ages in the higher density areas of Macquarie Park and Meadowbank, and higher median ages in the established, lower density areas to the east of the LGA.
- Fewer than half of all households in the LGA have **children**. However, contrary to local and national trends, areas such as Denistone, West Ryde, Ryde, North Ryde and Macquarie Park have seen a recent increase in the proportion of households with children.
- The proportion of **residents speaking a language other than English at home** is generally increasing and higher than the Sydney average, with greater spatial concentrations in the east and north of the LGA.
- With the highest concentration of residents speaking a language other than English, Eastwood would appear to provide the most appropriate location in which to focus facilities and services targeting the culturally and linguistically diverse community.
- **Education** rates are also generally higher than the Sydney average and increasing in all parts of the LGA, with one concentration of residents with higher levels of education focused around Macquarie University.
- There are very significant spatial concentrations of **high density housing** in Meadowbank and Macquarie Park, potentially creating the need for high quality open spaces, spaces for hire for small private gatherings and communal places to meet, socialise and relax outside the home.

7. Describing existing social and cultural infrastructure provided by the City of Ryde

Location of infrastructure

This framework considers two types of infrastructure provided by the City of Ryde:

- Community buildings, including community centres and halls, early childhood health centres, child care and preschools, and heritage buildings
- Other social and cultural infrastructure, particularly libraries and performing arts venues.

As a detailed assessment of the City's cultural facilities was undertaken as part of the Cultural Spaces and Places Plan (see Section 2), this section includes more detailed analysis of the City's community buildings.

The location of social and cultural infrastructure provided by the City is listed in Appendix 1 and mapped in **Figure 9**. Facilities provided by adjoining councils which may also serve residents of the Ryde LGA are also shown in Figure 9.

Figure

9

Ryde social & cultural infrastructure

1. Ryde Civic Hall
2. Ryde Library
3. Argyle Centre
4. The Parsonage
5. Westward Cottage
6. Willandra House
7. West Ryde Library
8. West Ryde Hall
9. Eastwood Womens Rest Centre
10. Eastwood Library
11. Christian Community Aid
12. Brush Farm House
13. Eastwood Hall
14. Eastwood Town Hall
15. Marsfield Early Childhood Centre
16. Trafalgar Place Community Centre
17. Nort Ryde School of Arts Community Centre
18. North Ryde Library
19. North Ryde Preschool
20. Gladesville Library
21. Gladesville Meeting Room
22. North Ryde Community Aid and Information Centre
23. Children's House Montessori School
24. Goulding Hill Preschool
25. Eastwood Preschool Kindergarten
26. Ryde Multicultural Centre
27. North Ryde Community Preschool
28. Eastwood Occasional Child Care Centre
29. West Ryde Community Centre & Hall
30. Sheperd's Bay Community Centre
31. Vacant
32. Ryde Early Childhood Health Centre

Facilities outside LGA
33. Epping Library
34. Gladesville Community Centre
35. Gordon Library
36. Linfield Library
37. West Linfield Community Hall
38. West Pymble Community Hall

Services provided by infrastructure

The services provided from existing community buildings are described in Table 7, with lessees and licensees specified as at January 2013.

Table 7: Services currently provided by community buildings

Community building	Lessee/licensee	Current services
Brush Farm House	• Brush Farm Historical Society Inc • Corrective Services NSW • Macquarie Community College	Offices, exhibition space and training rooms
Eastwood Christian Community Aid (Eastwood and West Ryde)	• Eastwood Christian Community Aid	Office space and services for children, families, older people, people with a disability and the multicultural community
Eastwood Hall	NA	Multipurpose hire space, with capacity for 100 people
Eastwood Occasional Child Care Centre	• Eastwood Occasional Child Care Centre Inc	Child care and education
Eastwood Preschool Kindergarten	• KU Children's Services	Child care and education
Old Eastwood Town Hall	• Cerebral Palsy Alliance	Disability support services
Eastwood Women's Rest Centre	• Eastwood Epping Branch of the Country Women's Association	Meeting space, with capacity for 45 people
Gladesville Meeting Room	NA	Meeting space, with capacity for 42 people
Goulding Hill Preschool	• Goulding Hill Preschool Inc	Child care and education
Marsfield Early Childhood Health Centre	• Northern Sydney Local Health District	Sessional health services for babies and young children
North Ryde Community Aid and Information Centre	• North Ryde Community Aid and Information Centre	Office space and services for older people, people with a disability and the multicultural community
North Ryde Community Preschool	• North Ryde Community Preschool Inc	Child care and education

North Ryde Preschool	• KU Children's Services	Child care and education
North Ryde School of Arts Community Centre	NA	Multipurpose hire space, with capacity for 200-300 people, and meeting room
Children's House Montessori School	• Sydney Montessori Society	Child care and education
Ryde Early Childhood Health Centre	• Northern Sydney Local Health District	Sessional health services for babies and young children
Ryde Multicultural Centre	• Ryde Multicultural Centre Inc	Services for the multicultural community
Shepherd's Bay Community Centre	NA	Multipurpose hire space, with capacity for 120 people
The Parsonage	• Macquarie Community College	Training rooms
Trafalgar Place Community Centre	NA	Multipurpose hire space, with capacity for 80 people
West Ryde Community Centre	• Good Beginnings Australia • Korean Life • Northern Sydney Local Health District • Relationships Australia (NSW) • Ryde Family Support Services • The Benevolent Society • West Ryde Neighbourhood Children's Centre	Office space and services for children, families and the multicultural community
West Ryde Community Centre Hall	NA	Multipurpose hire space, with capacity for 150 people
West Ryde Hall	NA	Multipurpose hire space, with capacity for 100 people
Westward Cottage	• Macquarie Community College	Training rooms
Willandra House	• City of Ryde Art Society • Ryde District Historical Society Inc	Offices, exhibition space and training rooms
167 Shaftsbury Road, Eastwood	NA	Vacant

Suitability of infrastructure

To contribute to an assessment of their existing and future suitability, community buildings provided by the City were audited. Buildings were visited and assessed against the following criteria:

- **Visual prominence**: Is it prominently located and easily identifiable as a community facility?
- **Integration**: Is it integrated with other services and facilities?
- **Public transport**: Is it accessible by bus and train?
- **Pedestrian and bicycle access**: Is it accessible by foot and bike?
- **Parking:** Is there adequate parking within close proximity?
- **Universal access**: Can it be accessed by people with disabilities, mobility issues and parents with prams?
- **Multipurpose design**: Can it accommodate a range of activities and services and at the same time?
- **Outdoor space**: Is there a contained outdoor area that can be accessed from inside the building?
- **Building quality**: Is it in good condition?
- **Safety and security**: Is safety encouraged through its design and surrounds?
- **Ecologically sustainable design** (ESD): Does it incorporate sustainability initiatives?

Each building was scored against each criterion on scale of 1 to 5 by a single auditor. The scale was a simple likert scale, where 1 meant the building did not address the criteria at all and 5 meant that it addressed the criteria very well. This resulted in a maximum possible total score of 55 and a minimum possible total score of 0.

The building audit scores should be considered with some caution. They are intended to act as a guide and indicative comparison only. The standard set of criteria does, however, provide some indication of the relative quality of community buildings. Total scores are shown in Table 8, with detailed scores in Appendix 2.

Table 8: Summary results of community buildings audit

Building	Total Score
West Ryde Community Centre	39.0
Ryde Library	38.0
Eastwood Library	36.8
Eastwood Women's Rest Centre	36.3
West Ryde Library	36.3
West Ryde Community Centre Hall	35.5
North Ryde School of Arts Community Centre	33.0
Trafalgar Place Community Hall	32.8
Ryde Civic Hall	32.7
Gladesville Library	32.5
North Ryde Community Aid	31.3
The Parsonage	31.2
Brush Farm House	31.1
Eastwood Occasional Child Care Centre	29.9
Eastwood Christian Community Aid	29.5
Gladesville Meeting Room	29.0
North Ryde Library	29.0
Eastwood Hall	28.7
Old Eastwood Town Hall	28.7
Shepherd's Bay Community Centre	28.2
North Ryde Preschool Kindergarten	28.1
Argyle Centre	28.0
167 Shaftsbury Road Eastwood	27.0

North Ryde Community Preschool	27.0
Ryde Early Childhood Health Centre	27.0
West Ryde Hall	27.0
Willandra House	26.6
Goulding Hill Preschool Kindergarten	25.1
West Ryde Community Christian Aid	24.5
Ryde Multicultural Centre	22.5
Westward Cottage	22.5

Implications

- There are currently five main **clusters** of social and cultural infrastructure within the City of Ryde. These clusters are located in urban centres defined under the City's centres hierarchy, being: Top Ryde (town centre); Eastwood (village centre); Gladesville (village centre); West Ryde (village centre) Coxs Road (small centre).

- As identified in the Future Directions document, there is little social and cultural infrastructure in the **north** of the LGA, particularly around Macquarie Park. In addition, there are fewer facilities located in the Meadowbank village centre and in most other small centres.

- There are also a number of facilities, including pre schools, Old Eastwood Town Hall and Ryde Multicultural Centre, located well **outside existing centres**.

- Most community buildings are used by a **single lessor or licensee**, with the exceptions being the West Ryde Community Centre, Brush Farm House and Willandra House.

- Most community buildings are used either as a flexible space for community hire or for children and family services, with the main exceptions being the Eastwood Christian Community Aid buildings in Eastwood and West Ryde and the North Ryde Community Aid and Information Centre.

- Other than multipurpose spaces for community hire, very few community buildings provide **services for young people**.

- All of the City's community buildings scored between 20 and 40 in the building audit, with no facilities scoring at the highest and lowest ends of the scale.

- On average, the buildings scored lowest on criteria relating to **visual prominence**, the provision of integrated **outdoor space** and the inclusion of environmentally sustainable design.

8. Describing existing social and cultural infrastructure provided by other organisations

In addition to the facilities provided by councils, there is a range of other social and cultural infrastructure in the City of Ryde. These include facilities provided by:

- Neighbouring councils
- Schools
- Universities and TAFEs
- Registered clubs, such as RSL and sporting clubs
- Other organisations.

Neighbouring councils

As shown in Figure 1, the City of Ryde is bounded by six LGAs, some of which have significant urban centres. In reasonably close proximity to the City of Ryde are the major centre of Chatswood and the town centre Epping. The City is also directly across the harbour from the specialised centres of Rhodes and Olympic Park.

This regional framework provides an important context for the provision of social and cultural infrastructure in the City of Ryde. As regional centres, North Sydney and Parramatta will be expected to provide the foci for the provision of higher order social and cultural facilities.

The major centres for health services in the region are located at the Royal North Shore Hospital in St Leonards and the Westmead Hospital near Parramatta. As discussed in further detail later in this section, the City of Ryde contains important sub regional level health facilities.

Parramatta and Chatswood contain regional and metropolitan level cultural facilities, including the Riverside Theatres in the former and The Concourse in the latter.

At a lower level, the following council provided social and cultural infrastructure is located within close proximity of the City of Ryde:

- Epping Library (Hornsby Council)
- Gordon Library (Ku-ring-gai Council)
- Linfield Library (Ku-ring-gai Council)
- West Linfield Community Hall (Ku-ring-gai Council)
- West Pymble Community Hall (Ku-ring-gai Council)
- Gladesville Community Centre (Hunter's Hill Council).

The location of this infrastructure, relative to the City of Ryde, is shown in **Figure 9**.

These facilities all serve a small population catchment. In addition, residents of the City of Ryde often need to traverse significant boundaries, such as major roads or areas of open space, to access this infrastructure. It is therefore unlikely these facilities are providing services to a significant number of Ryde residents.

In addition, the Gladesville Occasional Child Care Centre and Gladesville Early Childhood Health Centre are located adjacent to the Gladesville Library. Although situated in the Ryde LGA, these facilities are owned by Hunter's Hill Council. The City of Ryde does, however, contribute to the operating costs of the Gladesville Early Childhood Health Centre.

Schools

Primary and secondary schools within the City of Ryde contain a range of social and cultural infrastructure, including libraries, meeting rooms and halls. In many cases, this infrastructure is not accessible to the wider community.

A recent Australian Government program for the improvement of education facilities did include a requirement for schools, both public and private, to increase the accessibility of their facilities. The Building the Education Revolution (BER) program provided some $16.2 billion in funding for education facilities across Australia. Government figures show that 16 schools in the City of Ryde received funding as part of the BER scheme. Funding was approved for school projects including library refurbishments, multipurpose halls, classrooms, covered outdoor learning areas and the refurbishment of existing facilities.

A condition of BER funding was that new facilities be made available for general community use at no or low cost. The conditions of funding for all BER projects state that:

> This must include reasonable access by any community or not-for-profit groups in the local community. Schools must agree to advertise the availability of the infrastructure for use by the community through any avenue available to them which does not incur significant cost to the school (eg newsletters, school website, free community papers). Schools may charge a low fee for the use of the facility where the charge is to cover recurrent costs incurred by the school in providing the community access (eg electricity, cleaning, security).

Universities and TAFEs

Macquarie University offers meeting rooms, an exhibition space and recreation facilities. In 2011, the University also completed a new library, which is a 18,000m^2 facility spread over five levels. In addition to its collection of materials, the library contains training and meeting rooms, learning lounges, a café and an exhibition space. The University also contains a private conference facility, called Venues@Macquarie, and recently developed the Macquarie University Hospital, a private hospital within the university campus.

While these facilities are ostensibly available for community use, there is currently limited understanding as to whether residents in areas neighbouring the University make use of these facilities.

A Macquarie University Campus Concept Plan, which is intended to facilitate the growth of the campus, was approved in August 2009 and Macquarie University was gazetted as a Site of State Significance in December 2009. The Concept Plan included an objective to "Identify areas of potential community use and address strategic alliances with the community" and a Voluntary Planning Agreement is being negotiated between the University and the City of Ryde. The agreement will define how the University develops its infrastructure for the benefit the wider Ryde community. A Master Plan that further refines the works proposed in the Concept Plan is currently being developed for the University.

In addition to providing spaces for teaching and learning, the Ryde TAFE contains the Blaxland Accommodation and Conference Complex, which has spaces available for community hire for small events and functions.

Meadowbank has a large TAFE located near the train station, which contains a number of facilities for the wider community. These include the See Street Gallery, a purpose built exhibition space and art gallery, as well as a number of computer and training rooms available for community use.

Ryde and Meadowbank TAFEs also contain libraries, though these are generally only for use by TAFE students.

Registered clubs

Registered clubs such as RSLs and leagues clubs are also an alternative source of function and meeting space for families and local community groups. Registered clubs in the City of Ryde include:

- Club Ryde X
- Eastwood Club
- Gladesville Bowling and Sports Club
- Gladesville RSL and Community Club
- Next Generation Ryde
- North Ryde Golf Club
- North Ryde RSL
- Ryde City Bowling Club
- Ryde Eastwood Leagues Club.

Some of these clubs also provide recreation facilities, such as fitness centres, tennis courts, bowling greens and pools.

Other facilities

The Macquarie Centre in Macquarie Park also has a conference centre with rooms for hire and there are a number of hotels in the City of Ryde with meeting and conference facilities available for public use.

Macquarie Hospital, a specialised residential mental health facility on a large landholding, is also located on Coxs Road in North Ryde.

Significant infrastructure provided by other organisations includes the Macquarie University library, See Street Gallery at Meadowbank TAFE, school libraries and halls and function and meeting spaces in registered clubs

9. Projecting growth and development

Projecting population change

The population of the City of Ryde is projected to grow from just over 100,000 in 2011 to just under 140,000 in 2036, an increase of some 34,000 or 33%. This increase includes births, deaths and people moving into and out of the area.

These population projections are sourced from ID forecast and provide the most up to date forecasts available. Projections may change on approval of a Part 3A application. Meadowbank, North Ryde and Macquarie Park are areas that may see a significant population increase additional to those projected.

Table 9 shows the population increase by suburb, in order from highest to lowest projected increase.

The suburbs expected to see population increases of 1,000 residents of more to 2013 are shown in **Figure 10**.

Table 9: Projected population growth in the City of Ryde to 2031

	Existing population 2011	Projected population 2031	Projected growth (number)	Projected growth (%)
Ryde	22,545	34,333	11,788	52.29
East Ryde				
North Ryde	13,951	18,345	4,394	31.50
Macquarie Park	6,523	10,601	4,078	62.52
Eastwood	13,091	15,097	2,006	15.32
Gladesville	10,487	12,077	1,590	15.16
West Ryde	12,486	14,510	2,024	16.21
Meadowbank	5,139	6,724	1,585	30.84
Putney	4,179	4,265	86	2.06
Denistone				
Denistone East	6,913	7,546	633	9.16
Marsfield	12,775	12,791	16	0.13
City of Ryde	**108,374**	**135,508**	27,134	25.04

Data source: id forecast accessed 13 August 2013

Figure 10 Projected population growth to 2031
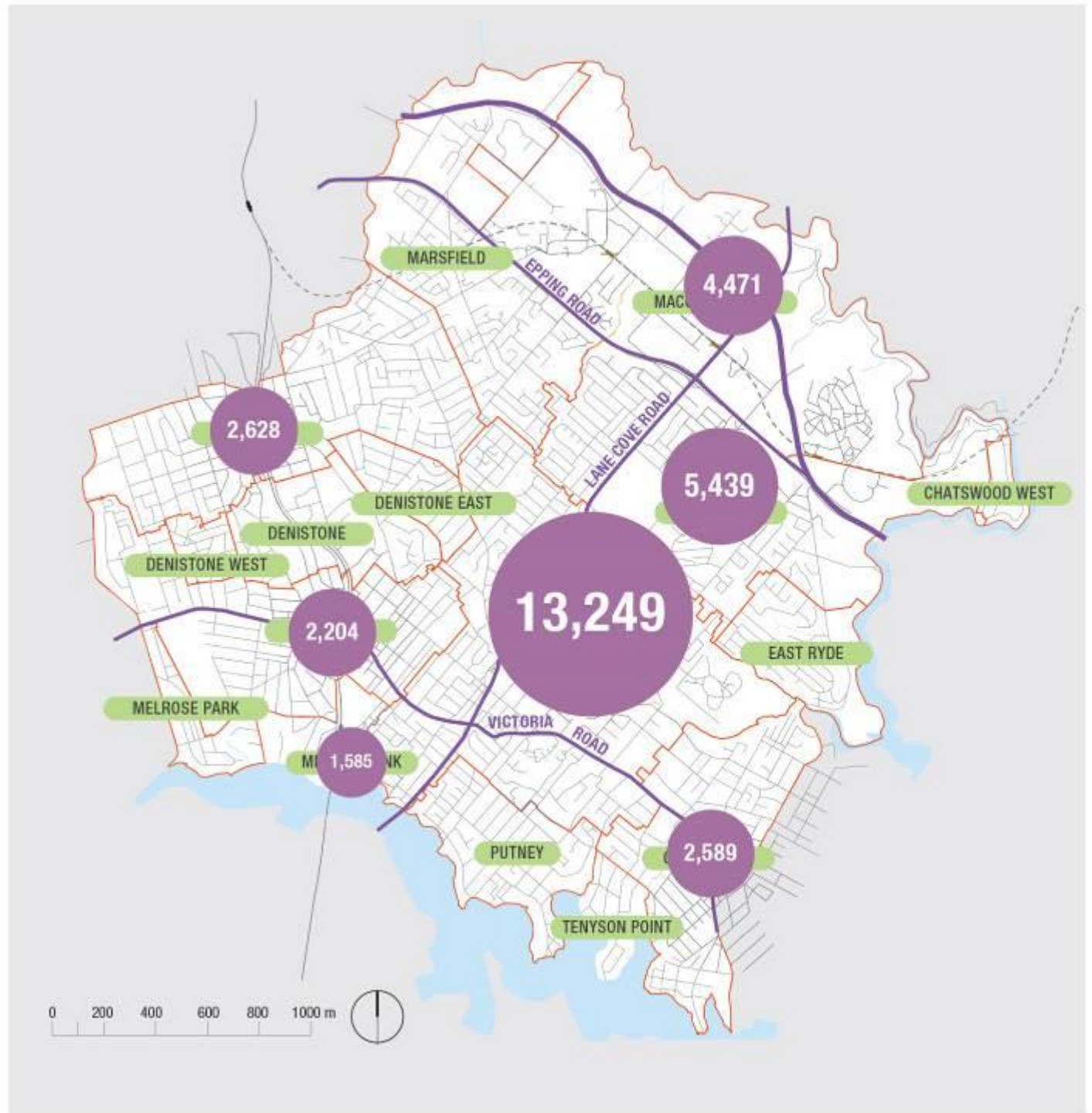
Projecting residential development

It is projected that almost 16,000 additional dwellings will be constructed in the City of Ryde from 2011 to 2031. Projected residential development is shown, in order from highest to lowest projected increase, in Table 10.

These residential development projections are sourced from ID forecast and provide the most up to date forecasts available. Projections may change on approval of a Part 3A application. Meadowbank, North Ryde and Macquarie Park are areas that may see a significant number of dwellings additional to those projected.

Significant development proposals as of early 2013 which may provide opportunities for the provision of social and cultural infrastructure include:

- Mixed use development of 110-114 Herring Road in Macquarie Park
- Implementation of the Macquarie University Campus Master Plan, which is intended to facilitate the growth of the campus
- Redevelopment of the Department of Housing's Ivanhoe Estate in Macquarie Park
- Redevelopment of the Coxs Road centre
- Redevelopment of five parcels of land close to North Ryde station
- Mixed use development of a large site in Shepherds Bay
- Redevelopment of the Gladesville RSL.

Table 10: Projected residential development in the City of Ryde to 2031

	Existing dwellings 2011	Projected dwellings 2031	Projected growth (number)	Projected growth (%)
Ryde	8,747	14,400	5,653	64.6
Macquarie Park	2,786	5,043	2,257	81.0
East Ryde	888	6,628	1,840	38.4
North Ryde	3,900			
Gladesville	4,358	5,456	1,098	25.2
Eastwood	4,712	5,698	986	20.9
Meadowbank	2,497	3,205	708	28.4
Denistone	1,528	2,680	419	18.5
Denistone East	733			
Putney	1,393	1,654	261	18.7
West Ryde	5,020	6,148	1,128	22.5
Marsfield	5,134	5,333	199	3.9
City of Ryde	**46,698**	**62,398**	**15,700**	**33.6%**

Data source: id forecast accessed 22 April 2013

10. Applying standards to existing infrastructure

Section 4 of this framework contains suggested standards for social and cultural infrastructure.

Table 11 applies these stands to the City of Ryde's projected population of some 130,000 people in 2031. It sets out the infrastructure which could be expected if planning standards were applied literally, using the lowest end of provision rates suggested in Section 4.

Caution is required in considering these figures. It is generally recognised that standards should be considered a starting point for identifying community requirements for social and cultural infrastructure, rather than a definitive solution. Rates of provision should be applied cautiously, with local knowledge used to adapt the standards to address community needs, funding arrangements, the asset management context and the many other factors which make an area unique.

Standards are based on best practice. The reason for applying these standards to the provision of infrastructure is not to determine what Council should be providing. Their application to Ryde is useful as a guide only. Future provision of community infrastructure is unlikely to match the standards in metre square terms, and nor is it necessary. In an environment where land and resources are scarce, Council can cater for its growing population in a financially sustainable way by ensuring that new facilities are purposefully designed to be flexible and accommodate a range of uses and needs. In this environment, while Table 11 identifies shortfalls, it is not Council's aim to meet this shortfall but to guide its approach to meeting community need through multipurpose spaces.

Table 11: Application of key standards to existing infrastructure

Facility type	Current provision	Provision suggested for 130,000 people
Central library	Ryde Library, with 2,031m^2	One of 3,640m^2
Major civic or cultural centre	Civic Centre Hall, with 1,517m^2	One of 2,000-4,000m^2
Branch library	Four, totalling 2,833m^2	Three to four, totalling 4,550m^2
Community centres	Fourteen, totalling 6,749m^2	10,400-13,000m^2
Community arts centre	Part Willandra	Two to three, totalling 1,000-1,500m^2

Implications

Using the calculations contained in Table 4, it would appear:

- The LGA has a large central library and a sufficient number of branch libraries. However, in some instances there is a significant undersupply of **library space**, both in total and at individual libraries. At approximately 500m^2, the current branch libraries at Eastwood, Gladesville and North Ryde do not provide the flexibility necessary to increase their capacity or functionality

- The space provided in the Civic Centre Hall is insufficient to meet the range of **civic and cultural needs** expected in a City the size of Ryde.

- Like many other LGAs in Sydney, the City of Ryde is significantly undersupplied with **community centres** at all levels of the social and cultural infrastructure hierarchy. While the City provides a reasonably large number of facilities, these are generally small scale , do not provide sufficient space for the provision of services and the programming of activities, are not appropriately designed and do not allow for flexible use . The clear exception to this picture is the West Ryde Community Centre which, at almost 4,000m^2 including the adjacent hall, is of an appropriate size to serve a large district level population.

- The City may also be undersupplied with **community arts spaces**, particularly as Willandra is not dedicated space used solely for arts purposes. North Ryde School of Arts Community Centre does not provide some of the core amenities usually associated with a community arts centre, such as studios and workshops, and is also used for a variety of other uses.

11. Summarising the performance of existing infrastructure

Part 1 of this framework sets out directions and principles for the provision of future social and cultural infrastructure in the City of Ryde. Table 12 considers the performance of existing infrastructure against those directions and principles. It acts as a summary of Part 2 of this framework, as well as a link to the recommendations contained in Part 3. In general, the conclusions arising from this review reinforce those in the Future Directions report (see Section 2).

Table 12: Summary of the performance of existing social and cultural infrastructure

Direction	Principles	Performance of existing infrastructure
Locate new social and cultural infrastructure within urban centres	• Central to population catchments • Close to activity generators such as shops, schools and other community facilities	As shown in Figure 9, a considerable amount of the City's existing social and cultural infrastructure is located in the centres of Top Ryde, Eastwood, Gladesville, West Ryde and Coxs Road. These centres are generally **central to population catchments** and contain a wide range of activities, although Coxs Road has few activities and is less accessible via public transport than the higher order centres. There are still, however, a large number of **facilities located outside centres**. In particular, a large proportion of child care and preschool services provided by the City are located outside urban centres. In addition, there is a relatively **limited supply** of social and cultural infrastructure in or near Macquarie Park and, to a lesser extent, Meadowbank, which are both projected to experience significant residential growth in the next 20 years.
Create community hubs, inclusive of multipurpose social and cultural infrastructure	• Accommodates a wide range of services, activities, programs and spaces • Close to, and has a good relationship with, a park, plaza, playground or other public space • Welcomes all community members and encourages community connections	The majority of the City's infrastructure is not part of a **community hub**. It is generally characterised by small, dispersed facilities which were not built for purpose and do not provide services in a coordinated manner. However, the community hubs model of service provision has only recently been embraced in NSW and is expected to be implemented across the LGA progressively over time. More significantly, few of the City's facilities accommodate a **variety of services, programs and spaces**. The Christian Community Aid does provide an array of services, as does the North Ryde Community Aid and Information Centre. The City has also recently established a multipurpose community centre in West Ryde. Although it does not yet operate with the level of integration expected of a hub, and is not co-located with the library, the West Ryde Community Centre has the strong potential to operate as a hub in the future. While there is a large array of infrastructure in Top Ryde, this is dispersed and not always of a contemporary standard. The services provided from the City's social and cultural infrastructure is often targeted to the needs of **children and families**. While it is preferable that contemporary facilities be designed to be able to serve the needs of all community members, the services provided from those facilities in some cases will need to be targeted to meet the needs of specific groups, including young people, older people and people from culturally and linguistically diverse backgrounds. As shown in Figure 9, much of the City's social and cultural infrastructure is located near a park or other area of open space. However, the audit of community buildings revealed that the level of **integration** between the buildings and public spaces is often poor. This limits the programs which can be run from the buildings and their contribution to the public domain.

Express the experiences and richness of the local community	• Contributes to a sense of place • Tells local stories • Helps activate public places	Very little of the City's social and cultural infrastructure incorporates **public art** and other **place making** elements which contribute to a sense of place and help tell local stories. The majority of the City's facilities have relatively little interaction with activities occurring on the street and in other public places. This is true even of contemporary facilities, such as the West Ryde Community Centre and the Ryde and West Ryde Libraries. There are considerable opportunities to use programming and low cost placemaking initiatives to help the City's social and cultural infrastructure contribute to a **sense of place** and activate public space. One successful example of this approach is Ryde Park, which has recently been upgraded to include a new playground, basketball court and café, and has become a focus of interaction for parents, carers, children and young people
Maximise access to and use of social and cultural infrastructure	• Connected to public transport, pedestrian and cycling networks • Visible from the street or other public space • Designed to be used flexibly	As it is located within urban centres, much of the City's social and cultural infrastructure is reasonably well connected to **public transport**, pedestrian and cycling networks. However, given its age, much of the infrastructure is not **universally accessible**. The difficult access arrangements at the North Ryde Library and North Ryde Community Aid and Information Centre are indicative of access issues at many of the City's older properties. In addition, as shown in the audit of community buildings, much of the infrastructure is difficult to locate, with entrances situated out of sight. This includes older facilities, such as the Gladesville Meeting Room, and relatively new facilities, such as the Shepherd's Bay Community Centre. This lack of **visual access** discourages use and decreases perceptions of safety for those who do locate and use the facilities. The City has nine **multipurpose hall spaces** relatively well dispersed throughout the LGA. These range in size from the Civic Centre Hall, with over $1,500m^2$ of space, to the Gladesville Meeting Room, with only $27m^2$. These spaces are generally equipped with movable chairs and tables, a kitchen and basic audiovisual equipment. Some spaces, including the North Ryde School of Arts Community Centre, are equipped for a higher level of performance.
Use a partnership approach to planning, delivery and operation	• Takes a whole of Council approach • Encourages coordinated service delivery • Co-funded with government or non government	Much of the City's social and cultural infrastructure is used to provide numerous services. The City's multipurpose halls and meeting rooms are hired by many community organisations, while community centres such as Eastwood Christian Community Aid and North Ryde Community Aid and Information Centre provide multiple services. However, these uses and services are very rarely **coordinated** between organisations, with each community service provider or group independently managing their building or hire booking. This means that the community may not receive the most integrated service delivery and the City may not achieve the most efficient use of its buildings. A new model is being trialled at the West Ryde Community Centre, which currently hosts six different community service providers who are being strongly encouraged to work together to coordinate and streamline service delivery. The West Ryde Community Centre is also an example of where Council has entered into an agreement with the private development industry to deliver community facilities.

Increase financial sustainability	• Designed to be expanded and adapted in response to changing community needs • Incorporates compatible commercial uses	Very little of the City's social and cultural infrastructure is designed to be **adapted** or **expanded** over time. Several older buildings, including early childhood health centres, were designed for and continue to provide a specific service to a specific demographic group, often for limited periods of time during the week. The only facilities which incorporate **commercial uses** are the West Ryde Community Centre, which has some ground floor commercial tenancies, and the Ryde Library, which is part of the Top Ryde Shopping Centre.

The majority of the City's infrastructure is not part of a community hub. It is generally characterised by small, dispersed facilities which were not built for purpose and do not provide services in a coordinated manner

writing the next chapter

12. A future for social and cultural infrastructure in the City of Ryde

This section provides directions for future social and cultural infrastructure in the City of Ryde. Based on the context setting and analysis documented in previous sections, and directions and principles outlined in section 5, the intention of this section is to outline a 20 year plus guide to future social and cultural infrastructure provision. The framework presented in this section includes:

- A three tier geographically (centre) based hierarchy for social and cultural infrastructure;
- Strategic directions characterised as multipurpose community hubs or multipurpose community spaces
- A consolidation plan identifying current Council facilities and spaces that could be consolidated in new infrastructure;
- A delivery plan that identifies funding opportunities and establishes priorities.

In order to increase the flexibility of the Framework to respond to the frequently changing and variable conditions that present in community facility planning, in most cases the strategic directions provide only broad descriptions, characterised as 'multipurpose community hubs' or 'multipurpose community spaces'. The exception is the cultural infrastructure strategic direction for Top Ryde, and library strategic direction for Eastwood. A multipurpose community hub or multipurpose community space may include all or some of the following:

- Halls
- Meeting places
- Visual and performing arts amenities
- Offices and amenities for service providers
- Libraries
- Childcare facilities
- Commercial spaces
- Other spaces

To provide further flexibility, many of the strategic directions documented for each of the centres are accompanied by 'alternate directions'. Each of the strategic directions also identify that all new community infrastructure must include a floor area provision appropriate for a compatible commercial use which is proportionate to the overall floor area of the proposed facility calculated on a case by case basis.

While the social and cultural infrastructure listed for each of the centres can be delivered independently, together they form an infrastructure network or system of interrelated facilities. The Framework has been developed considering how Council infrastructure, as an interrelated system, can best meet the needs of a growing and diverse population.

This section also identifies a number of current Council owned buildings that would be consolidated once new infrastructure is delivered. It is not the purpose of the Framework to resolve the future function of current Council infrastructure identified for potential consolidation, or to determine the future location of services currently occupying those facilities identified for consolidation. The future of Council owned facilities assigned for consolidation will be planned for on a case by

case basis, and the services that could be a part of any new social and cultural infrastructure would be specified as part of feasibility studies undertaken for each facility at the earliest possible time.

As a reminder, the directions and principles that support the framework are described in the table below.

Direction	Principles for social and cultural infrastructure provision
Locate new social and cultural infrastructure within urban centres	• Central to population catchments • Close to activity generators such as shops, schools and other community facilities
Create community hubs, inclusive of multipurpose social and cultural infrastructure	• Accommodates a wide range of services, activities, programs and spaces • Close to, and has a good relationship with, a park, plaza, playground or other public space • Welcomes all community members and encourages community connections
Express the experiences and richness of the local community	• Contributes to a sense of place • Tells local stories • Helps activate public places
Maximise access to and use of social and cultural infrastructure	• Connected to public transport, pedestrian and cycling networks • Visible from the street or other public space • Designed to be used flexibly • Designed to maximise safety • Incorporates technology
Use a partnership approach to planning, delivery and operation	• Takes a whole of Council approach • Encourages coordinated service delivery • Co-funded with government or non-government
Increase financial sustainability	• Designed to be expanded and adapted in response to changing community needs • Incorporates compatible commercial uses

Figure 11 Ryde social and cultural infrastructure framework

Legend:
- TIER 1: City wide infrastructure
- TIER 2: District level infrastructure
- TIER 3: Neighbourhood level infrastructure

Trafalgar Place

Macquarie Park

Multipurpose community hub
Catchment population in 2031: 42,000

Multipurpose community hub and branch library
Catchment population in 2031: 23,000

Multipurpose community space
Catchment population in 2031: 13,000

Multipurpose community space
Catchment population in 2031: 18,000

Eastwood

Community centre
Catchment population in 2031: 26,000

Coxs Road

West Ryde

Top Ryde

Multipurpose community space
Catchment population in 2031: 12,000

Meadowbank

Multipurpose community space
Catchment population in 2031: 7,000

Cultural facility and multipurpose community/health hub
Catchment population in 2031: 136,000

Gladesville

0 200 400 600 800 1000 m

Top Ryde

Local population growth	2011	22,545
	2031	34,333
LGA population growth	2011	108,374
	2031	135,508
	(in LGA)	

Application of standards

A LGA wide population of 135,000 would require:

» One central library of 3,780m²
» One major civic or cultural centre of about 4,000m²

In addition, a district population of 35,000 would require:

» One community centre of 1,750m²
» One community arts centre about 1,000m²

Existing facilities

Argyle Centre	33-35 Blaxland Road	
Ryde Civic Hall	1 Devlin Street	1,517m²
Ryde Library	Cnr Devlin and Pope Streets	2,031m²
Ryde Early Childhood Health Centre	26 Argyle Avenue	195m²
Goulding Hill Preschool Kindergarten	2 Hancott Street	400m²
The Parsonage	12 Turner Street	131m²
Westward Cottage	8 Turner Street	60m²
Willandra House	770-782 Victoria Road	526m²

Planning considerations

» There is significant residential development occurring in Top Ryde
» The largest gap in provision of social and cultural infrastructure in the LGA is for a performance space.
» The Argyle Centre is zoned B4 Mixed Use with a maximum height of 15.5m and an FSR of 1.5:1. There is also a planning incentive to encourage amalgamation and quality development on the site.
» Development and ongoing renewal/maintenance costs may be achieved in part through incorporating cultural infrastructure as part of a mixed use development.

Alternate Direction

» City wide cultural infrastructure, such as a performing arts space, located in Macquarie Park.

Off the map sites
2 Hancott Street
Corner Devlin & Pope Streets
1 Devlin Road
26 Argyle Avenue
NSW Health Site
33-35 Blaxland Road
12 Turner Street
10 Turner Street
770-782 Victoria Road

Indicative site boundaries   Council social and cultural infrastructure   Non Council site

Strategic direction

City wide infrastructure (Tier 1)

Multipurpose Community/Health Hub: The NSW Health site provides an opportunity to partner with the state government to establish a health focused hub. The health hub could include community and children's services, meeting rooms and commercial spaces.

Cultural infrastructure: The Argyle Centre and/or the bowling club site provide an opportunity to create a facility which includes a performance space (approx. 250 seat) for use by Ryde Youth Theatre, Ryde Hunters Hill Symphony Orchestra, and spaces for local arts groups.

✓ New community infrastructure must include a floor area provision appropriate for a compatible commercial use which is proportionate to the overall floor area of the proposed facility calculated on a case by case basis.

Argyle Centre

Eastwood

Local population growth	2011	13,091
	2031	15,097
District population growth	2011	20,004
	2031	22,643
	(in district including Denistone)	

Application of standards

A population of 20,000 would require:

» One branch library of 780m²
» One community centre of 1,000m²

Existing facilities

Eastwood Library	Cnr Hillview Rd & West Pde	538m²
Eastwood Women's Rest Centre	Cnr Hillview Rd & West Pde	104m²
Eastwood Christian Community Aid	10-12 Lakeside Avenue	390m²
Eastwood Hall	159-161 Shaftsbury Road	455m²
Eastwood Occasional Child Care Centre	55 Hillview Lane	138m²
Vacant	167 Shaftsbury Road	150m²
Eastwood Preschool Kindergarten	2B Rutledge Street	359m²
Brush Farm House	19 Lawson Street	339m²
Old Eastwood Town Hall	74 Agincourt Road	387m²

Planning considerations

» No current site conducive to development of a community hub
» Flooding is a major issue in the town centre
» Commercial floor space at a premium
» Library site zoned RE1 Public Recreation, with permitted land uses including community facilities. Height and FSR are unspecified
» 159-161 and 167 Shaftesbury Road zoned B4 Mixed Use, with a three to four storey height limit and unspecified FSR.

Alternate Direction

» District level infrastructure (Tier 2): Leverage Commercial Development and develop multipurpose community hub while retaining library on current site.

Off the map sites
19 Lawson Street   74 Agincourt Road
10-12 Lakeside Avenue
Corner Hillview Road & West Parade
167 Shaftsbury Road
159-161 Shaftsbury Road   55 Hillview Lane
2B Rutledge Street

Indicative site boundaries   Council social and cultural infrastructure   Non Council site

Strategic Direction

District level infrastructure (Tier 2)

Retain Library on current site, redevelop within existing footprint but with additional height, to a gross floor area of 1,500-2,000m².

Leverage from existing Council owned properties located in and around the town centre to create a multipurpose community hub. A hub in Eastwood may be an ideal location for youth focused services and activities.

✔ New community infrastructure must include a floor area provision appropriate for a compatible commercial use which is proportionate to the overall floor area of the proposed facility calculated on a case by case basis.

Rentemestevvej Library in Copenhagen

West Ryde

Local population growth	2011	12,486
	2031	14,510
	(incl. East Ryde and Chatswood West)	
District population growth	2011	21,804
	2031	25,499
	(in district including Meadowbank and Putney)	

Application of standards

A population of 25,000 would require:

» One branch library of 975m²
» One community centre of 1,250m²

Existing facilities

West Ryde Library	2 Graf Avenue	1,300m²
West Ryde Community Centre	3-5 Anthony Road	3,901m²
West Ryde Community Centre Hall	3-5 Anthony Road	65m²
Eastwood Christian Community Aid	2 Dickson Avenue	170m²
West Ryde Hall	1A Station Street	161m²
Ryde Multicultural Centre	Shaftsbury Road	154m²

Planning considerations

» West Ryde is still undergoing redevelopment
» West Ryde Hall is being used as a community meeting and activity space while the Argyle Centre is closed
» Rationalising the number of facilities in West Ryde once there is additional meeting space in Top Ryde would help consolidate activity in the centre, as well as reduce maintenance costs
» There is potential for in the longer term to create additional open space on the site adjacent to the Community Centre and Hall.

Alternate Directions

» If developing other libraries in the Ryde LGA, there is a potential to reduce the size and/or hours of West Ryde Library
» If an opportunity arises, consolidating the Ryde Multicultural Centre in West Ryde or another town centre.

Off the map sites
Shaftsbury Road
3-5 Anthony Road
2 Dickson Avenue
2 Graf Street
1A Station Street

Council social and cultural infrastructure   Non Council site

Strategic Direction

District level infrastructure (Tier 2)

Retain existing Community Centre, as well as the Library. Create better connections between these major facilities through public art and cultural programs, as well as wayfinding.

✓ New community infrastructure must include a floor area provision appropriate for a compatible commercial use which is proportionate to the overall floor area of the proposed facility calculated on a case by case basis.

An activated town square outside Vinegar Hill Library and Community Centre in Rouse Hill

Macquarie Park

Location marker

Local population growth	2011	6,523
	2031	10,601
	(plus worker population)	

District population growth	2011	33,249
	2031	41,737
	(in district including North/East Ryde and Marsfield) (Projections do not include population increase associated with approval of a Part 3A application)	

Application of standards

A district population of 40,000 would require:

» One branch library of 1,400m²
» One community centre of 2,000m²
» One community arts centre of 1,000m²

In addition, a neighbourhood population of 10,000 would require:

» One community hall of 500m²

Existing facilities

None

Planning considerations

» Macquarie Park is likely to provide opportunities to incorporate a facility as part of a new development
» Ideal location for a new community facility in Macquarie Park could be in the extension of the Macquarie Centre
» Access to Macquarie Park is restricted at times due to traffic congestion
» Area currently lacks a sense of community, but this may change as population increases
» Approach to the library depends on the vision for Macquarie Park. Civic facilities, including a district level library, could help create a town centre
» Approval of Part 3A applications would significantly increase population projections, resulting in additional social and cultural infrastructure needs and spatial requirements.

Alternate Directions

» As per the strategic direction, but with additional cultural infrastructure at city wide infrastructure (Tier 1) level
» Neighbourhood level infrastructure (Tier 3): Create multipurpose community space.
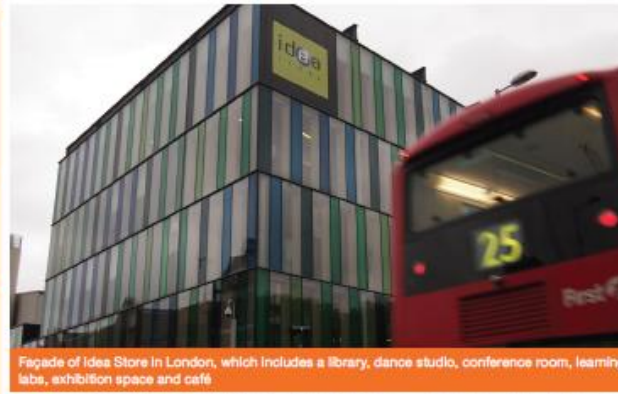
Façade of Idea Store in London, which includes a library, dance studio, conference room, learning labs, exhibition space and café

Macquarie Shopping Centre

Council social and cultural infrastructure   Non Council site

Strategic Direction

District level infrastructure (Tier 2)

Create new multipurpose community hub.

✓ New community infrastructure must include a floor area provision appropriate for a compatible commercial use which is proportionate to the overall floor area of the proposed facility calculated on a case by case basis.

Roundhouse Community Arts and Recreation Centre, Vancouver

Gladesville

Population growth

2011	10,487
2031	12,077

(including Tennyson Point)

Application of standards

A population of 12,000 would require:

» One neighbourhood community centre of 300m²

Existing facilities

Gladesville Library	6 Pittwater Road	475m²
Gladesville Meeting Room	6 Pittwater Road	27m²

Planning considerations

» Access and mobility of Gladesville residents to get to Top Ryde

» New community facilities should be integrated into development in Gladesville town centre

» Existing Quilter Street or Pittwater Road car park could be an alternative location for a library/community centre.

» Will need ongoing discussions with Hunters Hill Council to determine their library requirements and hence the future size of Gladesville Library.

Alternate Direction

» District level infrastructure (Tier 2): Multipurpose community hub.

6 Pittwater Road

Council social and cultural infrastructure   Non Council site

Strategic Direction

Neighbourhood level infrastructure (Tier 3)

Create a multipurpose community space.

✓ New community infrastructure must include a floor area provision appropriate for a compatible commercial use which is proportionate to the overall floor area of the proposed facility calculated on a case by case basis.

Existing Gladesville Library

Coxs Road

Population growth

2011	13,951
2031	18,345

(including East Ryde and Chatswood West)

Application of standards

A population of 20,000 would require:

» One branch library of 780m²
» One community centre of 1,000m²

Existing facilities

North Ryde Library	201 Coxs Road	520m²
North Ryde School of Arts Community Centre	201 Coxs Road	860m²
North Ryde Community Aid and Information Centre	4 Cutler Parade	180m²
North Ryde Preschool Kindergarten	147 Coxs Road	378m²
North Ryde Community Preschool	13 Clermont Avenue	950m²
Childrens House Montessovi School	109 Cressy Road	366m²

Planning considerations

» Centre of growth in Ryde likely to be around North Ryde station, which has been declared an Urban Activation Precinct
» Unlikely to get uplift in Coxs Road to necessitate creation of a large facility
» Existing Library and School of Arts Community Centre in good strategic location
» North Ryde Station Precinct as a location for strategic direction.

Alternate Directions

» District level infrastructure (Tier 2): Create a multipurpose community hub
» Create a new entry/foyer to the library and hall
» Reconfigure the hall to allow for meetings (eg movable walls)
» Reconfigure the library as a neighbourhood library
» Look at opportunities for improvements to 147 Coxs Road and 4 Cutler Parade.

Off the map sites
13 Clermont Avenue   109 Cressy Road
201 Coxs Road
147 Coxs Road
4 Cutler Parade

Indicative site boundaries   Council social and cultural infrastructure   Non Council site

Strategic direction

Neighbourhood level infrastructure (Tier 3)

Create a multipurpose community space.

✓ New community infrastructure must include a floor area provision appropriate for a compatible commercial use which is proportionate to the overall floor area of the proposed facility calculated on a case by case basis.

Existing North Ryde Library and School of Arts Community Centre

Meadowbank

Population growth

2011		5,139
2031		6,724

(Projections do not include population increase associated with approval of a Part 3A application)

Application of standards

A population of 7,000 would require:

» One community hall of 500m²

Existing facilities

Shepherd's Bay Community Centre	3A Bay Drive	148m²

Planning considerations

» Significant land development in Meadowbank provides opportunities to include a small facility

» Approval of Part 3A applications would significantly increase population projections, resulting in additional social and cultural infrastructure needs and spatial requirements.

Alternate Direction

» Upgrade to multipurpose community hub to cater for population increase created by approved Part 3A applications.

Shepherd's Bay Urban Renewal Area

3A Bay Drive

Council social and cultural infrastructure   Non Council site

Strategic Direction

Neighbourhood level infrastructure (Tier 3)

Create a multipurpose community space.

✓ New community infrastructure must include a floor area provision appropriate for a compatible commercial use which is proportionate to the overall floor area of the proposed facility calculated on a case by case basis.

Entrance to Shepherd's Bay Community Centre

Trafalgar Place

Population growth

2011	👤	12,775
2031	👤	12,791

(Marsfield)

Application of standards

A population of 13,000 would require:

» One community hall of 500m²

Existing facilities

Trafalgar Place Community Centre	1A Trafalgar Place	134m²
Marsfield Early Childhood Health Centre	1A Trafalgar Place	255m²

Planning considerations

» Macquarie University has bought the site of the existing community facilities.

Alternate Directions

» Expand the existing facilities, creating additional floorspace on top
» Rationalise part of the existing facility and refurbish the remaining component.

1A Trafalgar Place

🔵 Council social and cultural infrastructure 🟢 Non Council site

Strategic Direction

Neighbourhood level infrastructure (Tier 3)

Create a multipurpose community space.

✓ New community infrastructure must include a floor area provision appropriate for a compatible commercial use which is proportionate to the overall floor area of the proposed facility calculated on a case by case basis.

Community hub building at Docklands in Melbourne

Consolidation Plan

The delivery of new social and cultural infrastructure aims to replace a number of Council's older building assets. The Consolidation Plan specifies the proposed location of new social and cultural infrastructure and the opportunities to consolidate existing Council facilities on delivery of the new infrastructure.

New infrastructure would be purposefully designed, better located but serve the same population catchment, built to accommodate the growing needs of community service providers and groups, and offer additional space for meetings and activities.

New social and cultural infrastructure identified for the City of Ryde aims to replace some of Council's aging community facilities, which could result in a number of those older assets being available for repurpose.

Table 13 (p.64) provides a list of Council's current community buildings that could potentially be consolidated. This is an indicative list and does include some facilities currently listed in Council's property portfolio. The Consolidation Map (p.66) provides a geographic representation using the social and cultural infrastructure hierarchy framework to show the town centres in which new buildings could be delivered, and plots facilities that may be considered for consolidation. The location map demonstrates that any new facilities would serve the same population catchments as current buildings. While there is a net loss in the number of buildings, the aim of new social and cultural infrastructure is to provide more space in better located and designed facilities that are more effective in meeting community needs.

The consolidation proposals are high concept level and are intended to demonstrate possible opportunities. Further planning would be based on consultation with affected service providers and community members. This would inform more detailed feasibility and building design studies in the future, which would aim to match existing spatial provisions plus additional space required to accommodate population growth.

It is not the purpose of the Consolidation Plan to prescribe the services that could potentially be provided from proposed new facilities, or resolve the future function of current owned Council infrastructure assigned for consolidation. The future of Council owned facilities assigned for consolidation will be planned for on a case by case basis, and the services that could be a part of any new social and cultural infrastructure would be specified as part of feasibility studies undertaken for each facility at the earliest possible time.

Table 13: Facilities that could be consolidated on the development of new social and cultural infrastructure

Suggested facilities for consolidation:	Replaced by:
1. West Ryde Hall, Station Street West Ryde (currently listed in Council's Property Investment Portfolio)	The new West Ryde Community Centre and Hall now provide the function previously fulfilled by West Ryde Hall.
2. Eastwood Women's Rest Centre, Hillview Lane Eastwood	Under the strategic direction for Eastwood the library is redeveloped and Rest Centre remodelled and integrated within the new library.
3. 10-12 Lakeside Avenue Eastwood	A multipurpose community hub is the identified strategic direction for Eastwood. Under this proposal, this facility could be consolidated in the community hub.
4. Dickson Avenue West Ryde (currently listed in Council's Property Investment Portfolio)	A multipurpose community hub is the identified strategic direction for Eastwood. Under this proposal, this facility could be consolidated in the Eastwood community hub. West Ryde Community Centre provides a number of integrated services, reducing need for the Dickson Avenue property.
5. Eastwood Hall, Shaftsbury Road Eastwood	A multipurpose community hub is the identified strategic direction for Eastwood. Under this proposal and where the spatial requirements are available, the hall is included as part of the community hub. Kitchen facilities currently used for meals on wheels are consolidated in the hub.
6. Youth Service Centre, Shaftsbury Road Eastwood	Youth services currently located in the premises are relocated to a multipurpose community hub in Top Ryde or Eastwood.

7.	Eastwood Preschool Kindergarten (KU), Rutledge Street Eastwood	A multipurpose community hub is the identified strategic direction for Eastwood. Under this proposal, where the spatial requirements are available and comparative uses are appropriate, this facility could be included as part of a hub.
8.	Eastwood Occasional Childhood Centre, Hillview Road Eastwood	A multipurpose community hub is the identified strategic direction for Eastwood. Under this proposal, where the spatial requirements are available and comparative uses are appropriate, this facility could be included as part of a hub.
9.	Marsfield Early Childhood Centre, Trafalgar Place Marsfield	Replace with a multipurpose neighbourhood multipurpose community space on nearby site.
10.	Trafalgar Place Community Centre, Trafalgar Place Marsfield	Replace with a multipurpose community space on another site.
11.	Gladesville Library, Pittwater Road Gladesville	Replace with a neighbourhood level multipurpose community space
12.	Gladesville Meeting Room, Pittwater Road Gladesville	Replace with a neighbourhood level multipurpose community space
13.	Cutler Parade North Ryde	Consolidate to new neighbourhood level multipurpose community space centred in Cox's Road

14.	Ryde Early Childhood Health Centre, Argyle Avenue Top Ryde	Services relocated to health focused multipurpose community hub in Top Ryde.
15.	Argyle Centre Top Ryde (currently listed in Council's Property Investment Portfolio)	Replace with cultural facility in Top Ryde

Consolidation plan

The consolidation options are intended to demonstrate where new infrastructure could be located to replace or supplement existing community facilities. Further planning would be based on consultation with affected service providers and community members. This would inform more detailed feasibility and building design studies in the future, which would aim to match compatible uses, existing spatial provisions plus additional space required to accommodate population growth.

The Strategic Direction for Eastwood aims to consolidate some or all of the services and activity spaces identified below:

1 Eastwood Women's Rest Centre

2 Lakeside Avenue Eastwood

3 Dickson Street West Ryde

4 Eastwood Hall

5 Youth Service Centre Shaftsbury Road

6 Hillview Road Eastwood

The Strategic Direction for West Ryde aims to consolidate the activity space identified below:

7 West Ryde Hall

The Strategic Direction for Meadowbank aims to consolidate the services identified below:

8 Rutledge Street Eastwood

The Strategic Direction for Top Ryde aims to consolidate the services and activity spaces identified below:

9 Argyle Avenue Ryde

10 Argyle Centre

The Strategic Direction for Gladesville aims to consolidate the services and activity spaces identified below:

11 Gladesville Library

12 Gladesville Meeting Room

The Strategic Direction for Coxs Road aims to consolidate the services and activity spaces identified below:

13 Cutler Parade North Ryde

14 North Ryde Library and North Ryde School of Arts Community Centre

The Strategic Direction for Trafalgar Place aims to consolidate the services and activity spaces identified below:

15 Trafalgar Place Marsfield

16 Trafalgar Place Community Centre

Note: Location of facilities is indicative.
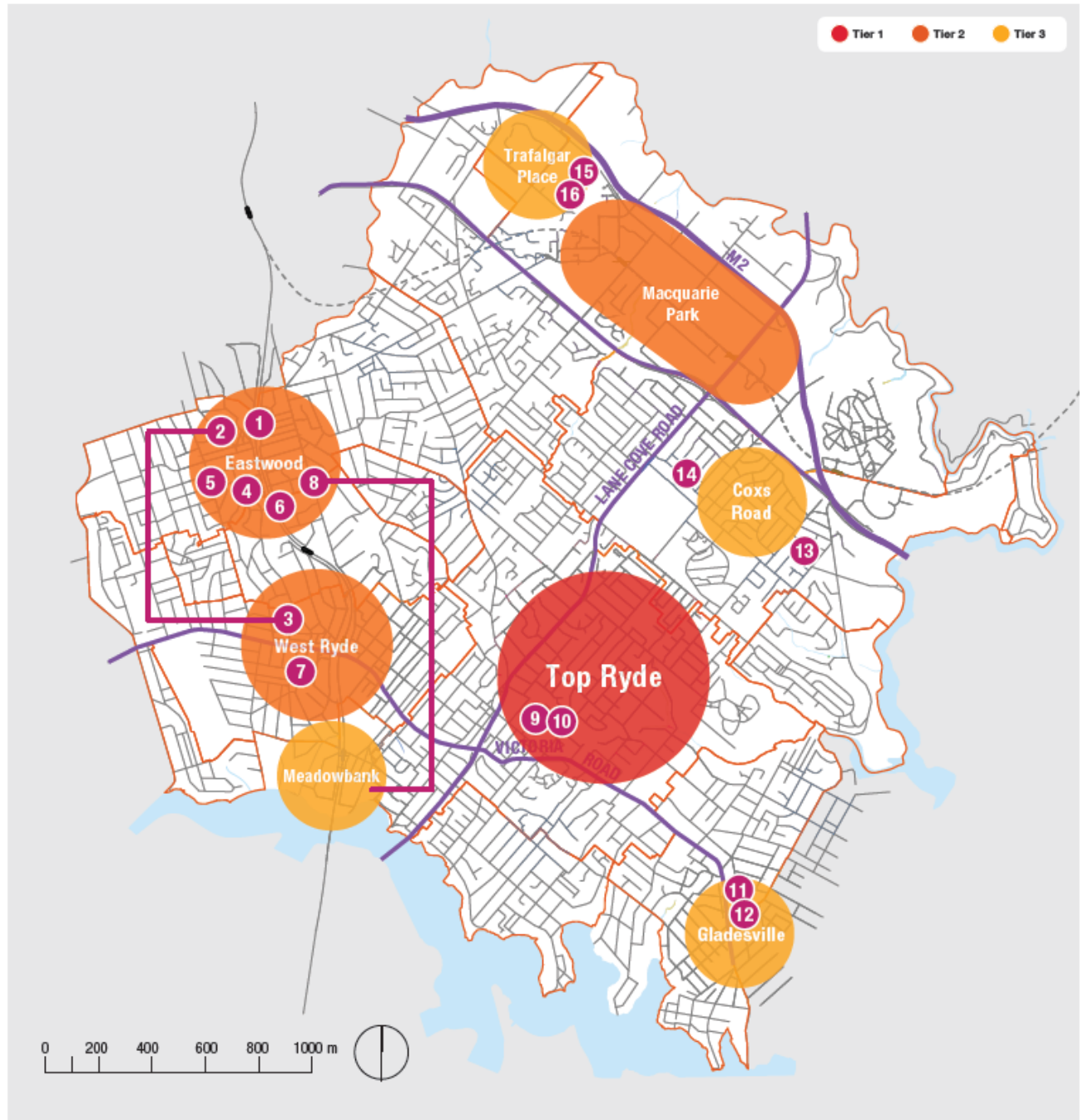
Delivery

Priorities

Each of the recommendations in the framework and strategic directions for identified centres (see following section) have been allocated a priority rating. The priorities are demonstrated using a simple high, medium and low metric with a timeframe attached. The level of priority attached to each action has been allocated according to the rationale listed below the map.

Funding

The funding strategy for new social and cultural infrastructure and the renewal of existing buildings will be documented in the City of Ryde's long term financial plan, based on the priorities established in this Plan. The following areas are a likely source of funding for social and cultural infrastructure.

a)   Development Contributions

Residential population growth and employment generation will place some demand on Council's existing facilities. To ensure the community's access to social and cultural infrastructure is not diminished the City of Ryde must, where possible, augment its existing facilities to accommodate the additional demand, and in some cases provide new facilities. Developer contributions will be paid and applied progressively for the delivery of some community buildings. The City Section 94 Developer Contributions Plan will identify a community buildings works schedule for the expenditure of the collected levies according to the buildings and priorities established in this Plan.

b)   Land developer partnerships or agreements

Population growth as a result of urban redevelopment in the City of Ryde will trigger the need for additional facilities. Where appropriate the City of Ryde may negotiate through planning agreements the inclusion of social and cultural infrastructure within new developments, or in locations within a proximity that enables new or existing facilities to meet the needs of additional populations.

c)   Co-funding with government or non-government service providers

Opportunities may arise to deliver unique and specialised facilities to meet population needs through co-funding arrangements between the City of Ryde, governments and non-government agencies. Grants may also provide a source of funding. Where available for capital infrastructure, grants are generally provided on a dollar for dollar basis.
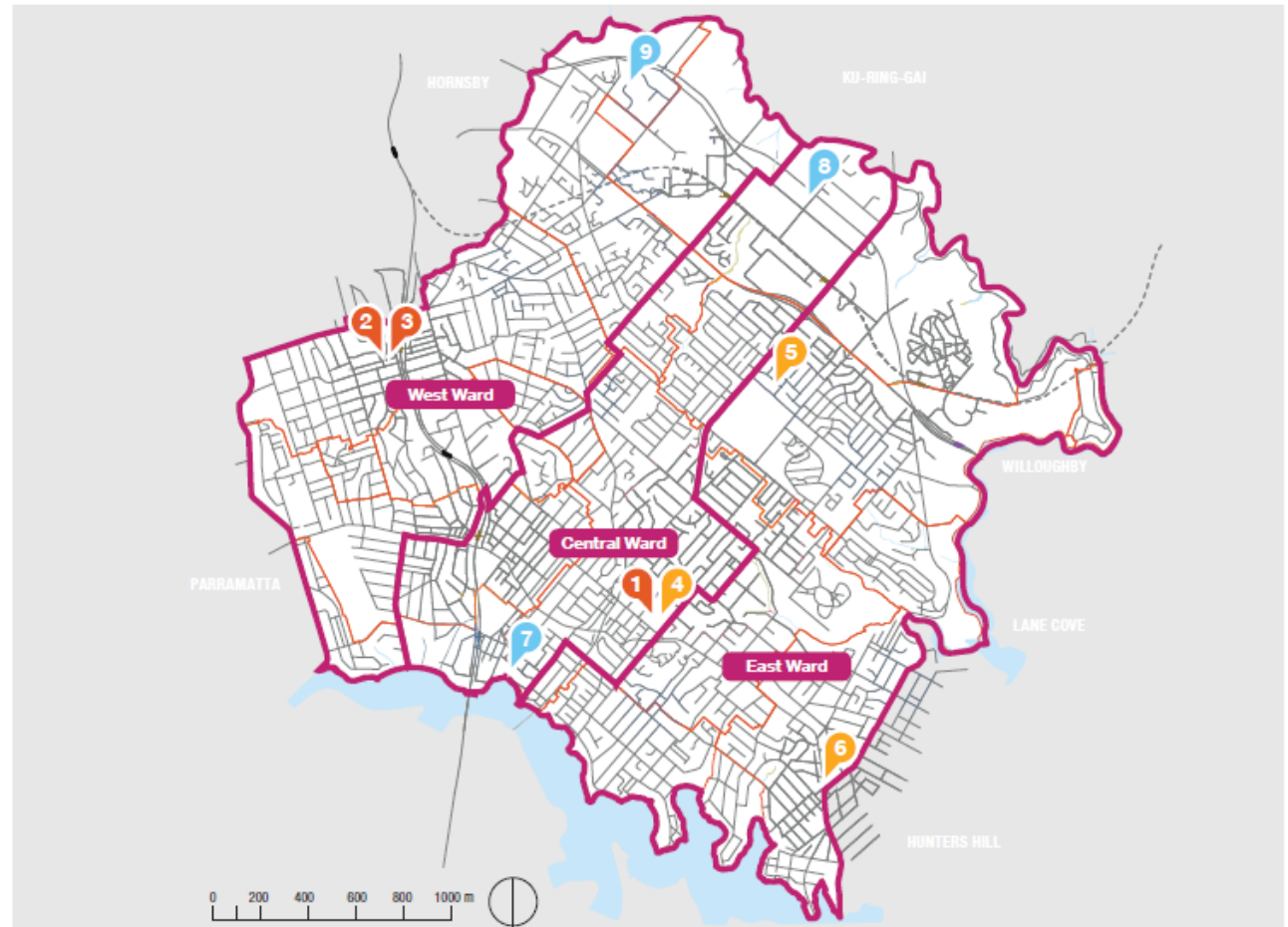
Priority	Rationale	Years	Location	Facility	Next Action
HIGH 🔴	» Critical under supply of social and cultural facilities » Current buildings in critical need of replacement	0 - 5	❶ Ryde	City wide infrastructure - cultural facility	Feasibility Study
			❷ Eastwood	Library	Feasibility Study
			❸ Eastwood	District level infrastructure – multipurpose community hub	Feasibility Study
MEDIUM 🟠	» Required to meet social and cultural needs associated with population growth » Current buildings projected to reach the end of life cycle	5 - 15	❹ Ryde	City wide infrastructure – multipurpose community health hub	Partnership
			❺ North Ryde	Neighbourhood level infrastructure	Feasibility Study
			❻ Gladesville	Neighbourhood level infrastructure	Feasibility Study/ Partnership
LOW 🔵	» Necessary to improve the function and management of City of Ryde facilities	15 - 25	❼ Meadowbank	Community facility	Feasibility
			❽ Macquarie Park	District level infrastructure	Feasibility
			❾ Trafalgar Place	Marsfield	Partnership

Appendix 1

Appendix 1: Existing social and cultural infrastructure provided by the City of Ryde

Infrastructure	Location	GFA (m²)
Community centres and halls		
	10 Lakeside Road, Eastwood	170
Eastwood Christian Community Aid	12 Lakeside Road, Eastwood	220
	Dickson Avenue, West Ryde	170
Eastwood Hall	Shaftsbury Road, Eastwood	455
Eastwood Women's Rest Centre	Hillview Road, Eastwood	104
Gladesville Meeting Room	Pittwater Road, Gladesville	27
North Ryde Community Aid and Information Centre	Cutler Parade, North Ryde	180
North Ryde School of Arts Community Centre	Coxs Road, North Ryde	860
Ryde Civic Hall	Devlin Street, Ryde	1,517
Ryde Multicultural Centre	Shaftsbury Road, West Ryde	154
Shepherd's Bay Community Centre	Bowden Street, Meadowbank	148
Trafalgar Place Community Centre	Trafalgar Place, Marsfield	134
West Ryde Community Centre	Anthony Road, West Ryde	3,901
West Ryde Community Centre Hall	Anthony Road, West Ryde	65
West Ryde Hall	Station Street, West Ryde	161
Libraries		
Ryde Library	Cnr Delvin Street and Pope Street, Ryde	2,031
Eastwood Library	Cnr Hillview Road and West Parade, Eastwood	538
Gladesville Library	Pittwater Road, Gladesville	475
North Ryde Library	Cox's Road, North Ryde	520
West Ryde Library	Graf Avenue, West Ryde	1,300
Early childhood health centres		
Ryde Early Childhood Health Centre	Argyle Avenue, Ryde	195
Marsfield Early Childhood Health Centre	Trafalgar Place, Marsfield	255

Infrastructure	Location	GFA (m^2)
Childcare and pre schools		
Children's House Montessori School	Cressy Road, East Ryde	366
Eastwood Occasional Child Care Centre	Hillview Road, Eastwood	138
Eastwood Preschool Kindergarten	Rutledge Street, Eastwood	359
Goulding Hill Preschool Kindergarten	Hancott Street, Ryde	400
North Ryde Community Preschool	Clermont Avenue, North Ryde	950
North Ryde Preschool	Coxs Road, North Ryde	378
Heritage buildings		
Brush Farm House	Lawson Street, Eastwood	539
Old Eastwood Town Hall	Agincourt Road, Marsfield	387
The Parsonage	Turner Street, Ryde	131
Westward Cottage	Turner Street, Ryde	60
Willandra House	Victoria Road, Ryde	526
Vacant		
Youth Service Centre	Shaftsbury Road, Eastwood	150

Appendix 2

Appendix 2: Detailed results of community buildings audit

Building	Visual prominence	Integrated services	Public transport access	Pedestrian and bike access	Parking	Universal access	Multi purpose	*Integrated outdoor space	Building quality	Safety	Environmentally sustainable design	Total
167 Shaftsbury Road Eastwood	2.5	2.0	3.0	3.0	3.0	2.5	2.0	2.0	2.5	2.5	2.0	**27.0**
Argyle Centre	4.0	3.5	3.5	3.0	2.0	1.5	4.0	2.0	0.0	3.5	1.0	**28.0**
Brush Farm House	2.0	3.5	2.5	2.0	2.0	4.0	4.0	4.0	2.6	2.0	2.5	**31.1**
Eastwood Christian Community Aid	2.0	3.0	3.5	3.0	2.0	3.0	2.5	2.0	3.0	3.0	2.5	**29.5**
Eastwood Hall	2.5	2.5	3.0	3.0	2.0	2.5	3.0	2.0	3.7	2.5	2.0	**28.7**
Eastwood Library	3.0	4.0	5.0	4.0	2.0	3.0	2.5	4.0	3.8	3.5	2.0	**36.8**
Eastwood Occasional Child Care Centre	2.0	2.5	3.0	3.0	3.0	3.0	2.0	4.0	3.4	2.0	2.0	**29.9**
Eastwood Women's Rest Centre	3.0	4.0	5.0	4.0	2.0	2.0	2.5	4.0	3.8	3.0	3.0	**36.3**
Gladesville Library	3.0	3.5	3.0	3.0	4.0	3.0	2.5	1.0	4.0	3.0	2.5	**32.5**
Gladesville Meeting Room	2.0	3.0	3.0	3.0	4.0	3.0	2.0	1.0	4.0	2.0	2.0	**29.0**
Goulding Hill Preschool Kindergarten	2.0	1.0	2.0	2.0	2.5	3.0	1.5	4.0	3.1	2.0	2.0	**25.1**
North Ryde Community Aid	2.5	3.0	2.5	3.0	3.0	2.0	3.0	3.0	4.3	3.0	2.0	**31.3**
North Ryde Community Preschool	1.0	1.5	2.0	2.0	3.0	3.5	2.0	4.5	3.5	2.0	2.0	**27.0**
North Ryde Library	1.5	5.0	3.0	3.5	2.5	1.0	2.0	1.0	4.0	3.5	2.0	**29.0**
North Ryde Preschool Kindergarten	2.0	1.0	3.0	3.5	3.0	2.0	2.0	4.0	3.6	2.0	2.0	**28.1**
North Ryde School of Arts Community Centre	3.5	5.0	3.0	3.5	2.5	2.0	3.0	1.0	4.0	3.5	2.0	**33.0**
Old Eastwood Town Hall	2.0	2.0	3.0	3.0	2.5	3.0	3.0	2.0	3.2	3.0	2.0	**28.7**
Ryde Civic Hall	3.0	3.0	3.5	2.5	3.5	3.5	3.0	2.0	4.2	2.5	2.0	**32.7**
Ryde Early Childhood Health Centre	1.5	2.5	3.0	3.0	3.0	2.0	2.0	2.0	3.0	3.0	2.0	**27.0**
Ryde Library	3.0	4.0	4.0	3.0	4.5	4.0	3.5	1.0	5.0	4.0	2.0	**38.0**
Ryde Multicultural Centre	1.0	1.5	2.5	3.0	3.0	1.0	2.0	4.0	2.5	1.0	1.0	**22.5**
Shepherd's Bay Community Centre	1.0	2.0	2.0	3.0	2.0	4.0	3.0	1.0	4.2	3.0	3.0	**28.2**
The Parsonage	2.0	3.5	3.0	2.5	3.0	3.5	3.0	3.0	3.7	2.0	2.0	**31.2**

Building	Visual prominence	Integrated services	Public transport access	Pedestrian and bike access	Parking	Universal access	Multi purpose	*Integrated outdoor space	Building quality	Safety	Environmentally sustainable design	Total
Trafalgar Place Community Hall	2.5	3.5	2.5	3.0	4.0	3.0	3.0	2.5	3.8	2.0	3.0	**32.8**
West Ryde Community Centre	3.0	4.5	3.5	3.0	2.0	5.0	4.0	2.0	5.0	3.0	4.0	**39.0**
West Ryde Community Centre Hall	3.0	3.0	3.5	3.0	2.0	5.0	3.0	1.0	5.0	3.0	4.0	**35.5**
West Ryde Community Christian Aid	2.0	3.0	3.5	3.0	2.0	1.0	2.5	1.0	2.5	2.0	2.0	**24.5**
West Ryde Hall	2.0	3.0	3.5	3.0	2.0	3.0	3.5	1.0	2.0	2.0	2.0	**27.0**
West Ryde Library	3.0	4.0	4.0	3.0	4.0	5.0	2.5	1.0	4.8	3.0	2.0	**36.3**
Westward Cottage	1.5	2.5	3.0	2.5	2.5	1.0	1.5	2.0	2.0	2.0	2.0	**22.5**
Willandra House	2.5	2.0	3.0	2.0	3.0	1.0	3.0	3.0	2.1	3.0	2.0	**26.6**
Average	**2.3**	**3.0**	**3.1**	**2.9**	**2.8**	**2.8**	**2.7**	**2.3**	**3.4**	**2.6**	**2.2**	

Notes:

The building quality scores used in the here came from a detailed assessment of asset condition audit undertaken for the City.

* = Outdoor space relates primarily to outdoor space integrated with, or immediately accessible from, the facility.

= The integration score for 167 Shaftsbury Road related to the time of audit. Since that time, Council has resolved to house a number of integrated services within the facility. This will significantly increase the integration score for the facility.