

# Cred

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CITY OF RYDE

## Denistone East Bowling Club Site, Community Engagement Outcomes Report

March 2017



*Creating and building community*

**Report Title: Denistone East Bowling Club Site,  
Community Engagement Outcomes Report**

**Client: City of Ryde**

**Date: 28 March 2017**



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# Executive summary

City of Ryde engaged Cred Consulting to undertake a two-stage community consultation process to seek input from the community on how they would like to see the currently vacant Denistone East Bowling Club site used in the future. The Denistone East Bowling Club site, which is owned by the City of Ryde, is situated on the corner of Kings Road and Salter Crescent in Denistone East in the City of Ryde LGA. The building and its two lawns are currently vacant; but they pose opportunities for a range of recreation and community uses. The site has been vacant since 2012 but prior to this was used for recreation, social and community activities including lawn bowls, functions and meals.

Stage 1 consultation sought ideas on preferred future uses to inform the development of site use options. Stage 2 consultation was an opportunity to provide feedback on four possible site use options to determine the preferred future use of the Denistone East Bowling Club site. This report provides a summary of the community engagement outcomes.

## Consultation completed

A broad range of consultation activities were completed as part of Stage 1 and 2 including:

Activity	Stage 1	Stage 2
<b>Have your Say Page</b>	Yes	Yes
<b>Written Submissions</b>	17 submissions	5 submissions
<b>Online survey</b>	169 surveys	182 surveys
<b>Community workshop</b>	40 attendees	15 attendees
<b>Community drop-in session/bbq</b>	120 people	45 people
<b>Meetings with stakeholder groups</b>	Denistone East Public School P and C "Friends of Denistone East" Bowling Club	Denistone East Public School P and C Denistone East Tennis Club Committee

Consultation opportunities were promoted widely including Council's website, letterbox drop to all households within 1km of the site, doorknocking houses neighbouring the site, letter and email to interested parties, advertisement in the local paper and City News column, promotion in Denistone East Public School (via weekly newsletter and onsite poster), and A0 sized posters at the site.



## Key findings

### Considerations

The following key considerations emerged through community consultation:

- Community accessible open space should be a priority for the site.
- Any future community facilities should be accessible to the general community.
- The future use of the site should not cause traffic impacts particularly at school pick up times and in Salter Crescent.
- The site should be a meeting place for the local community.
- The site should provide a mix of uses for different users and community needs.

### Overall preferred future use for the site

Four options were presented as part of Stage 2 consultation (see page 5) resulting in the following:

- 1st preference - Option 2, *passive and active open spaces*. The key reasons for participants supporting Option 2 for the site to be used for passive and active open spaces were that it provided recreation space to the whole community including children, families and young people as well as older people; has minimal traffic and parking impacts, is in keeping with the area, provides a benefit to Denistone East Public School, and will be a meeting place for the community.
- 2<sup>nd</sup> preference, Option 3, *community spaces with active and passive recreation* which was also strongly supported. Across all engagement types, comments in support of Option 3 to include *community space in combination with passive and active open space* were that it would create community connections, it would allow for flexible uses by different groups of people, there is a need for community meeting and program spaces, and that it allows the building to be retained.
- Options which included: *passive open space only* (Option 1); and *passive open space with a community hall and restaurant* (Option 4), were less supported by the community because they do not meet community needs or would cause traffic impacts (restaurant).

In addition to feedback on the four options, five written submissions were received offering alternative options including: 1. Support for Option 4 with the addition of a children's playground; 2. A proposal from a Ryde based sporting club to renovate the existing building as an indoor sports facility with underground parking; 3. A proposal from a local resident to convert the building to a "home style" community centre, licensed restaurant, and open park; 4. Support for a nursing home or day care centre for older people/multipurpose and cultural centre; 5. Support for a hybrid between options 2 and 3. See page 6 and 7 for a summary of Stage 2 consultation outcomes.

Stage 1 consultation indicated that overall the preferred future uses for the site included passive open space, active recreation (field), community accessible hall, and a kiosk or restaurant/café. It should be

noted, for the purposes of this study *open space (passive recreation)* is defined as open space and parkland for sitting, having a picnic, playing with kids, or kicking a ball and *open space (active recreation)* is defined as formal sports courts or playing fields. See page 8 for a summary of Stage 1 consultation outcomes.

## Four options for future use of the Denistone East Bowling Club site

### Option 1:

#### PASSIVE OPEN SPACE ONLY

##### INCLUDING

- Passive open space (sit, meet, play, kickaround)
- Greenery and trees
- Some seating
- Removal of the Bowling Club building
- No onsite car parking



lowest cost

### Option 2:

#### PASSIVE AND ACTIVE OPEN SPACE

##### INCLUDING

- Passive open space (sit, meet, play, kickaround)
- Minor active recreation space (sporting fields/courts)
- Greenery and trees
- Some seating
- Play space
- Removal of the Bowling Club building
- No onsite car parking



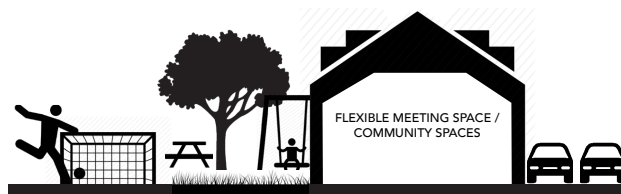
medium cost

### Option 3:

#### COMMUNITY SPACES WITH PASSIVE AND ACTIVE OPEN SPACE

##### INCLUDING

- Refurbishment of the existing Bowling Club building
- Multipurpose spaces (flexible meeting spaces and community group spaces)
- Passive open space (sit, meet, play, kickaround)
- Minor active recreation space (sporting fields/courts)
- Greenery and trees
- Play space
- Seating and shelter
- Onsite car parking



high cost

### Option 4:

#### COMMUNITY HALL AND RESTAURANT WITH PASSIVE OPEN SPACE

##### INCLUDING

- Refurbishment of the existing Bowling Club building
- Multipurpose hall (restaurant space and community group spaces)
- Passive open space (sit, meet, play, kickaround)
- Greenery and trees
- Some seating
- Onsite car parking

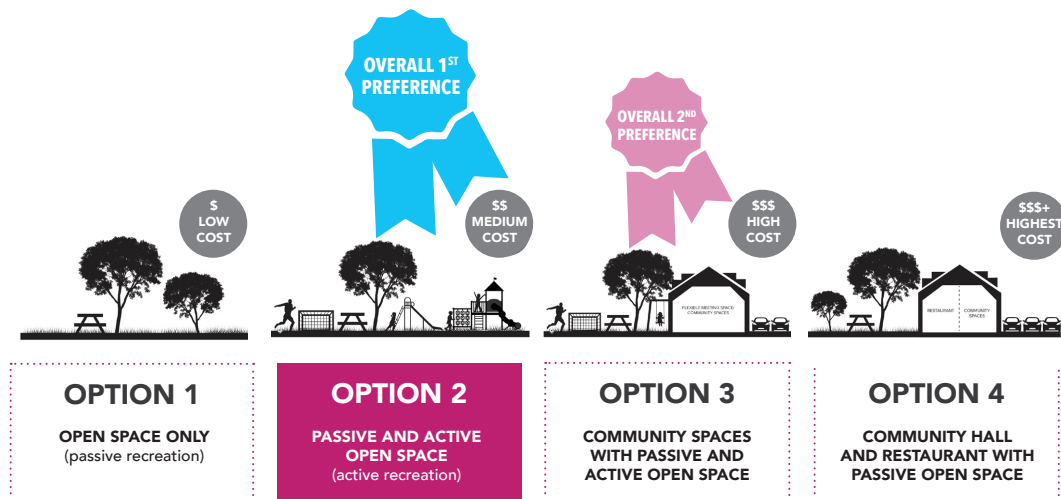
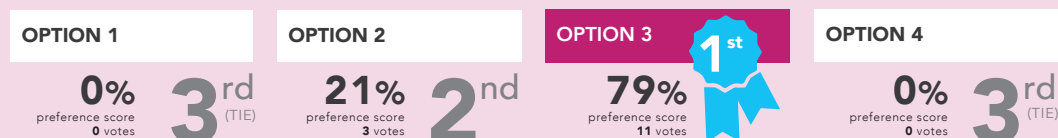


highest cost

## Summary of Stage 2 consultation outcomes

**DENISTONE EAST BOWLING CLUB  
STAGE 2 CONSULTATION****WHAT THE COMMUNITY WANT...**

Preferred future options for Denistone East Bowling Club site by consultation type

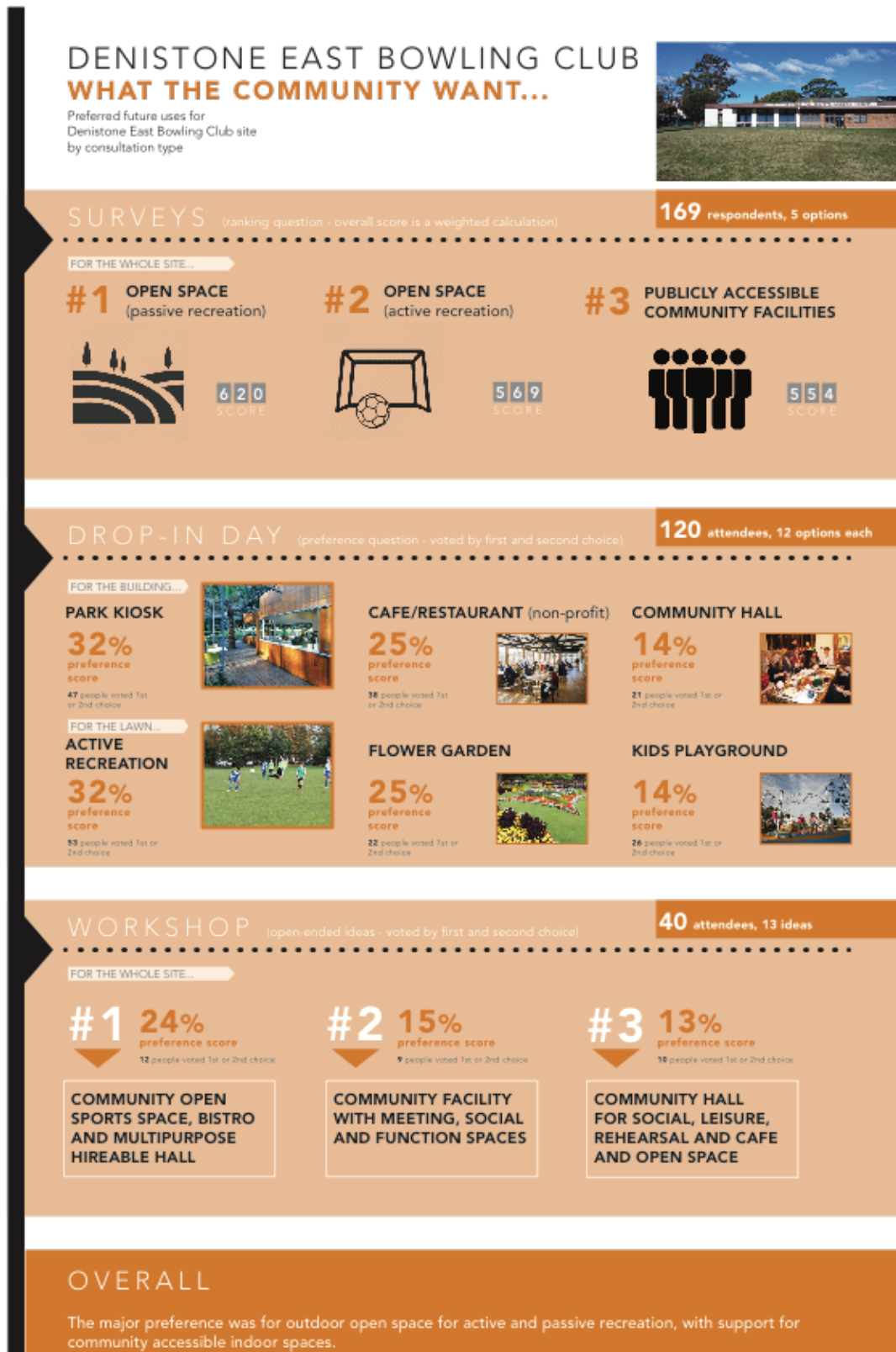
**SURVEYS** (ranking question - overall score is a weighted calculation)**182** respondents**DROP-IN SESSION** (voting for first preference)**43** attendees**WORKSHOP** (voting for first preference)**14** attendees



## Summary of comments on Stage 2 options

Option	Ranking	Comments in support	Comments against
<b>Option 2</b>	#1	Option 2 was the most preferred option as it: Provides recreation space to the whole community including children, families and young people as well as older people; Has minimal traffic and parking impacts, is in keeping with the area, provides a benefit to Denistone East Public School, and will be a community meeting space.	Across engagement types there were few comments in opposition to Option 2, however some people noted that there are playgrounds nearby so play equipment may not be needed, the loss of the building is a negative, and there may be a noise and privacy impact to local residents.
<b>Option 3</b>	#2	Across all engagement types, comments in support of Option 3 said that it would create community connections, it would allow for flexible uses by different groups of people, there is a need for community meeting spaces, and that it allows the building to be retained.	However, engagement participants noted that there would be a traffic and parking impact, a maintenance cost to Council, and that community spaces may not be used.
<b>Option 1</b>	#3	Comments in support of Option 1 said that it provides open space, is low cost, provides an opportunity for natural and green space, and has minimal traffic and parking impact.	Comments in opposition to Option 1 said that it meant the loss of a community asset of the building, there are other passive recreation spaces nearby that are underutilised, and it doesn't cater to community needs for active recreation and community meeting spaces.
<b>Option 4</b>	#4	Comments in support of Option 4 liked the combination of a restaurant and play space for children and families, that it could provide an income stream for Council, and that it would be a place for the community to meet.	However, comments in opposition to Option 4 said that it would have a large traffic and parking impact, cause noise and possible pest issues for neighbouring residents, cost a lot, and the restaurant may not be viable or utilised.

## Summary of Stage 1 consultation outcomes



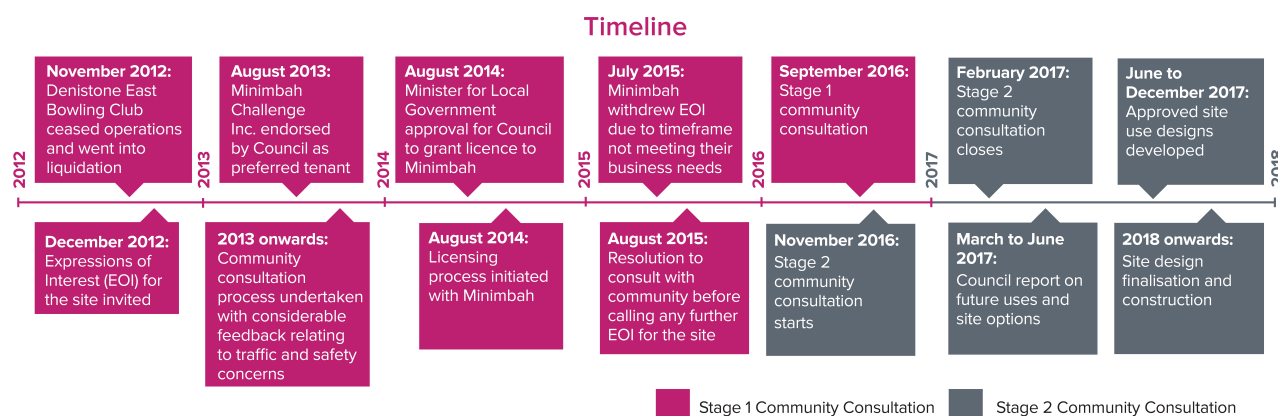
# 1. Introduction

## 1.1. Project background

City of Ryde engaged Cred Consulting to undertake a two-stage community consultation process to seek input from the community on how they would like to see the currently vacant Denistone East Bowling Club site used in the future.

In 2015, City of Ryde Council resolved that the community would be consulted before calling for any further Expressions of Interest for this Denistone East Bowling Club site following the withdrawal of interest in the property from Minimbah Challenge Inc. As resolved, and as shown in Figure 1 below, the City commenced consultation with the community in September 2016. This report provides the outcomes of Stage 1 of this consultation process in September 2016, and Stage 2 from November 2016 to February 2017.

Figure 1 Denistone East Bowling Club timeline



## 1.2. About the Denistone East Bowling Club site

The Denistone East Bowling Club site, which is owned by the City of Ryde, is situated on the corner of Kings Road and Salter Crescent in Denistone East in the City of Ryde LGA. The building and its two lawns are currently vacant; but they pose opportunities for a range of recreation and community uses. The site has been vacant since 2012 but prior to this was used for recreation, social and community activities including lawn bowls, functions and meals.

Figure 2 Denistone East Bowling Club site map



City of Ryde is seeking to develop future uses as permissible under the current land zoning and classification. There are no current plans to rezone and redevelop the site. The land is zoned RE1 – Public Recreation under Ryde LEP 2014.

The objective of the RE1 zone are:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses
- To protect and enhance the natural environment for recreational purposes.

The site is classified as Community Land. According to the Local Government Act:

- “Community Land” cannot be leased, licensed or any other estate granted over the land for more than 21 years without Minister’s consent.
- A site classified as community land cannot be sold

### 1.3. Consultation activities

As shown in Table 1, the community was provided with a broad range of consultation opportunities to provide their feedback on the future uses for the Denistone East Bowling Club site.

During both Stage 1 and 2 consultation, engagement activities were widely promoted including:

- Denistone East Bowling Club Site – Future Uses Have Your Say Page on Council’s website including Information on Consultation Opportunities, Frequently Asked Questions, links to relevant reports, link to the online survey, and form to submit written submissions. See *Appendix 1 for Stage 1 FAQs*, and *Appendix 2 for Stage 2 FAQs*.
- Letter to stakeholders who had shown an interest previously in the future use of the site.



- Door knocking 55 houses neighbouring the bowling club site.
- Letter box drop of flyer to all households within 1km of the site (3,660 houses). See *Appendix 3 for Stage 1 and Stage 2 flyers*.
- Advertisement in the City News column of the local paper. See *Appendix 4 for Stage 1 and Stage 2 Advertisements*, and
- A0 sized posters onsite promoting consultation opportunities. See *Appendix 5 for Stage 1 and Stage 2 posters onsite*.

Table 1 Consultation activities, Stages 1 and 2

Activity	Stage 1: 31 August to 30 September 2016	Stage 2: 28 November 2016 to 28 February 2017
Have your Say Page	Yes	Yes
Written Submissions	17 submissions	5 submissions
Online survey	169 surveys	182 surveys
Community workshop	40 attendees	15 attendees
Community drop-in session/bbq	120 people	45 people
Meetings with stakeholder groups	Denistone East Public School P and C  "Friends of Denistone East" Bowling Club	Denistone East Public School P and C  Denistone East Tennis Club Committee



## 2. Consultation outcomes

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### 2.1. Stage 1 outcomes

The main overall community preferences priority for the Denistone East Bowling Club site were improved open space for active and passive recreational activities including play for children in a multi-use site accessible to the community. It should be noted, for the purposes of this study *open space (passive recreation)* is defined as open space and parkland for sitting, having a picnic, playing with kids, or kicking a ball and *open space (active recreation)* is defined as formal sports courts or playing fields.

Specifically, the preferred future uses for the site were:

- Parkland/passive open space,
- Active open space (field),
- Community accessible hall, and
- A kiosk or café.

*A summary of Stage 1 consultation outcomes is provided at Appendix 6.*

### 2.2. Overall findings Stage 2 consultation

Based on the outcomes of Stage 1 consultation, four options were developed for further community consultation (see *Figure 3 overpage*). Stage 2 consultation outcomes resulted in:

- 1st preference, Option 2, *passive and active open spaces*. The key reasons for participants supporting Option 2 for the site to be used for passive and active open spaces were that it provided recreation space to the whole community including children, families and young people as well as older people; has minimal traffic and parking impacts, is in keeping with the area, provides a benefit to Denistone East Public School, and will be a meeting place for the community.
- 2<sup>nd</sup> preference, Option 3, *community spaces with active and passive recreation* which was also strongly supported. Across all engagement types, comments in support of Option 3 to include *community space in combination with passive and active open space* were that it would create community connections, it would allow for flexible uses by different groups of people, there is a need for community meeting and program spaces, and that it allows the building to be retained.
- Options which included: *passive open space only* (Option 1); and *passive open space with a community hall and restaurant* (Option 4), were less supported by the community because they do not meet community needs or would cause traffic impacts (restaurant).

Figure 3 Stage 2 options

## Option 1:

**PASSIVE OPEN SPACE ONLY**

## INCLUDING

- Passive open space (sit, meet, play, kickaround)
- Greenery and trees
- Some seating
- Removal of the Bowling Club building
- No onsite car parking



## Option 2:

**PASSIVE AND ACTIVE OPEN SPACE**

## INCLUDING

- Passive open space (sit, meet, play, kickaround)
- Minor active recreation space (sporting fields/courts)
- Greenery and trees
- Some seating
- Play space
- Removal of the Bowling Club building
- No onsite car parking

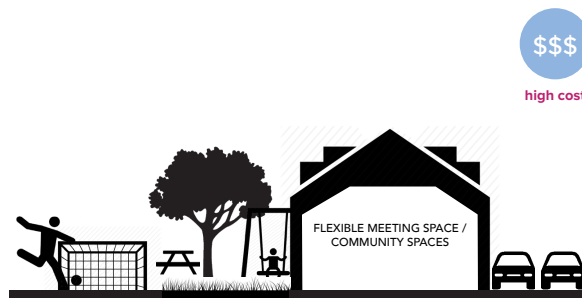


## Option 3:

**COMMUNITY SPACES WITH PASSIVE AND ACTIVE OPEN SPACE**

## INCLUDING

- Refurbishment of the existing Bowling Club building
- Multipurpose spaces (flexible meeting spaces and community group spaces)
- Passive open space (sit, meet, play, kickaround)
- Minor active recreation space (sporting fields/courts)
- Greenery and trees
- Play space
- Seating and shelter
- Onsite car parking



## Option 4:

**COMMUNITY HALL AND RESTAURANT WITH PASSIVE OPEN SPACE**

## INCLUDING

- Refurbishment of the existing Bowling Club building
- Multipurpose hall (restaurant space and community group spaces)
- Passive open space (sit, meet, play, kickaround)
- Greenery and trees
- Some seating
- Onsite car parking



## 2.3. Stage 2 Consultation findings by type

### 2.3.1. Community survey

The survey was available online through the City of Ryde Have Your Say page from Wednesday 31 November 2016 to 28 February 2017. Intercept surveys were also conducted at the Drop-In Day and community workshop. 182 surveys were completed<sup>1</sup>.

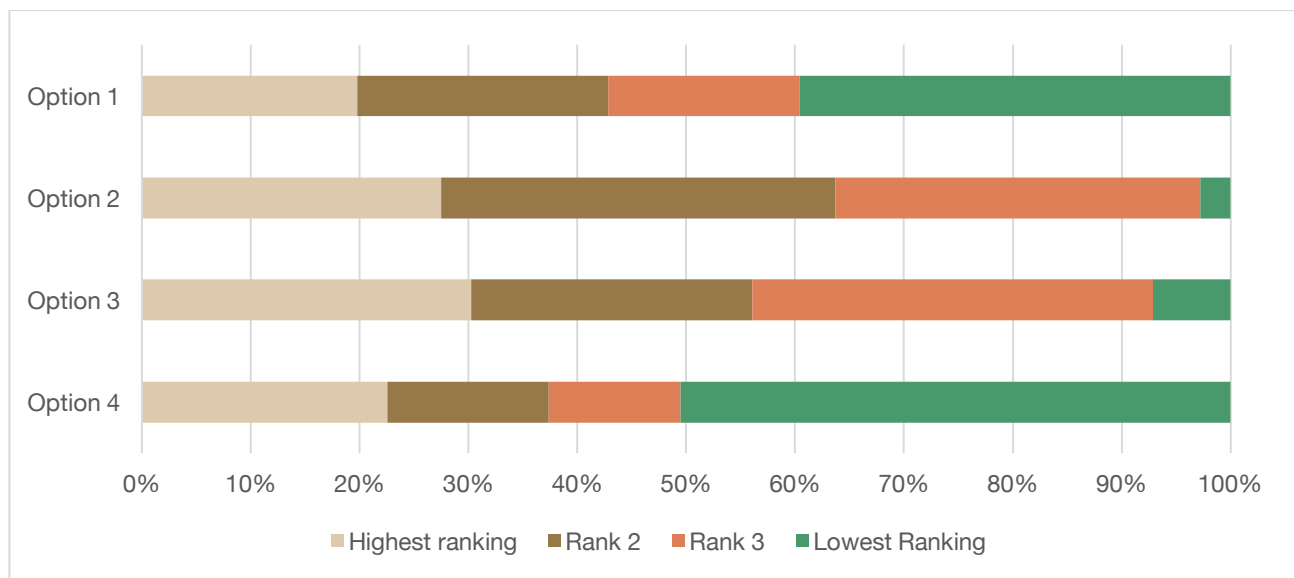
#### Preferred option

Participants ranked the four options in order of their preference. Because we asked the community to rank their preferences, responses were given a “score” which is a weighted calculation where items ranked first by the community are given a higher value or weight<sup>2</sup>.

- First preference, Option 2: *Passive and active open space* was the highest ranked option (Score: 525)
- Second preference, Option 3: *Community spaces with passive and active open space* (Score: 508).
- Third preference, Option 4: *Community hall and restaurant* ranked as the least preferred option by the highest number of people, over half of respondents (92 people, 51%).
- Fourth preference, Option 1: *Passive open space only*, was also ranked as the least preferred option by a high number of people (72 people, 40%).

Figure 4 shows the proportion of people that ranked each option first, second, third and fourth.

Figure 4 Option ranking distribution



<sup>2</sup> First preference = 4, Second preference = 3, Third preference = 2, Fourth preference = 1.



## Reasons in support of, and against, options

Option	Ranking	Comments in support	Comments against
<b>Option 2</b>	#1	Option 2 was the most preferred option as it: Provides recreation space to the whole community including children, families and young people as well as older people; Has minimal traffic and parking impacts, is in keeping with the area, provides a benefit to Denistone East Public School, and will be a community meeting space.	Across engagement types there were few comments in opposition to Option 2, however some people noted that there are playgrounds nearby so play equipment may not be needed, the loss of the building is a negative, and there may be a noise and privacy impact to local residents.
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<b>Option 4</b>	#4	Comments in support of Option 4 liked the combination of a restaurant and play space for children and families, that it could provide an income stream for Council, and that it would be a place for the community to meet.	However, comments in opposition to Option 4 said that it would have a large traffic and parking impact, cause noise and possible pest issues for neighbouring residents, cost a lot, and the restaurant may not be viable or utilised.

## Respondent profile

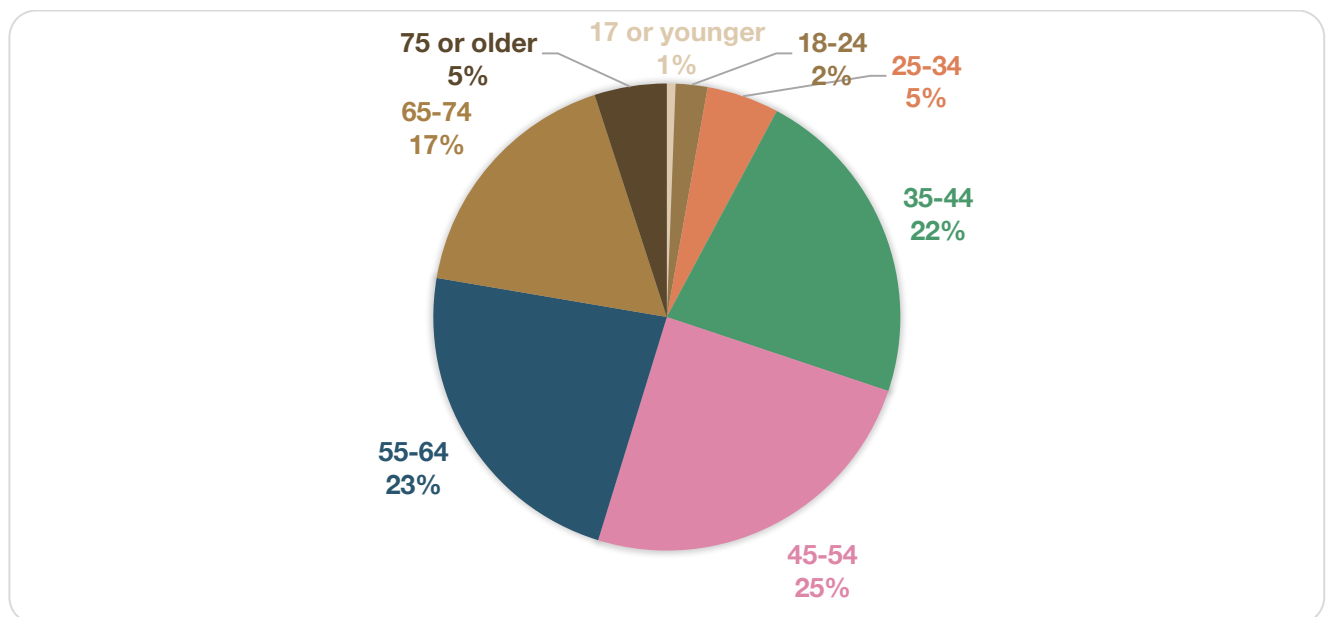
### Previous participation in Stage 1 consultation

- 51% of respondents (91 people) completed the online survey
- 21% of respondents (38 people) attended the drop-in session
- 13% of respondents (23 people) attended the community workshop
- 10% of respondents (17 people) sent a written submission, and
- 31% of respondents (56) did not participate in Stage 1 consultation.

### Age profile

The age profile of respondents was fairly evenly distributed, with a majority of respondents aged between 35 to 64 (70%, 125 respondents). There was a good representation of people aged 65 and older (22%, 40 people). The proportion of respondents aged under 25 was low compared to the Denistone East population (8%, 14 people).

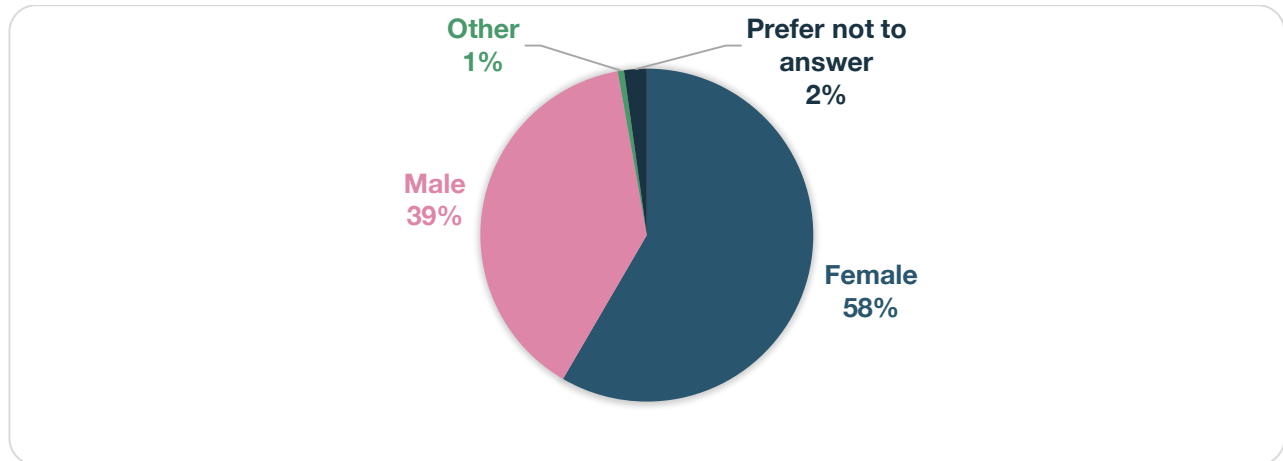
Figure 5 Age profile



## Gender profile

58% of respondents identified as female (104 people). 39% of respondents identified as male (69).

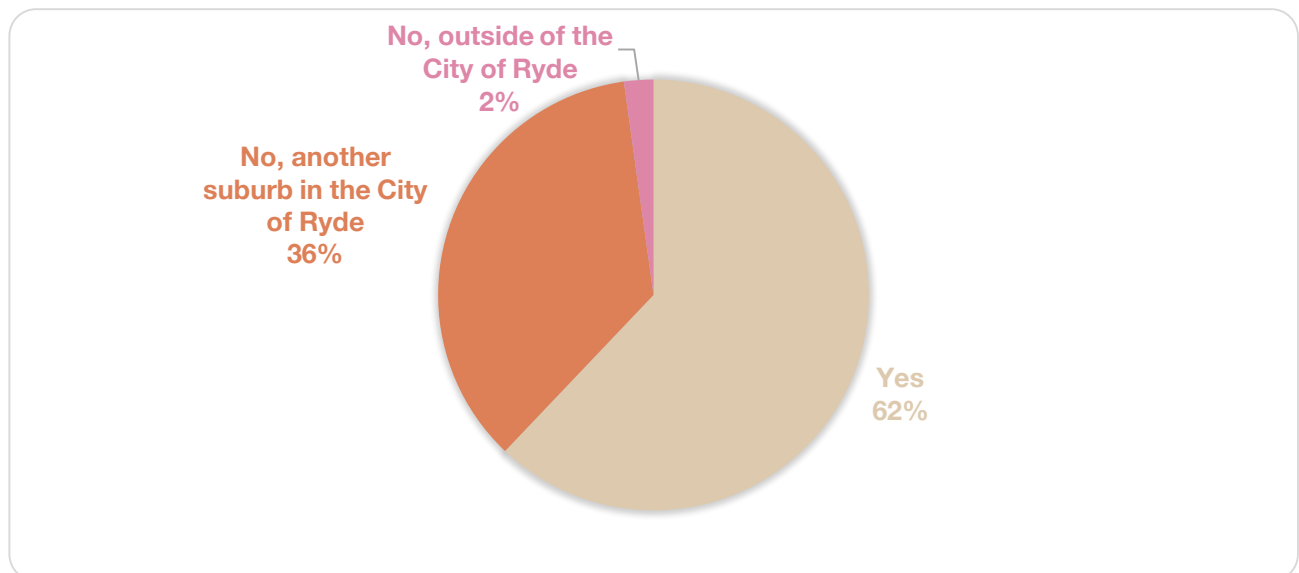
Figure 6 Gender profile



## Suburb

The majority of respondents live in Denistone East (62%, 113 people). In total, 98% of respondents (178 people) live in the City of Ryde.

Figure 7 Suburb where respondent lives



### 2.3.2. Community workshop

A community workshop was held at the Denistone East Public School on Thursday 9 February 2017 from 6.00pm to 8.00pm. Fifteen participated in the collaborative workshop. The workshop included a presentation from Council and Cred Consulting relating to the history of the site, permissible uses on the study, outcomes from Stage 1 community consultation, and the four possible site use options.

The aim of the workshop was to inform the community about findings from Stage 1 consultation, 4 possible options for the site and to workshop the 4 identified site use options for the future uses at the Denistone East Bowling Club site.

Each table had differing opinions about 'what's good' and 'what's not' for each option, however the voting exercise at the end of the workshop session revealed Option 3 was the most popular.



### Preferred option

At the end of the workshop session, each participant was given a sticker to place on their preferred option. Option 3 was the clear preferred option by the group as a whole, with 11 of 14 votes (79%). One person chose not vote.

Table 2 Community workshop preferred option

Option	Number of votes
<b>Option 1: Passive Open Space Only</b>	0
<b>Option 2: Passive and active open space</b>	3
<b>Option 3: Community spaces with passive and active open space</b>	<b>11</b>
<b>Option 4: Community hall and restaurant with passive open space</b>	0



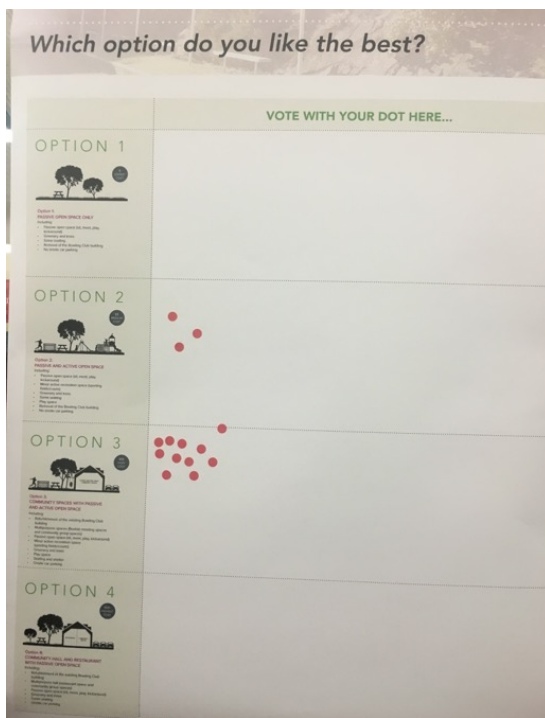


Table 3 Option 1 workshop comments

Table #	What's Good?	What's not?	Other ideas or comments?
1	<ul style="list-style-type: none"> <li>Cheap and low cost = likely to happen</li> <li>Like that the building is gone - waste of space, cost, ongoing maintenance, was underutilised as a bowling club</li> <li>Bowling greens are already flat and level - not a lot of landscaping to do</li> <li>Trees, green, bring the birds in</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing maintenance</li> <li>Removal of community asset "lost forever"</li> <li>There are other areas like this close by that are not very well used</li> <li>Can become a dumping ground for rubbish</li> <li>Losing an asset in community building</li> </ul>	<ul style="list-style-type: none"> <li>Good to add a toilet, for kids playing</li> <li>Picnic tables</li> <li>Bin for dog poo</li> <li>Can potentially have low numbers of people using it</li> <li>Dogs</li> <li>No kids without playground</li> <li>If want no games, could have sign or landscaping</li> </ul>
2	<ul style="list-style-type: none"> <li>Playground could always be accommodated later if demand rises</li> <li>Less traffic</li> </ul>	<ul style="list-style-type: none"> <li>Cost of removing the building - then potentially rebuilding</li> <li>Area has houses with backyards - active space more valuable than passive</li> </ul>	

Table #	What's Good?	What's not?	Other ideas or comments?
3	<ul style="list-style-type: none"> <li>No parking</li> <li>If the bowling club goes there will be more space for park</li> <li>Open space will enhance the area</li> <li>Budget friendly</li> <li>Safe option</li> </ul>	<ul style="list-style-type: none"> <li>Risk of too many trees limiting the use of space (e.g. kick around)</li> <li>Landscape has to be sensitive to preserve the flexibility of the park</li> </ul>	<ul style="list-style-type: none"> <li>Playground</li> <li>Self serve kiosk</li> <li>Undulating landscape</li> <li>Need to have a specific space for kick around</li> </ul>

Table 4 Option 2 workshop comments

Table #	What's Good?	What's not?	Other ideas or comments?
1	<ul style="list-style-type: none"> <li>Not having parking - more space for activity, people don't drive there just for parking, parks don't have to have parking</li> <li>Encourage families</li> <li>Negligible parking impact</li> <li>Building removed</li> </ul>	<ul style="list-style-type: none"> <li>Not having parking = not useful for parents, created traffic congestion</li> <li>Losing asset of building</li> <li>More traffic impact</li> </ul>	<ul style="list-style-type: none"> <li>Some off street parking - it is the only option to increase parking</li> <li>Salter Cres gets very busy</li> <li>Tennis community will use parking</li> <li>Trees, green, bring the birds in. make it attractive</li> <li>Add water and a toilet</li> <li>Have to advertise it well or it will just get people from surrounding 500m</li> </ul>
2	<ul style="list-style-type: none"> <li>Playground - would assist mix of locals surrounding residents</li> <li>Benefit to school - sport or multi use space</li> <li>Less traffic</li> </ul>	<ul style="list-style-type: none"> <li>However the demand is limited for playgrounds and there is one nearby</li> </ul>	
3	<ul style="list-style-type: none"> <li>No building</li> <li>No night time activation</li> <li>Enhances the area</li> <li>No parking</li> </ul>	<ul style="list-style-type: none"> <li>Nothing (Unanimously favourite option)</li> </ul>	<ul style="list-style-type: none"> <li>Could be like a mini Yamble Reserve</li> <li>Birthday parties</li> <li>Putney Park (with its bushy creek)</li> <li>Mobile food/coffee vans</li> </ul>

Table 5 Option 3 workshop comments

Group	What's Good?	What's not?	Other ideas or comments?
1	<ul style="list-style-type: none"> <li>There aren't any facilities like this here, growing # of seniors that go elsewhere for activities - it's a community need, other groups used if before e.g. probus</li> <li>Keeping community asset</li> <li>Parking is essential to function</li> <li>Evacuation site for school</li> <li>Any parking/traffic impact would only be irregular</li> </ul>	<ul style="list-style-type: none"> <li>Struggle to fit it all on</li> </ul>	<ul style="list-style-type: none"> <li>Need simple food prep area</li> <li>Sink, urn, but not full catering</li> <li>NB: parking wouldn't fit everyone</li> <li>Previous underutilisation due to club management, not lack of need</li> <li>Probus, exercise, craft</li> <li>Possibly losing Epping Creative Club (fully booked, 40+ groups)</li> <li>Parking would get used by tennis club - for get a sticker for parking, e.g. gosfors</li> </ul>
2	<ul style="list-style-type: none"> <li>Need for youth facilities could be accommodated - meeting spaces</li> <li>As schools address safety concerned and fencing - need for community play / active recreation spaces</li> <li>Buildings can be renewed later in no sustainable</li> <li>Mens' shed could be accommodated - fits in with demographics of the area - significant health benefits and a well-established movement</li> </ul>	<ul style="list-style-type: none"> <li>Traffic</li> </ul>	<ul style="list-style-type: none"> <li>CWA</li> </ul>
3	<ul style="list-style-type: none"> <li>Bookable community hall</li> <li>Playground - e.g. rockwalls</li> <li>Parking - part of the top green</li> </ul>	<ul style="list-style-type: none"> <li>Permanent tenant</li> <li>Parking</li> <li>Loss of open space</li> </ul>	<ul style="list-style-type: none"> <li>Don't want a 'pumping pub', it is a quiet residential area</li> </ul>

Table 6 Option 4 workshop comments

Table #	What's Good?	What's not?	Other ideas or comments?
1	<ul style="list-style-type: none"> <li>Community space that is needed</li> </ul>	<ul style="list-style-type: none"> <li>Restaurant wouldn't work - go broke (some failed attempts, Midway, Fiveways)</li> <li>Successful restaurant would make a regular traffic problem</li> <li>Rubbish from restaurant or kiosk</li> </ul>	<ul style="list-style-type: none"> <li>Kiosk - have a coffee van appear on weekends instead</li> </ul>
2	<ul style="list-style-type: none"> <li>Could accommodate youth spaces - need for meeting spaces for youth groups and activities</li> </ul>	<ul style="list-style-type: none"> <li>School already has a hall - another hall may not be the best use of the space</li> <li>Enough restaurants nearby</li> <li>Traffic generation</li> </ul>	
3	<ul style="list-style-type: none"> <li>Nothing</li> </ul>	<ul style="list-style-type: none"> <li>Permanent tenant</li> <li>Car parking</li> <li>Loss of open space</li> </ul>	

### 2.3.3. Drop-In session/community BBQ

A community drop-in session/community bbq was held from 11am to 1.30pm on Saturday 11 February 2017. Around 45 people attended the drop-in session to provide their views on the future use of the Denistone East Bowling Club site.

Residents who attended the event:

- Completed intercept surveys (the online survey) with the Cred team
- Talked to Council staff about their ideas and concerns for the site, and
- Voted on their preferred option on the dotmocracy boards.

The preferred option from the drop-in session was Option 2: Passive and active open space (20 people 47%), followed by Option 3: Community spaces with passive and active open space (17 people, 40%).

Table 7 Drop-in session preferred options

Option	Number of Votes
<b>Option 1: Passive Open Space Only</b>	0
<b>Option 2: Passive and active open space</b>	<b>20</b>
<b>Option 3: Community spaces with passive and active open space</b>	17
<b>Option 4: Community hall and restaurant with passive open space</b>	6



### 2.3.4. Written submissions

A total of five written submissions were received through the City of Ryde Have Your Say Page or directly.

Written submissions provided alternate options for site uses, including:

1. A proposal from a local resident in support of Option 4, with the addition of children's playground on the lower green and 47 car parking spaces on the upper green.
2. A proposal from a Ryde based sporting club to renovate the existing Denistone East Bowling Club, adding new meeting rooms, a board room, as well as a café/kiosk. The proposal includes an underground carpark with a multipurpose sports facility above. The sports facility would house two basketball courts, with provision to also play indoor soccer, netball, volleyball, badminton and table tennis. The other Southern section of the property, will be rebuilt as a passive and active open space.
3. A proposal from a local resident for home-style community centre on lawn 1, licensed restaurant (building), open park on lawn 2. The home-style community centre building on the basis it will be occupied by NSW Police as the anchor tenant or possible sole lessee. This may require a Public Private Partnership/Joint Venture arrangement.
4. A proposal from a local resident for the building to be used for a nursing home or day care centre for older people/multipurpose and cultural centre
5. A proposal from a local resident for a hybrid between options 2 and 3.

### 2.3.5. Meetings with key stakeholders

Two meetings were held with key stakeholder groups including:

- Denistone East Public School P and C, and
- Denistone East Tennis Club Committee

The main outcomes of each of these meetings is detailed below.

#### Denistone East Public School P and C

- Three P&C members attended, who have been involved for 4 to 12 years.
- The school expects to stay at 800 students. There has been a demographic change, with demand for kindergarten reducing.
- There is no oval and no open space on the school grounds. There is one quadrangle, that students are able to use on a roster basis. The school grounds are well used by the community, including young people who use the new basketball hoops. However, the basketball hoops were damaged through this use. There is a need for an all weather sports court. More than half of the students don't get to do sport, unless they are in the PSSA teams. The school uses the tennis courts for sport, and goes to other sports fields and schools for PSSA events.
- The school's other concern is traffic. The school would not want to see anything on the site that would add traffic particularly at pick up and drop off times.
- Option 2 is the P&C's preferred option as it provides open space for the community and for the older children. Sports fields and courts would not generate a lot of traffic. The P&C suggested that there



would be a need for more than one court. Multipurpose courts e.g. for soccer, basketball, with a multipurpose surface, not concrete, would be ideal. There isn't a need for a playground, with close parks and Livvi's Place nearby. The playground could be removed or made a smaller area.

- Regarding a café within Option 2, the P&C thought that there isn't a need for a café, just have the coffee cart visit. A café would not be viable, and Midway is very close. The school wouldn't use the café. Blenheim Park has lots of facilities to bring people in even though there is no parking, toilet or café.
- Option 1 does not provide recreation spaces and therefore no advantage to the school. There are no facilities for the school to use, and no facilities for young people.
- Option 3 is supported by the P&C as it provides sports courts/fields. It would be beneficial to the school to rent spaces to community groups, such as the Family Services at West Ryde Community Centre. The school could refer children to services. The P&C however was concerned about the traffic impact, and commented that they would not use the hall, and the hall may not be used as the bowling club wasn't used.
- Option 4 was not supported as there is no recreation space, it doesn't address the need to be more active and have activities for young people, the traffic and safety impact would be larger, the school wouldn't use the facility, and a restaurant would not be viable.

## Denistone East Tennis Club Committee

- Five members of the tennis club committee attended. Members had been involved for between 10 and 50 years.
- The lease for the tennis courts is up in three years. The Committee hopes to continue as a tennis club and courts, and are happy to take on the extended lease. The courts are in a very good condition thanks to good management, with new surfaces, new wiring, refitted club house.
- Two courts are sufficient. More courts would mean there is a need to pay for an administration person.
- Weekend use is very busy with recreational players. Demand is moving from regular three-hour bookings to casual bookings, shorter time frames and more lessons. The catchment for the tennis club is locals, as well as people from the North Shore.
- Tennis is a good sport for seniors' wellbeing. There are many retirees coming back to tennis after working.
- The committee was split between Option 2 and 3.
- Option 1 was not a preferred option. However, the committee felt that it fit the vibe of the area. Being private and secluded, it may encourage drug users. There were some problems with vandalism at the tennis clubhouse, however with lighting and keeping the area clean the problem disappeared.
- Option 2 was supported as the playground is a drawcard for mother's to then play tennis. It fits the area, and draws people in. The space is open not divided, it brings people together. However, there are other playgrounds around. How will this relate to other parks in the area? Is it just replicating the same thing? Parking is limited, and some parking on the street might be needed. There were parking

issues at limited times when the bowling club operated. Comments included that they would need shade, a coffee shop, and that it would be good to have a water park.

- Option 3 was supported as more people would be using the space; there is no playground at Midway, so it will be popular; the building would be useful for wet weather training use; and there aren't a lot of community halls in the area. The committee thought that the parking on the site was reasonable, however some people disagreed and didn't like the parking. Comments included that a coffee shop could be added, however others thought that a coffee van would be good instead. Another comment was to just keep half of the building, not the whole space.
- Option 4 was not a preferred option. However, the committee thought that a community space would be good as there are not a lot of community halls in the area. The committee thought that the restaurant wouldn't get used. The community prefers daytime activities, for example not having lights at the tennis courts. The tennis courts are only daytime use. A coffee shop might work instead, as this would get used during the daytime.

## Appendix 1      Frequently Asked Questions Stage 1



### **What can the site be used for?**

Ryde Local Environmental Plan 2014 (available under 'Relevant Documents' on this page) zones the land RE1 Public Recreation. The zone objectives are:

- To enable the land to be used for public open space or recreational purposes
- To provide a range of recreational settings and activities and compatible land uses
- To protect and enhance the natural environment for recreational purposes

The zone permits the following uses for the site with consent:

- Business identification signs
- Community facilities
- Environmental facilities
- Kiosks
- Recreation areas
- Recreation facilities (indoor and outdoor)
- Restaurants or cafes
- Roads

This site is located on Community Land, categorised as General Community Use under the Local Government Act 1993. The core objectives for management of this land are to: Promote, encourage and provide for the use of land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- in relation to public recreation and the physical, cultural & intellectual welfare or development of individual members of the public, and
- in relation to purposes for which a lease, license or other estate may be granted in respect of the land (other than the provision of public utilities and associated works)

Land classified as "Community Land" cannot be leased, licenced or any other estate granted over the land for more than 21 years without Minister's consent.

### **Does the facility need to be not-for-profit?**

According to the Ryde LEP definitions, a community facility in an RE1 zone (as with the land where the site is located) needs to be owned or controlled by a public authority or non-profit community organisation. However, a recreational facility (indoor or outdoor) can be run both 'for profit' and 'not for profit' purposes.

### **Will a community facility on the site affect traffic?**

Council have undertaken a traffic review (available under 'Relevant Documents' on this page) of the existing traffic situation to determine a baseline to assess future proposals against.

**What is the history of the project?**

November 2012	Denistone East Bowling Club ceased operations and went into liquidation
December 2012	Expressions of interest (EOI) for the site invited
August 2013	Minimbah Challenge Inc. endorsed by Council as preferred tenant
2013 onwards	Community consultation process undertaken with considerable feedback relating to traffic and safety concerns
August 2014	Licensing process initiated with Minimbah
July 2015	Minimbah withdrew EOI due to timeframe not meeting their business needs
August 2015	Resolution to consult with community before calling nay further EOI for the site

**What are the open space and recreation needs in Denistone East?**

The suburb of Denistone East/West is identified as having a high proportion of very small open spaces and only two parks of considerable size. There is an importance for larger open spaces that can more adequately meet the recreational and leisure needs of the community. Refer to Integrated Open Space Plan (available under 'Relevant Documents' on this page), the Council's guiding document for the management and enhancement of open space in the City.

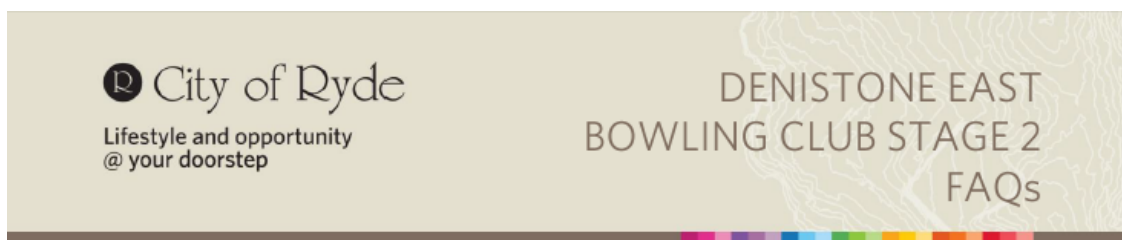
**What are the issues raised by the community so far?**

The following issues were of primary concern:

- Parking
- Safety of school children
- Increasing traffic congestion on the local roads
- Current road width and poor sight lines
- Collisions and near misses are occurring within the area

OUR VALUES | Leadership | Recognition | Teamwork | Professionalism | Ethics | Pride

## Appendix 2      Frequently Asked Questions Stage 2



### **Q: What was the outcome of Stage 1 community consultation?**

A: Council received more than 200 responses through the online survey and feedback, and the community consultation events.

The preferred future uses included:

- Passive open space
- Active recreation space
- community accessible hall
- Kiosk or restaurant/café

Key considerations included:

- Maintaining accessibility for local residents
- Negating traffic and parking impacts particularly at school pick up and drop off times
- Providing a meeting place for the community
- Providing a mix of uses

### **Q: What site use options are presented in stage 2?**


A: Stage 2 presents four options for the site for you to consider:

1. Passive open space only
2. Passive and active open space
3. Community hall with passive and active open space
4. Restaurant and community hall with passive open space

### **Q: What is the main difference between the 4 options in Stage 2?**

A:

- Options 1 and 2 include removal of building to provide passive and/or active recreation spaces but do not include any indoor community spaces. There are also no on-site parking provisions.

- 
- Options 3 and 4 include refurbishment of the bowling club building to provide indoor community spaces in addition to passive and active recreation space, but will require between 20-50 on-site parking spaces.
  - Details of inclusions under each option are available on the Council website at [www.ryde.nsw.gov.au/DEBC](http://www.ryde.nsw.gov.au/DEBC) [Alternatively we can include the option info graphics here]

**Q: How were these 4 options developed? Why have some things not been included?**

A: In developing these 4 site options Council has considered the community feedback from Stage 1, and other factors such as site and location constraints, and traffic and parking implications. Not everything was possible under each option.

Please also note that the final uses and inclusions under each option will depend on the budget approved by Council and more detailed consideration of the site and location constraints, and the relevant development and building compliance requirements.

**Q: What will occur after Stage 2 Community Consultation? When?**

A: **March 2017 - June 2017**

The outcomes of the Stage 1 and Stage 2 community consultation, along with the site and location constraints, implications (cost, development, traffic and parking), commercial feasibility, design considerations and community needs will be presented to Council in a report for their consideration.

Community members may be able to register to speak when this council report is presented. However, currently no date has been selected and so no registrations can be taken.

**June 2017 onwards**

Based on Council's decision and approved budget, designs for the selected option will be developed and presented to the community for further feedback and finalisation.

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## Appendix 3 Stage 1 and Stage 2 Project Flyers

## Stage 1 project flyers

Map - Community Workshop &amp; Drop-in BBQ locations



## For more information

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

To learn more about the Denistone East Bowling Club site, frequently asked questions about the project, and related documentation, please visit our Have Your Say page at [www.ryde.nsw.gov.au/DEBC](http://www.ryde.nsw.gov.au/DEBC)

Denistone East  
Bowling Club site  
Community Consultation

City of Ryde Council would like to understand your ideas for the future uses of the former Denistone East Bowling Club site. Situated at the corner of Kings Road and Salter Crescent, the building and its two lawns are currently vacant, but pose a great opportunity for recreation and community uses.

There are many possibilities for the Bowling Club site; becoming an open park; a community hall; sports courts and active recreation; a neighbourhood garden, or one of many other ideas. Council is seeking the community's input to develop one or more of the permissible uses that can be accommodated on this site.

Council will provide a number of consultation opportunities to discuss and share your ideas and aspirations for the site. This community input will form part of a two-stage process and result in feasible options for the site which Council will seek to develop. Council welcomes your input.

## Project history

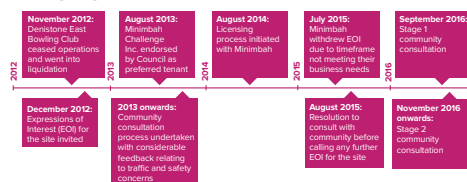
Since the closure of the Bowling Club in 2012, and as a result of consultation in 2013 we heard the following from the community on the area and the future use of the site.

The key issues include:

- Ensuring pedestrian safety (especially during school pick-up/drop-off)
- Maintaining adequate parking
- Maintaining community land and community open space
- Providing meeting and social spaces
- Addressing the traffic congestion in the area adjoining the site

In August 2015, Minimbah Challenge Inc. withdrew their interest in the property and at this time the Council resolved that the community would be consulted before calling any further Expressions of Interest for this site.

## Timeline



## Engaging with the community

City of Ryde Council is seeking input from the community on what you would like to see on this site through a two-stage process.

## Stage 1

31 August - 30 September 2016

In Stage 1, local residents and the wider community can input views and thoughts for the site via an online survey, drop-in session and workshop (outlined to the right). Based on these ideas, Council will then develop three options for the use of the Bowling Club site.

## Stage 2

November 2016 onwards

In Stage 2, the three options for the use of the Bowling Club site will be presented to the community, with the advantages and disadvantages of each. As part of the community, you will be asked to select the option(s) you prefer to be future assessed.

Based on the community's feedback, Council will seek to develop a set of uses that can be accommodated on this site.

## Have Your Say

You can Have Your Say regarding the Denistone East Bowling Club site in a number of ways; online, at our events or in writing. The face-to-face events will be a great chance to have some of your questions answered and gather a better understanding of the project context.



## Online Survey

Complete the online survey at [www.ryde.nsw.gov.au/DEBC](http://www.ryde.nsw.gov.au/DEBC). The survey will be open between Wednesday 31 August and Friday 30 September 2016.

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



## Community Workshop

Come along to the community workshop on Thursday 15 September. This will be a great chance to discuss and understand issues such as planning legislation applicable to the site, permissible land uses, traffic information, Council's open space strategy and the needs and gaps of community services and facilities.



**Time:** 6.00 - 8.00pm  
**Location:** Denistone East Public School Hall, 47-63 Lovell Rd, Denistone East (See map over page)

Booking essential. To register your interest in attending, contact Customer Service on 9952 8222.



## Drop-in BBQ

Pop down to a friendly drop-in session complete with BBQ.



**Time:** Any time between 11.00am - 1.30pm  
**Location:** Top Lawn, Denistone East Bowling Club, Kings Rd & Salter Cres, Denistone East (See map over page)



## Write to Us

Written submissions can be sent to the General Manager, City of Ryde and must be clearly marked as 'Denistone East Bowling Club Site Use'.

**Phone:** 9952 8222

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

**By Post:** General Manager, City of Ryde, Locked Bag 2069, North Ryde NSW 1670

Submissions will be received until Friday 30 September, 2016.

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

## Stage 2 Project flyers

### Have Your Say

You can Have Your Say regarding the future use of the Denistone East Bowling Club site in a number of ways including online or at one of the community events. The face-to-face events will be a great chance to have some of your questions answered and gather a better understanding of the project context and process.



#### Online Survey

Complete the online survey at [www.ryde.nsw.gov.au/DEBC](http://www.ryde.nsw.gov.au/DEBC). The survey will be open between Monday 28 November 2016 and Tuesday 28 February 2017. If you are unable to fill in this survey online or don't have access, please contact Council's Customer Service team on 9952 8222 who will assist you in completing the survey over the phone. Submissions will be received until 4.30pm on Tuesday 28 February 2017.



#### Community Workshop

Come along to the community workshop to get a better understanding of the four proposed site options, implications (cost, development, traffic and parking), feasibility and design considerations.

**FEB**  
**9**  
Thursday

Date: Thursday 9 February 2017

Time: 6.00 - 8.00pm

Location: Denistone East Public School Hall, 47-63 Lovell Rd, Denistone East (see map below)

Booking essential. To register your interest in attending, contact Customer Service on 9952 8222.



#### Drop-in BBQ

Drop in to discuss the potential future uses and join us for a BBQ.

**FEB**  
**11**  
Saturday

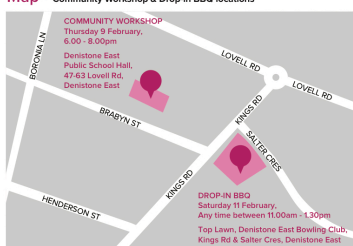
Date: Saturday 11 February 2017

Time: Anytime between 11.00am - 1.30pm

Location: Top Lawn, Denistone East Bowling Club, Kings Rd & Salter Cres, Denistone East (see map below)

The City of Ryde look forward to hearing your views on this project and the future opportunities for this site.

### Map - Community Workshop & Drop-in BBQ locations



## Denistone East Bowling Club site Stage 2 Community Consultation

**City of Ryde**  
Lifestyle and opportunity  
@ your doorstep



In September 2016, the City of Ryde completed Stage 1 of its two-stage community consultation process for the future use of the former Denistone East Bowling Club site (the site). Situated at the corner of Kings Road and Salter Crescent, the building and its two lawns are currently vacant and present a great potential opportunity for recreation and community uses.

During Stage 1 of consultation, Council received over 200 responses including your ideas, thoughts and preferred uses for the site. Based on your feedback, Council has now developed four potential options for the site and is ready to undertake Stage 2 of the community consultation process.

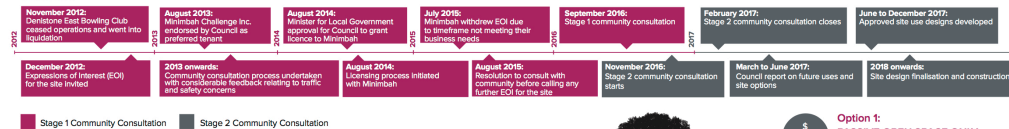
For Stage 2, Council would like to hear from you again, this time on the suitability of the four proposed options. The Stage 2 community consultation will occur between 28 November 2016 and 28 February 2017. During this time there will be an online survey, a community workshop and a drop-in BBQ onsite for you to provide your feedback.

### For more information

To discuss the information in this flyer or for more information, please contact Customer Service on 9952 8222.

To learn more about the Denistone East Bowling Club site, frequently asked questions about the project, and related documentation including the Stage 1 Community Consultation Outcomes Report, please visit the Have Your Say page at [www.ryde.nsw.gov.au/DEBC](http://www.ryde.nsw.gov.au/DEBC)

### Timeline



### Stage 1 Outcome

During Stage 1 (now complete), you gave your thoughts and ideas for preferred uses for the site.

The preferred future uses included:

- Passive open space
- Active recreation space
- Community accessible hall
- Kiosk or restaurant/cafe.

Key considerations included:

- Maintaining accessibility for local residents
- Negotiating traffic and parking impacts particularly at school pick up and drop off times
- Providing a meeting place for the community
- Providing a mix of uses.

### Engaging with the community

#### Stage 2

28 November 2016 – 28 February 2017

Stage 2 presents four options for the site for you to consider. In developing these options Council has considered the community feedback from Stage 1, site and location constraints, and traffic and parking implications. On the next page you will see the four site use options with indicative images.

- Options 1 and 2 include removal of the building to provide passive and/or active recreation spaces but does not include any indoor community spaces.
- Options 3 and 4 provide indoor community spaces in addition to passive and/or active recreation space but will require between 20-50 onsite parking spaces.
- The final uses and inclusions under each option will depend on the budget approved by Council and other site development compliance requirements.

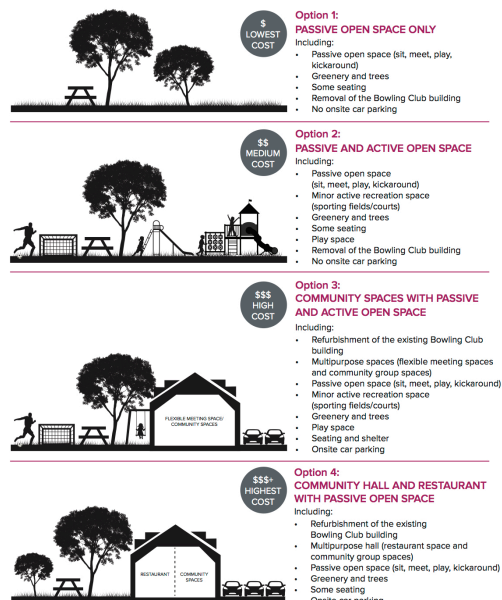
### Next steps

March 2017 – June 2017

The outcomes of the Stage 1 and Stage 2 community consultation, along with the site and location constraints, implications (cost, development, traffic and parking), commercial feasibility, design considerations and community needs will be presented to Council in a report for their consideration.

#### June 2017 onwards

Based on Council's decision and approved budget, designs for the selected option will be developed and presented to the community for further feedback and finalisation.



## Appendix 4 Stage 1 and 2 City News column advertisement, Northern District Times

Wednesday 31 August 2016

Wednesday 30 November 2016

Wednesday 1 February 2017

**HAVE YOUR SAY**



**Denistone East Bowling Club Site Community Consultation**

City of Ryde Council is seeking your ideas for the future uses of the former Denistone East Bowling Club. The building and lawns are currently vacant, but pose a great opportunity for recreation and community uses.

**Want to find out more?**

Two events have been organised to seek community input:

**Community Workshop**

**When** Thursday 15 September  
**Time** 6.00 - 8.00pm  
**Where** Denistone East Public School Hall  
 47-63 Lovell Rd, Denistone East

Booking essential. To register your interest in attending, contact Customer Service on 9952 8222.

**Drop-in BBQ**

**When** Saturday 17 September  
**Time** Any time between 11.00am - 1.30pm  
**Where** Denistone East Bowling Club  
 Kings Rd & Salter Cres, Denistone East

**How do I make a submission?**

Submissions can be made as follows:

**In person** At one of the events listed above

**Online** Complete the online survey at [www.ryde.nsw.gov.au/DEBC](http://www.ryde.nsw.gov.au/DEBC)

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

**Post** General Manager, City of Ryde  
 Locked Bag 2069,  
 North Ryde NSW 1670

Written submissions must be marked as "Denistone East Bowling Club Site Use".


Closing date for submissions is **Friday 30 September 2016**.

**For more information**

For more information, please contact our Customer Service team on 9952 8222.

To learn more about the Denistone East Bowling Club site, frequently asked questions about the project, and related documentation, please visit our Have Your Say page at [www.ryde.nsw.gov.au/DEBC](http://www.ryde.nsw.gov.au/DEBC)

**HAVE YOUR SAY**



**Denistone East Bowling Club Site Stage 2 Community Consultation**

In September, the City of Ryde completed Stage 1 consultation for the future use of the Denistone East Bowling Club site. Based on your feedback, Council has now developed four potential options for the site. The City of Ryde would like to hear from you again, this time on the suitability of the four proposed options.

**Want to find out more?**

You can Have Your Say regarding the future use of the Denistone East Bowling Club site in a number of ways including online or at one of the community events. The face-to-face events will be a great chance to have some of your questions answered and gather a better understanding of the project context and process.

**Community Workshop**

**When** Thursday 9 February 2017  
**Time** 6.00 - 8.00pm  
**Where** Denistone East Public School Hall  
 47-63 Lovell Rd, Denistone East

**Bookings** Bookings essential. Call 9952 8222.

**Drop-in BBQ**

**When** Saturday 11 February 2017  
**Time** Any time between 11.00am - 1.30pm  
**Where** Top Lawn, Denistone East Bowling Club,  
 Kings Rd & Salter Cres, Denistone East

**How do I make a submission?**

**In person** At one of the events listed above

**Online** Complete the online survey at [www.ryde.nsw.gov.au/DEBC](http://www.ryde.nsw.gov.au/DEBC)

Closing date for submissions is **Tuesday 28 February 2017**.

**For more information**

For more information, or for assistance completing the online survey, please contact Customer Service on 9952 8222.

To learn more about the Denistone East Bowling Club site, frequently asked questions about the project, and related documentation including the Stage 1 Community Consultation Outcomes Report please visit the Have Your Say page at [www.ryde.nsw.gov.au/DEBC](http://www.ryde.nsw.gov.au/DEBC)

**HAVE YOUR SAY**



**Community Events Next Week and Consultation Closing Soon!**

This is a reminder that the Stage 2 community consultation events for the Denistone East Bowling Club site are next week and that the Stage 2 consultation closes at the end of this month (4.30pm, Tuesday 28 February 2017).

**Want to find out more?**

You can Have Your Say regarding the future use of the Denistone East Bowling Club site in a number of ways.

**Community Workshop**

**When** Thursday 9 February 2017  
**Time** 6.00 - 8.00pm  
**Where** Denistone East Public School Hall  
 47-63 Lovell Rd, Denistone East

**Bookings** Bookings essential. Call 9952 8222.

**Drop-in BBQ**

**When** Saturday 11 February 2017  
**Time** Any time between 11.00am - 1.30pm  
**Where** Top Lawn, Denistone East Bowling Club,  
 Kings Rd & Salter Cres, Denistone East

The face-to-face events will be a great chance to have some of your questions answered and gather a better understanding of the project.

**How do I make a submission?**

**In person** At one of the events listed above

**Online** Complete the online survey at [www.ryde.nsw.gov.au/DEBC](http://www.ryde.nsw.gov.au/DEBC)

Closing date for submissions is **Tuesday 28 February 2017**.  
*Please note that if you have already filled in the survey, you do not need to fill it in again.*

**For more information**

For more information, or for assistance completing the online survey, please contact Customer Service on 9952 8222.

To learn more about the Denistone East Bowling Club site, frequently asked questions about the project and related documentation, please visit the Have Your Say page at [www.ryde.nsw.gov.au/DEBC](http://www.ryde.nsw.gov.au/DEBC)



## Appendix 5      Stage 1 and 2 onsite posters

### Stage 1 posters



### Stage 2 posters



## Appendix 6 Detailed stage 1 consultation findings

The main overall community preferences priority for the Denistone East Bowling Club site were improved open space for active and passive recreational activities including play for children in a multi-use site accessible to the community. It should be noted, for the purposes of this study *open space (passive recreation)* is defined as open space and parkland for sitting, having a picnic, playing with kids, or kicking a ball and *open space (active recreation)* is defined as formal sports courts or playing fields.

Specifically, the preferred future uses for the site were:

- Parkland/passive open space,
- Active open space (field),
- Community accessible hall, and
- A kiosk or café.

### Overall priorities for the site

#### Online survey

Through the online survey community members were asked to rank their preferred future use for the entire site from a total of five options. Because we asked the community to rank their preferences, responses were given a “score” which is a weighted calculation where items ranked first by the community are given a higher value or weight<sup>3</sup>. Overall the preferred future uses for the entire site as identified through the survey were:

1. Open space (passive recreation) with a score of 620 points
2. Open space (active recreation) with a score of 569 points
3. Publicly accessible community facilities with a score of 554 points.

The least preferred options were:

- Leased to Community Service Organisations (score of 348), and
- Parking Space (score of 239).

#### Community workshop

At the workshop, participants were asked to workshop ideas for the future use of the overall Denistone East Bowling Club site. Overall, 13 ideas were suggested. Of these 13 ideas, the following three ideas were preferred by the community who participated in the workshop:

1. Community open sports space & bistro & multipurpose hall (24% preference score, 12 people voted this as their 1<sup>st</sup> of 2<sup>nd</sup> preference)

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<sup>3</sup> In the survey, respondents were asked to rank their preferred overall uses of the site. The first preference was given a weight of 5, second preference a weight of 4, and so on. The score is the sum of these weighted values.

2. Community facility with meeting, social and function spaces (15% preference score, 9 people voted this as their 1<sup>st</sup> or 2<sup>nd</sup> preference)
3. Community hall for social and leisure groups and rehearsal space with café and open space (score of 12 points, 10 people voted for this as their 1<sup>st</sup> or 2<sup>nd</sup> choice).

## Priorities for future use of the building and lawns

### Community bbq/drop-in event

120 people attended the community bbq/drop-in event on site at the Denistone East bowling club site. Participants were asked to vote on their preferred ideas for the future uses of the building and the lawns. Twelve options were given for possible future uses of the building. Overall, the preferred future uses for the Denistone East bowling club building were:

1. Park kiosk (32% preference score, 47 people voted this as their first or second preference)
2. Non-profit café/restaurant (25% preference score, 38 people voted for this as their first or second preference), and
3. Community hall (14% preference score, 21 people voted for this as their 1<sup>st</sup> or 2<sup>nd</sup> choice).

Twelve options were given for possible future uses of the lawns. Overall, the preferred uses for the Denistone East Bowling Club site lawns were:

1. Active recreation (field) (32% preference score, 53 people voted for this as their 1<sup>st</sup> or 2<sup>nd</sup> preference)
2. Flower garden (25% preference score, 22 people voted for this as their 1<sup>st</sup> or 2<sup>nd</sup> preference), and
3. Kids playground (14% preference score, 26 people voted for this as their 1<sup>st</sup> or 2<sup>nd</sup> preference).



## DENISTONE EAST BOWLING CLUB WHAT THE COMMUNITY WANT...

Preferred future uses for  
Denistone East Bowling Club site  
by consultation type



### SURVEYS (ranking question - overall score is a weighted calculation)

169 respondents, 5 options

FOR THE WHOLE SITE...

**#1 OPEN SPACE**  
(passive recreation)



620  
SCORE

**#2 OPEN SPACE**  
(active recreation)



569  
SCORE

**#3 PUBLICLY ACCESSIBLE  
COMMUNITY FACILITIES**



554  
SCORE

### DROP-IN DAY (preference question - voted by first and second choice)

120 attendees, 12 options each

FOR THE BUILDING...

**PARK KIOSK**

**32%**  
preference  
score

47 people voted 1st  
or 2nd choice



**CAFE/RESTAURANT (non-profit)**

**25%**  
preference  
score

38 people voted 1st  
or 2nd choice



**COMMUNITY HALL**

**14%**  
preference  
score

21 people voted 1st  
or 2nd choice



FOR THE LAWN...

**ACTIVE  
RECREATION**

**32%**  
preference  
score

53 people voted 1st  
or 2nd choice



**FLOWER GARDEN**

**25%**  
preference  
score

22 people voted 1st  
or 2nd choice



**KIDS PLAYGROUND**

**14%**  
preference  
score

26 people voted 1st  
or 2nd choice



### WORKSHOP (open-ended ideas - voted by first and second choice)

40 attendees, 13 ideas

FOR THE WHOLE SITE...

**#1 24%**  
preference score

12 people voted 1st or 2nd choice

**COMMUNITY OPEN  
SPORTS SPACE, BISTRO  
AND MULTIPURPOSE  
HIREABLE HALL**

**#2 15%**  
preference score

9 people voted 1st or 2nd choice

**COMMUNITY FACILITY  
WITH MEETING, SOCIAL  
AND FUNCTION SPACES**

**#3 13%**  
preference score

10 people voted 1st or 2nd choice

**COMMUNITY HALL  
FOR SOCIAL, LEISURE,  
REHEARSAL AND CAFE  
AND OPEN SPACE**

### OVERALL

The major preference was for outdoor open space for active and passive recreation, with support for community accessible indoor spaces.

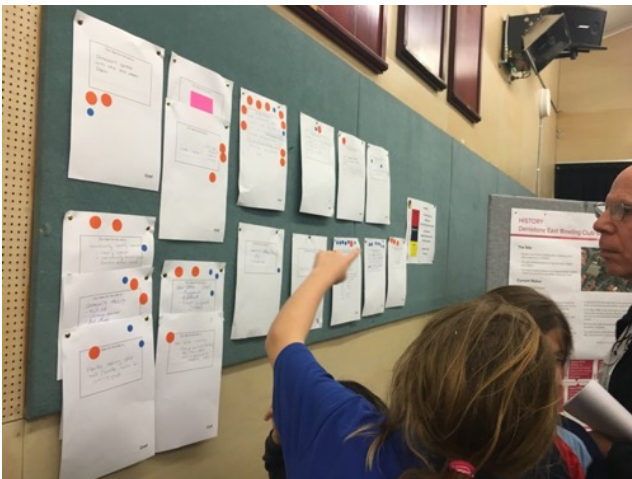
## Detailed outcomes by consultation type

### Community workshop

A community workshop was held at the Denistone East Public School on Thursday 15 September from 6.00pm to 8.00pm. Twenty-eight people participated in the collaborative workshop. The workshop included a presentation from Council and Cred Consulting relating to the history of the site, permissible uses on the study, traffic study outcomes, and identified community and recreational needs and gaps.

The purpose of the workshop was to:

1. Identify priority community and recreational needs and gaps in Denistone East, and
2. Identify and prioritise future uses of the Denistone East Bowling Club site to address identified needs.

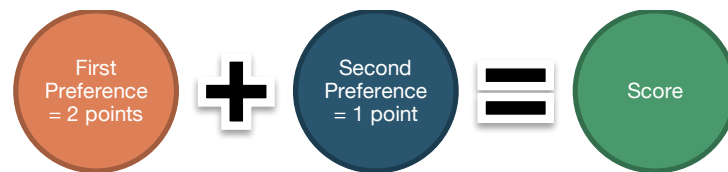


## Most popular future use

The end result of the workshop was participants voting for their favourite idea, using an orange sticker for their first preference and a blue sticker for their second preference. A score was calculated for each idea. A score is a weighted calculation where items ranked first are given a higher value or “weight”. The first preference (orange sticker) was given a weight of 2, and the second preference (blue sticker) was given a weight of one. The score is the sum of these weighted values.

The scoring method is shown below:

Figure 8 Scoring method



These three ideas were the most popular.

Ranking	Idea	Total score <sup>4</sup>
1.	Open community sports space that schools can also use + <u>restaurant/bistro</u> , fenced playground, and multipurpose, hireable community hall	22 points or 32% preference score. 12 people voted for this as their first or second preference
2.	Community facility including meeting spaces, community social spaces, function spaces Community Facility that is multi-use and includes library service, art studios and toilets external/internal) Flexible meeting space hall/smaller rooms for community groups	14 points or 15% preference score. 9 people voted for this as their first or second preference
3.	Community hall including café, open space and rehearsal space. Uses for community hall including for kids care programs, women's groups, men's groups, music groups, parties, playgroup, yoga group	12 points or 13% preference score. 10 people voted for this as their first or second preference.

<sup>4</sup> The “score” is a weighted calculation where items ranked first are given a higher value or “weight”. In the community workshop, the first preference (orange sticker) is given a weight of 2, and the second preference (blue sticker) is given a weight of one. The score is the sum of these weighted values.

## Workshop outcomes

### Activity 1 – Identified community needs

Each group was asked to identify the gaps or community/recreational needs for the suburb of Denistone East. Common responses included:

- More open space for health and fitness activities
- More places for children to play
- Places for community functions and events
- Places for people to get together, socialise and participate in leisure activities
- Places to support the needs of seniors

### Activity 2 – What ideas for the Denistone East Bowling Club might fulfil the community's needs and what are the pros and cons of each of these ideas?

Each group was asked to come up with up to three ideas for the Denistone East Bowling Club site, and to discuss the positives and negatives of each idea. The outcomes of these discussions is shown in Table 6 below.

Table 8 Activity 2 ideas and comments

Group	Idea	Positives	Negatives
1	Open space: Tables, seating, shade trees	Place for exercise, well-being, areas for families, BBQ to bring community together. Keeping down stress levels.	
	Community Facility (Hall, meeting space)	Provides meeting spaces for small community groups, indoor activities such as... indoor exercise, space for small functions, community social clubs and organisations.	Parking, access, noise, neighbours complaining
	Sports and Recreation	Multipurpose facility, futsal, grassed area, meet the neighbours, vibrancy, aqua aerobics, older people with back injury.	Cost
2	Café in the evenings, Toilets, fenced playground for kids e.g. Newington Armoury	Sense of community, connections. Good for parent drop offs	Is it a permissible use? Who does it cost?
	Licensed restaurant/bistro	Sense of community. Gap for diversity of activities.	Cost who? Noise, mess, Permissible use?

Group	Idea	Positives	Negatives
		Viable, nothing else around.	remediation
	Community field for schools e.g. St Leonards Park	Kids playing on street, more active, fulfils a needs, it wouldn't take the whole site, safe,	Any other sports? Needs to be open for everyone outside of schools hours
	Community facility/Police station - Under a new concept. Architecturally. E.g. residential home.	<ul style="list-style-type: none"> <li>- Safety, school across the road, strange danger</li> <li>- Stuffed animals and bears</li> </ul>	
	Men's shed		
	Multipurpose community hall	Hireable Address need for space for classes including after school. E.g. Pilates For everyone	Who leases it? Mediation cost Hours of operation? Parking? Depends on size of hall. Only @ school.
3	Car parking on site - not primary just servicing site	Would facilitate uses and reduce impact on surrounding streets Ensure accessibility	Needs to be part of site only Less local Expensive Attracts traffic
	Bistro/restaurant/café	Well patronised historically Add to otherwise limited options in walking distance - important as limited buses after dark Services other uses on site, esp. green space.	Traffic generation (possibly)
	Green space - Park seats, pergola with playground, space to sit, shade, exercise equipment	Active Multi use Small catchment = less traffic Adults and children Use for local families	Some exist but are used only slightly Must be high spec not generic
	Active recreation -> smaller	Active	Don't want it to dominate site

Group	Idea	Positives	Negatives
	size not a full field	Adults and kids	Heavier traffic/parking
	Meeting rooms – multipurpose hall – could be divided/flexible space	Small groups in community underserved Different times Multi uses serviced	Managing availability + prioritising uses Ensuring accessibility for everyone's use
4	Community Centre		
	Multi-sports facility: Beach volleyball, futsal, squash courts, table tennis	Attracts people Utilised by seniors Targeted Range of demographics Revenue	Traffic/parking Noise Good sporting facilities locally
	Open space	Serene/quiet Property values No parking issues	Could be underutilised
	Café/restaurant/kiosk	Appealing to younger families Revenue/cost recovery Bring people to area Evening activity	Local restaurants already struggling.
	Health centre/yoga studio	Nearest health centre is in Eastwood	
	Urban Farm with community involvement + educational facilities	Education	Mozzies.
5	Men's shed	Recycle Community grants Create community No existing facilities Mental health Greater possible impacts	Only targets men Expensive Have to have permanent space
	Basketball Court	Physical well being Used by all	Maintenance Noise




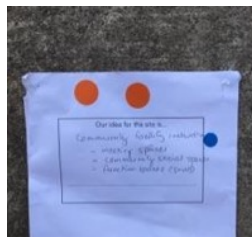
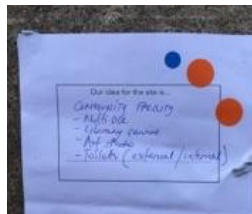
Group	Idea	Positives	Negatives
		Greater community impacts Vulnerable population	Cost
	Women's space	Can operate in community hall	Same as men's shed
	Skate ramp/park	Physical well-being Need for youth space	Costly Insurance Targets smaller population
	Rehearsal space	Lots of people do music Targets everyone	Noise Cost of soundproofing Parking
	Eating facility/café	Existing infrastructure Targets everyone Proximity to school	Challenges with zoning
	Community Hall	Multi-functional Flexible Good reach	Cost
	Open space	Meting needs of young population	
	Facilities for younger children/outdoor space for children	Need	A lot in the area Lack of Space for older children.
	Priorities: 1 = men's shed. 2 = Basketball court 3 = community hall		
6	Community facility - multi use	Well being Culture	Parking
	Open space: Playgrounds, active, passive	Health Well being	Noise (Hard surfaces)
	Community garden	Health	Maintenance
	Library services		

### Activity 3 – Voting on favourite ideas for future use of the Denistone East Bowling Club site




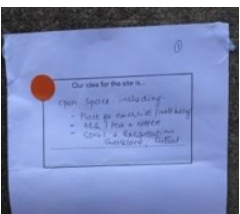
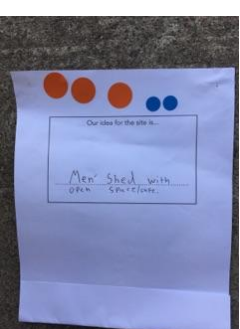
At the end of the workshop, each group had to choose their top two ideas and place them on the wall in the hall. Ideas that were very similar were grouped together. Each workshop participant was given two stickers to place on their favourite idea for the future use of the Denistone East Bowling Club site: orange for the first preference and blue for their second preference. The most popular idea as shown in Table 7 below, voted for by nearly 50% of participants as their first or second preference was:

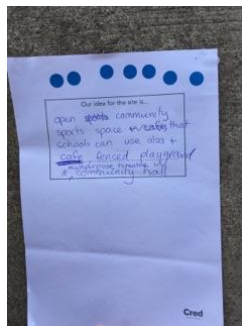

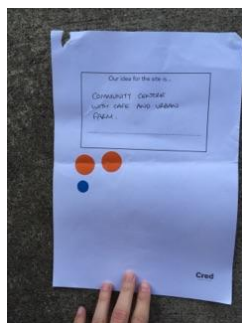

*Open community sports space that schools can also use and restaurant/bistro, fenced playground, and multipurpose hireable community hall.*


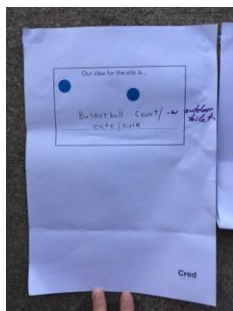
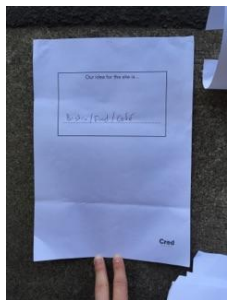
Table 9 Community Workshop ideas

Idea	Score (first preference is worth 2 points and second preference is worth 1 point)	Total Score <sup>5</sup>	
<b>Open community sports space that schools can also use + restaurant/bistro, fenced playground, and multipurpose, hireable community hall.</b>	First preference (# orange stickers) = 10 Second preference (# blue stickers) = 2 Score (2 x orange + 1 x blue) = 22	22	
<b>Community facility including meeting spaces, community social spaces, function spaces</b> <b>Community Facility that is multi-use and includes library service, art studios and toilets external/internal)</b> <b>Flexible meeting space hall/smaller rooms for community groups</b>	First preference (# orange stickers) = 5 Second preference (# blue stickers) = 4 Score (2 x orange + 1 x blue) = 14	14	 

<sup>5</sup> The "score" is a weighted calculation where items ranked first are given a higher value or "weight". In the community workshop, the first preference (orange sticker) is given a weight of 2, and the second preference (blue sticker) is given a weight of one. The score is the sum of these weighted values.

Idea	Score (first preference is worth 2 points and second preference is worth 1 point)	Total Score <sup>5</sup>	
			
<b>Community Hall including café, open space and rehearsal space</b>  <b>Uses for community hall including for kids care programs, women's groups, men's groups, music groups, parties, playgroup, yoga group.</b>	First preference (# orange stickers) = 2  Second preference (# blue stickers) = 8  Score (2 x orange + 1 x blue) = 12	12	
<b>Open space (active) including playground, basketball, and fitness equipment (outdoor)</b>  <b>Open space including place for exercise/wellbeing, BBQ/tea and coffee, sport and recreation, grassland and futsal</b>	First preference (# orange stickers) = 4  Second preference (# blue stickers) = 3  Score (2 x orange + 1 x blue) = 11	11	 
<b>Men's shed with open space/cafe</b>	First preference (# orange stickers) = 3  Second preference (# blue stickers) = 2  Score (2 x orange + 1 x blue) = 8	8	

Idea	Score (first preference is worth 2 points and second preference is worth 1 point)	Total Score <sup>5</sup>	
<b>Open community sports space that schools can use also + café, fenced playground, and multipurpose, hireable community hall.</b>	<p>First preference (# orange stickers) = 0</p> <p>Second preference (# blue stickers) = 7</p> <p>Score (2 x orange + 1 x blue) = 7</p>	7	
<b>Parkland/Green space - multi-use - playground, shade/sit, exercise</b>	<p>First preference (# orange stickers) = 3</p> <p>Second preference (# blue stickers) = 0</p> <p>Score (2 x orange + 1 x blue) = 6</p>	6	
<b>Community centre with café and urban farm.</b>	<p>First preference (# orange stickers) = 2</p> <p>Second preference (# blue stickers) = 1</p> <p>Score (2 x orange + 1 x blue) = 5</p>	5	
<b>Police community centre/station under new concept. With licensed bistro and open space/recreation</b>	<p>First preference (# orange stickers) = 1</p> <p>Second preference (# blue stickers) = 1</p> <p>Score (1 x orange + 1 x blue) = 3</p>	3	

Idea	Score (first preference is worth 2 points and second preference is worth 1 point)	Total Score <sup>5</sup>	
<b>Day dementia centre plus multi-sports facility</b> <b>Back lawns: Children mini soccer field</b>	First preference (# orange stickers) = 1 Second preference (# blue stickers) = 0 Score (2 x orange + 1 x blue) = 2	2	
<b>Basketball court/café/kiosk - with outdoor toilet</b>	First preference (# orange stickers) = 0 Second preference (# blue stickers) = 2 Score (2 x orange + 1 x blue) = 2	2	
<b>Community garden (passive) for sitting and that is landscaped</b>	First preference (# orange stickers) = 0 Second preference (# blue stickers) = 1 Score (2 x orange + 1 x blue) = 1	1	
<b>Bistro/food/cafe</b>	First preference (# orange stickers) = 0 Second preference (# blue stickers) = 0 Score (2 x orange + 1 x blue) = 0	0	

## Individual worksheets

Participants were offered the opportunity to provide their personal views on individual worksheets. Twelve participants completed the worksheets. 100% of respondents live in Denistone East. The main feedback given by participants for their overall priorities for the site included:

- Nine out of 12 respondents wanted to ensure there was open space on the site and to keep it green
- Five respondents thought that a community facility with a range of rooms/spaces for community activities were important
- Three respondents specifically requested that there be no parking in Salter Crescent resulting from any future uses of the Denistone East Bowling Club site
- Three respondents said that the site needs a kiosk/café onsite
- Two questioned whether the land near the tennis courts would be included in the options.



## Drop-In session/community BBQ

A community drop-in session/community bbq was held from 11am to 1.30pm on Saturday 17 September 2016. Around 100 people attended the drop-in session to provide their views on the future use of the Denistone East Bowling Club site.



Residents who attended the event:

- Completed intercept surveys (the online survey) with the Cred team
- Talked to Council staff about their ideas and concerns for the site
- Voted on their favourite ideas on the dotmocracy boards.

## Most popular ideas for future use of the site

A score was calculated for each idea. A score is a weighted calculation where items ranked first are given a higher value or "weight". The first preference (orange sticker) was given a weight of 2, and the second preference (blue sticker) was given a weight of 1. The score is the sum of these weighted values.

### Figure 9 Scoring method

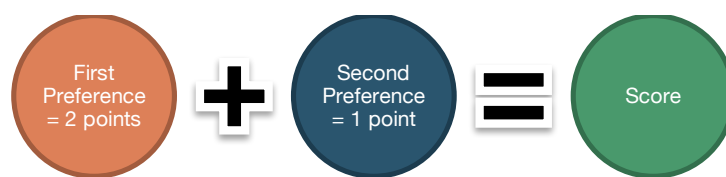


Table 10 shows the most popular future building/community uses for the Denistone East Bowling Club site, that were included for voting on the dotmocracy boards.

Table 10 Most popular future building/community uses

Ranking	Idea	Total Score <sup>6</sup>
1.	Park kiosk	75 points, or 32% preference score. 47 people voted for this as their first or second preference
2.	Non-profit café/restaurant	59 points, or 25% preference score. 38 people voted for this as their first or second preference
3.	Community hall for local events	32 points, or 14% preference score. 21 people voted for this as their first of second preference.

Other ideas suggested by residents included:

- Swimming pool (10 points)
- Mahjong Club (10 points)
- Home style police station (2 points)

Table 11 shows the most popular future open space/recreational uses for the Denistone East Bowling Club site.

Table 11 Most popular future open space/recreational uses

Ranking	Idea	Total Score <sup>7</sup>
1.	Active recreation (field)	53 points, or 32% preference score. 53 people voted for this as their 1 <sup>st</sup> or 2 <sup>nd</sup> preference score
2.	Flower garden	38 points, or 25% preference score. 22 people voted for this as their 1 <sup>st</sup> or 2 <sup>nd</sup> preference
3.	Kids playground	37 points, or 14% preference score. 26 people voted for this as their first or second preference.

While active recreation (field) was highly voted for, the survey team's discussion with participants suggests that they were interested in informal spaces to kick a ball rather than formal sporting fields.

<sup>6</sup> The "score" is a weighted calculation where items ranked first are given a higher value or "weight". For drop in session voting, the first preference (orange sticker) is given a weight of 2, and the second preference (blue sticker) is given a weight of one. The score is the sum of these weighted values.

<sup>7</sup> The "score" is a weighted calculation where items ranked first are given a higher value or "weight". For drop in session voting, the first preference (orange sticker) is given a weight of 2, and the second preference (blue sticker) is given a weight of one. The score is the sum of these weighted values.

## Community survey

The survey was available online through the City of Ryde Have Your Say page from Wednesday 31 August to Friday 30 September 2016. Intercept surveys were also conducted at the Drop-In Day. 169 surveys were completed<sup>8</sup>.

### Previous use of the site

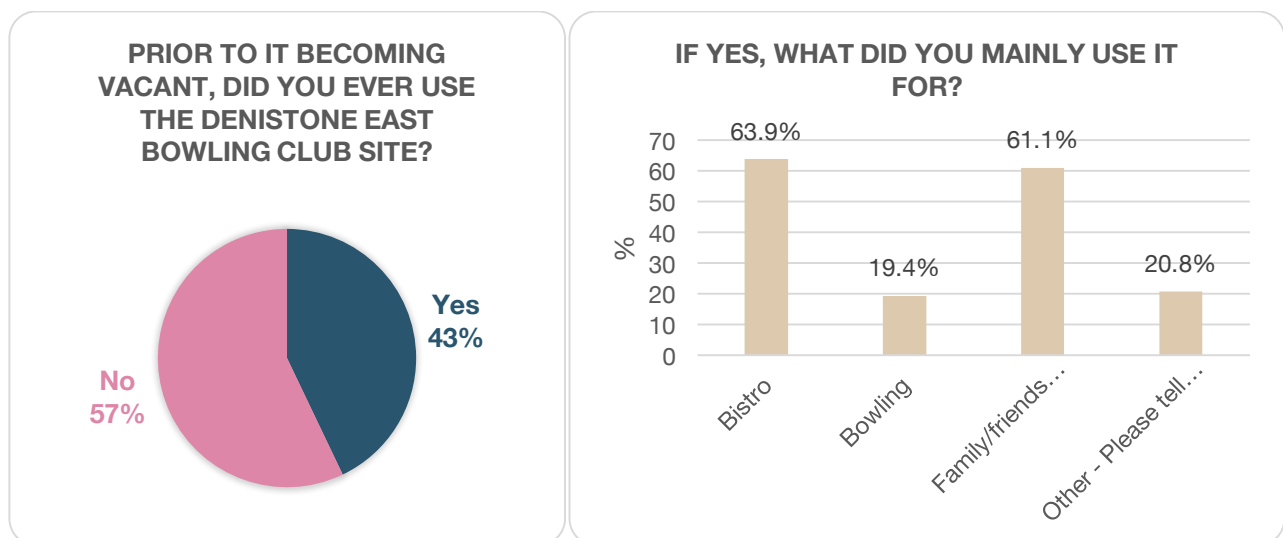
Prior to it becoming vacant, 42.9% of respondents (72 people) used the Denistone East Bowling club site, for:

- The Bistro (63.9%, 46 people)
- Family/friends functions (61.1%, 44 people)
- Bowling (19.4%, 14 people).

Other uses included:

- Craft fairs (5.5%, 4 people)
- School functions (5.5%, 4 people)
- Social dances (4.2%, 3 people)

Figure 10 Previous use of the site



<sup>8</sup> 3 surveys from 2 respondents who had completed more than 1 survey each were disqualified

## Current use of the site

The majority of respondents do not use the site currently (79.4%, 131 people). Those that do use the site currently use it for:

- Bringing children to play (61.8%, 21 people)
- Walking through to somewhere else (41.2%, 14 people)
- Playing sports (41.2%, 14 people)

## Future use of the site

Respondents were asked to rank their overall preferred use of the site. A score was calculated for each use. The "score" is a weighted calculation where items ranked first are given a higher value or "weight". First preference is given a weight of 5, second preference a weight of 4, third preference a weight of 3, fourth preference a weight of 2 and last preference a weight of 1<sup>9</sup>.

Overall, the preferred use is open space and parkland. passive recreation (e.g. children's playground, picnic areas, nature reserve (score = 620).

*"Parkland with native vegetation"*

*"Open space is decreasing across Sydney; it will become prized in the future as we now prize the parks so wisely left by our predecessors"*

This was followed by:

- Active recreation facilities (e.g. sports courts) (score = 569)

*"We need more sport spots for children"*

*"Given the growing population in the area I think it would be great to create some sports courts that could be used all year round and also utilised by the local schools who don't have large playgrounds"*

- Publicly accessible community facilities (e.g. community hall, meeting rooms, cafe, space for volunteer groups) (score = 554)

*"...A community hub allowing people to meet socially for drinks, food, functions, meetings, etc."*

*"There is not enough community meeting rooms in the area for e.g. Lions, Rotary, Probus etc."*

The least supported overall uses were:

- Leased to community service organisation (e.g. child care, aged care, disability care, cultural organisations) (score = 348)
- Parking space (score = 239)

Other ideas contributed in response to this question were:

- Available for Denistone East Public School and St Therese Catholic Primary School to use (7 people)
- Community Garden (5 people)

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<sup>9</sup> For more information, see <https://help.surveygizmo.com/help/rank-score>

- Bistro/café/restaurant (5 people)
- Native vegetation (4 people)
- Child care (4 people)
- No housing/high rise (4 people)
- A school (3 people)
- Men's shed (3 people)
- Lease to Putt Putt golf (2 people)
- Dog park (2 people)
- Gym (1 person)
- Flower gardens (1 person)
- Pool for aquarobics (1 person)
- Playground for older children aged 10+ (1 person)

## Community programs and services

The preferred programs and services to be conducted at the site, if it were to be leased to a community service operator or become a publicly accessible community facility, were:

- Leisure programs (56.3%, 90 people)

*"Huge community demand - yoga, tai chi are nowhere else"*

- Sports programs (56.9%, 91 people)

*"It was a sporting site, so this keeps in with the previous use of the site"*

- Arts and cultural programs (44.4%, 71 people)

*"Passionate about the arts e.g. a place for a community choir to practice"*

- Learning classes (39.4%, 63 people)

*"Perhaps English language classes; adult education courses such as calligraphy etc."*

- Child and family services (38.8%, 62 people)

*"We need more community based, affordable child care in the area"*

- Seniors services (35%, 56 people)

*"We are an ageing population"*

Other ideas were:

- Health/mental health services (3 people)
- Happy police station in the style of a home geared to children and families (1 person)
- Garden services (1 person)
- Disability services (1 person)

## Bowling Club Building

For the Bowling Club, the most appealing uses<sup>10</sup> (appealing to at least 40% of respondents) are:

- Demolish and create open space/parkland/passive recreation (Very appealing = 39.2%, Appealing = 23%, Total = 62.2%)
- Café/bistro (Very appealing = 33.1%, Appealing = 29.1%, Total = 62.2%)
- Maker space (Very appealing = 14.9%, appealing = 29.1%, Total = 44%)
- Artist studios (Very appealing = 11.4%, Appealing = 32.9%, Total = 44.3%)

The least appealing uses (unappealing to at least 40% of respondents) are:

- Demolish and create car parking (Very unappealing = 68.9%, Unappealing = 15.5%, Total = 84.4%)
- Public toilets (Very unappealing = 40.5%, Unappealing = 12.1%, Total = 52.6%)
- Create office space for different community service organisations (Very unappealing = 24.3%, Unappealing = 24.3%, Total = 48.6%)
- Lease building to a community service provider (Very unappealing = 27.5%, Unappealing = 15.4%, Total = 42.9%)
- Maker space (Very unappealing = 23.6%, Unappealing = 16.2%, Total = 39.8%)

Comments included:

*"As the number of retired people grow, we need venues that will encourage participation and social activity"*

*"A cafe would be perfect as there is none within walking distance and would bring people to the area throughout the day"*

*"The hall could be used for leisure activities like yoga, music recitals, playgroups, folk dancing. A special area could be set up for a Men's shed which could produce equipment for the playgroups or other charitable organisations. A room could be used for "band practice" which could be hired out to young musicians"*

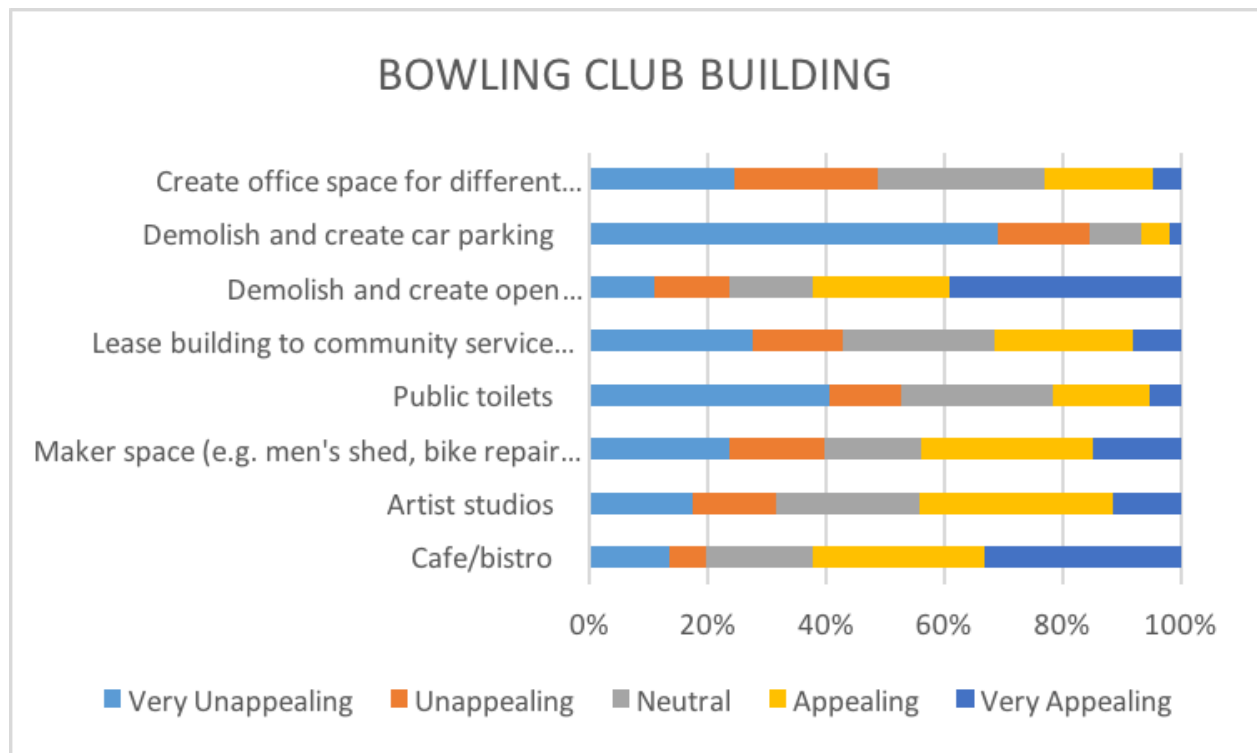
*"We've survived for decades without public toilets there. They could bring other sorts of trouble to the area"*

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<sup>10</sup> Where the total proportion of people selecting very appealing or appealing is similar for two ideas (within 5 percentage points), the idea with the higher proportion of very appealing votes is listed first



Figure 11 Bowling club building uses rank distribution



## Lawn 1

For Lawn 1, the most appealing uses<sup>11</sup> (appealing to at least 60% of respondents) were:

- Open space/parkland/passive recreation (Very appealing = 43.9%, Appealing = 30.4%, Total = 74.3%)
- Kids playground (Very appealing = 38.5%, Appealing = 27%, Total = 65.5%)
- Outdoor furniture (seating, umbrellas, BBQs etc.) (Very appealing = 30.4%, Appealing = 39.2%, Total = 69.6%)
- Active recreation (sports courts, playing fields) (Very appealing = 35.1%, Appealing = 29.1%, Total = 64.2%)
- Outdoor gym equipment (Very appealing = 25.7%, appealing = 39.9%, Total = 65.6%)

The least appealing uses (unappealing to at least 20% of respondents) were:

- Car parking (Very unappealing = 56.4%, Unappealing = 16.8%, Total = 73.2%)
- Active recreation (sports courts, playing fields) (Very unappealing = 12.2%, Unappealing = 10.8%, Total = 23%)
- Community garden (Very unappealing = 12.2%, Unappealing = 8.1%, Total = 20.3%)

<sup>11</sup> Where the total proportion of people selecting very appealing or appealing is similar for two ideas (within 5 percentage points), the idea with the higher proportion of very appealing votes is listed first

#### Comments included:

*"Sports courts are lacking in the area. Once you could use the schools for this but they are now fenced in"*

*"Appealing and attractive areas to bring locals together is what appeals to me"*

*"Outdoor furniture is needed for people watching children or just resting from activity"*

## Lawn 2

For Lawn 2, the most appealing uses<sup>12</sup> (appealing to at least 60% of respondents) were:

- Open space/parkland/passive recreation (Very appealing = 48%, Appealing = 30.4%, Total = 78.4%)
- Kids playground (Very appealing = 37.6%, Appealing = 33.6%, Total = 71.2%)
- Outdoor furniture (seating, umbrellas, BBQs etc.) (Very appealing = 37.2%, Appealing = 33.8%, Total = 71%)
- Active recreation (sports courts, playing fields) (Very appealing = 35.8%, Appealing = 25.7%, Total = 61.5%)
- Outdoor gym equipment (Very appealing = 23.6%, appealing = 39.2%, Total = 62.8%)

The least appealing uses (unappealing to at least 20% of respondents) were:

- Car parking (Very unappealing = 56.1%, Unappealing = 10.10%, Total = 66.2%)
- Community garden (Very unappealing = 12.8%, Unappealing = 10.10%, Total = 23.6%)
- Active recreation (sports courts, playing fields) (Very unappealing = 12.2%, Unappealing = 12.8%, Total = 25%)

#### Comments included:

*"It would be a nice area to extend on the current tennis courts and make into a bigger sporting area"*

*"It would be good to have some space here for outdoor cafe use, some kids play equipment and outdoor gym use"*

*"Outdoor seating and BBQ areas would be great for locals to come during the warmer months, as it's hard to get a spot at the local Yamble reserve or Jim Walsh park"*

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<sup>12</sup> Where the total proportion of people selecting very appealing or appealing is similar for two ideas (within 5 percentage points), the idea with the higher proportion of very appealing votes is listed first

Compared to the responses for Lawn 1, for Lawn 2:

- Open space parkland - More people selected very appealing for open space/parkland on Lawn 2, a similar number selected appealing (48% very appealing (Lawn 2) vs. 43.9% very appealing (Lawn 1), 30.4% appealing for both)
- Kids playground - Less people selected very appealing and neutral, but more people selected appealing for kid's playground on Lawn 2 (37.6% very appealing (Lawn 2) vs 38.5% very appealing (Lawn 1), 33.6% appealing (Lawn 2) vs 27% appealing (Lawn 1), 16.1% neutral (Lawn2) vs 20.3% neutral (Lawn 1).
- Outdoor furniture - outdoor furniture was more appealing on Lawn 2 (very appealing = 37.2% (Lawn 2) vs 30.4% very appealing (Lawn 1), 33.8% appealing (Lawn 2) vs 39.2% appealing (Lawn 1), neutral/unappealing/very unappealing remained similar)

Comments justifying respondents' locational choices included:

*Lawn 1:*

*I think this should be an active recreation area as it is on quite a busy street*

*Keep playground/open area nearer to school*

*Lawn 1 is best for parking as it faces Kings Rd*

*Lawn 2:*

*Lawn 2 is situated away from Kings Rd and would be more suitable for "passive" recreation*

*There are more residential houses near Lawn 2, keep the parking on the busier street*

*With the tennis courts close by this area could be used for BBQ facilities etc.*

*Lawn 2 is not suitable for parking as its only access is through Salter Crescent which is a small and narrow road*

*Additional comments*

Some respondents gave additional comments on what they would like to see on the site. There were three key themes to these comments and ideas:

- That the site be something that is accessible to the general community/doesn't restrict use by the general community
- That the site cater to a variety of needs and users, is inclusive and builds community
- That the site could include a mix of uses

Comments are provided at Appendix 4.

Some respondents gave additional comments on what they would not like to see on the site. Responses included:

- Car parking (46.6%, 34 people)
- Restriction of community use (23.3%, 17 people)
- Commercial uses (16.4%, 12 people)
- Housing or high rise (13.7%, 10 people)

- Impact on local traffic (12.3%, 9 people)
- Sports fields/courts (9.6%, 7 people)
- Café/bistro (5.5%, 4 people)
- Public toilets (5.5%, 4 people)
- Antisocial behaviour (4.15, 3 people)
- Child care (2.7%, 2 people)
- Noise to residents (2.7%, 2 people)
- Parkland (2.7%, 2 people)

## Written submissions

A total of 17 written submissions were received through the City of Ryde Have Your Say Page online forum. The majority 11 out of the 17 submissions focussed on utilising the site for open space and recreation uses including:

- Convert the site to a park similar to Yamble Park on Quarry Road – this would support all the residential development in the area
- Sports courts including soccer/basketball, netball – also to support the needs of the local public school
- Kids playground
- Bike tracks
- Outdoor gym
- Bowling greens, boules, or bocce
- Connecting the site to the existing tennis courts and parkland

The other seven submissions focussed on possible building uses on the site including:

- Preschool (1)
- Indoor sports courts (2)
- Library
- Community hall (2)
- Neighbourhood police station (1)
- Small car park
- Men's Shed (1)
- Community garden (2). One submission thought a community garden not necessary due to proximity to "The Habitat" on Quarry Road.

## Meetings with key stakeholders

Two meetings were held with key stakeholder groups including:

1. Denistone East Public School P and C
2. Friends of Denistone East Community Group

The main outcomes of each of these meetings is detailed below:

### Denistone East Public School P and C

The group discussed the following potential future uses of the currently vacant site:

- Must consider child safety and traffic impacts on Kings Road (traffic is only an issues at school pick up and drop off times). Whatever is there in the future should not increase traffic at these times

- A community centre that supports multiple uses. For example, Marion Street Theatre is looking for a new venue, there are local dance groups and exercise groups looking for spaces
- Potentially used for delivery of Denistone East Before and After School Care Association before and after school care and school holiday programs
- All weather court – synthetic turf set up for small games of soccer/basketball would be beneficial. Currently local kids use the school facilities after hours indicating that there is demand.
- Bike riding path/track particularly for children learning to cycle
- There is no need for more tennis courts, however, the school does use the courts for lessons so important to keep them
- Venue for community functions (e.g. kid's parties, 18ths, 21sts, 40ths). The Bowling Club was regularly hired for these uses and it would be good if the venue could be used for this again. There are not many venues with indoor and outdoor spaces. It was noted that City of Ryde Council's venue hire fees are much higher than nearby Hunters Hill Council, so the higher fees may impact on people's decision to hire the venue. The facility doesn't need to be high end, just clean with good facilities
- Use of the space to deliver programs for older people, there are many seniors living in the area
- Santa Rosa Community Garden is just around the corner from the site (in Quarry Road) so there may not be a need for a community garden
- Evacuation area for the school
- Lease of community building to community groups
- The school has a lot of after school programs (e.g. chess classes, language classes, music lessons) and there is a lot of interest from organisations to deliver more classes at the school, but no space. The facility could be used for delivery of additional after school programs, which could be accessed by kids from other schools also.

## Friends of Denistone East Bowling Club Community Group

### *Values of the Denistone East Bowling Club to the community*

- Access to everyone, no monopoly
- Green spaces
- A meeting place
- Lots of parents near the school, proximity to the school
- Important that it is well maintained/presentable
- Maintaining and increasing our property values
- Families

### *Future uses of the Denistone East Bowling Club*

- Coffee: especially for parents after school drop off
- Hall that can be used by many other groups
- There is nowhere for kids around here: a restaurant with outdoor seating that is family friendly, green spaces for the kids to run



- Demolition of the hall and making the whole space green would be good, we want green space. There isn't an attachment to the building.
- Do not want:
  - Concerns about one organisation taking over the hall and having a monopoly over use e.g. Cerebral Palsy Alliance
  - Organised sports - traffic concerns, loss of general public use
  - Lighting on late at night
  - Drinking is a concern, don't want late night noise, drunk people in the street sitting in the gutter, trash. Do not want a late night function hall with people drinking. A restaurant would be ok with outdoor dining.
  - The least impact on residents - e.g. traffic, renovations/construction the better

## Appendix 7      Additional Comments from Stage 1 Survey and Written Submissions

**These are additional comments from survey (from question: Do you have any other comments about the Denistone East Bowling Club site and its future uses?)**

A bushland water feature - there is an example in Putney Park (?), which is hugely popular, the children just love it.
A facility that is available to and inclusive of the widest possible demographic of the local area.
A place for all members of the community to enjoy as open space recreation and as a meeting place to engage with peers with similar interests.
Active recreation or community groups such as the previous applicant.
Additional car space at that area will greatly benefit the school & the surrounding area at peak traffic times in morning & afternoon.
Adult social meeting place, i.e. men's shed or ladies craft venue.
All ages active use - basketball, handball, skateboarding. I think the site is big enough to provide for mixed use - with 3 or 4 zones plus the building use. Consider some all-weather courts if cost and visual impact are not prohibitive.
An open space or community garden. Something that all aged and all residents can use
An oval at the top bushland and play equipment on the bottom
As per my previous comment
Badminton playground
Before and after school care
Bike path, BBQ area
Cafe with outdoor furniture as in Enmore Park & public toilets attached. Public Use Hall for leisure & cultural pursuits. Some outdoor gym equipment as I have seen on the Gold Coast in parks, 2 outdoor basketball courts on lawn 1 nearest Kings Rd - good for males & females, some children's play equipment (could also be used by a playgroup), and a little open space for just sitting and watching activities & getting together with neighbours to generate community spirit and good mental health.
Childcare Centre and/or Kindergarten. Coffee shop (not Bistro)
Community hall and open garden with somewhere to sit. A little kiosk would be fabulous. Something that the community can use.
Complementary use to tennis courts

Council maintained garden for sitting and relaxing
Create native habitat and bush tucker gardens. Use the building as an information centre and provide discounted plants to purchase and sample garden plans so people can get a garden design and the pants they need to do the same thing in their own gardens
Doesn't put pressure on traffic Compliments school
Dog park and dog cafe
Facility that can cater to all ages and ethnicities.
Given the scale of the available land and the demographic around this site, it would be useful to have a venue that offers an active lifestyle to residents - perhaps a gym for adults, health food cafe and a children's play gym. Alternatively, a day care facility for children (0-5 years) would also be welcome since there are no day care centres around this area. Movie theatre? - might be good to unwind with a dinner and a movie
Home-style police station on Lawn 1 with happy, soft and warn stuffed animals and bears. Club building - to be a bistro/café - hope a NFP enterprise can run it well - maybe Scandinavian or French cuisine. Everyone would love it - something different, vibrant and elegant yet affordable for patrons. Lawn 2 - happy fluffy green grass joining up to the tennis court gardens. Landscape with plants for the lorikeets!! Lorikeets are therapeutic :)
I agree that some car parking space will be required, but it would be better to encourage people to walk to use these facilities. I would like to see cultivated flower gardens that add colour and a sense of care for mental wellbeing. Rose beds; flower pots;
I believe that combining a large dog park and small outdoor gym area would be an ideal combination on one lawn as the Dogs and their owners can exercise at the same time. Kids already have other parks such as Community Park and Yamble Reserve close by. 2nd lawn would be perfect for a small parking area, more open space and outdoor BBQ and seating. A cafe would be perfect in the building as we do not have any good cafes within walking distance (bistro at night).
I have been voting for kiosk but now believe that space would be better utilised as a cafe/restaurant if it was to be used for catering purposes. Especially outdoor dining.
I think both lawns should be use for differing recreation facilities.
I think we need activities for teenagers as there are plenty of kids parks, dog parks, BBQ areas already in the area
I think we need to offer something to the group that is no longer there - older people. I think sport is also important. I would like to see facilities that could be used by local schools.
I would like to see a memorial garden to the ANZACs to remind younger people and new Australians of their sacrifice. This is an important part of Australia's history and should be reflected in new designs for gardens and parkland esp. as there is nothing close by.

I would like to see facilities constructed that support social cohesion, either through sporting activity or community participation such as a men's shed.
I would like to see open space/parkland possibly encompassing a community garden and kids play equipment.
I would like to see the Putt Putt site moved here, as it appeals for a wide range of ages and people.
I would like to see the buildings used for a community centre, children's day care and/or play groups. I think that the open space needs to be retained.
If the building is demolished an overall embellishment something along the lines of Jim Walsh Park is needed for the area.
In my previous submission I suggested that a community garden for some of the outdoor space would be a good fit. I still believe this to be so and I think that the local schools (Denistone East PS, St Therese) and pre-schools could become involved as well as some active senior citizens - even Minimbah - a great community project.
Indoor and outdoor sport court with BBQ or cafe, playground and parking
It is very difficult to find places to have dinners meetings that are reasonably priced with meals enough room for guest speakers and fund raising events. Lions, Rotary are continually looking for these.
Keep the area tasteful and respectful of many long term residents in the area surrounding it.
Kids area and cafe
Large open space for people to enjoy
Lawn 1 to be used for public park/recreational use. The building itself for bistro or café and the lawn two be used for car parking.
Lease Lawn 2 to Putt Putt
Lots of natural trees, park cafe
Mainly I would like to see this wonderful site used as a community area.
Make it useful for both the young families in the area as well as the older ones
Meeting rooms for various groups to use and have a visitors park in designated areas
Mixed use facility maybe playground at the front with a basketball court and garden at the back with some if the produce going to a cafe that is non-profit that helps fund some learning/arts bases programs run in the building
Museum to Australian bowling clubs and other forgotten Australian culture.

No
Open space Open space/parkland for passive and community garden are the best choices.
Open space parkland is the best choice.
Open space parkland is the best option
Outdoor activities for kids skate park basketball court space for youth
Parks, neighbourhood garden
Please, City of Ryde, use this land creatively. This is a great chance to make a fantastic community centre for all of Ryde to use!
Preference: 1. open space parkland 2. community garden
Recreational area, sports fields and play area that local schools can use as well as all members of local community.
Remember this land was deeded for public use.
Skater park, running track, community building events, community farm and open markets
Something that engages the whole of the community
Sports field / all-purpose sports facilities that will be used effectively during school hours. This will reduce the impact on the roads and the local community. Consider facilities already nearby e.g. West Ryde community centre, Ryde Park and Livvi's Park. These facilities do not need to be replicated.
The combined site would make a good place for a secondary school as Ryde needs schools urgently.
The site is within a small community and next to the school. I would like to see the site become a beautiful garden or a park for kids play and family gathering.
The space should be given back to the community to use.
The whole site should be made into a secondary school
There's already Midway shopping area close by; therefore, it would not make much sense to create another one for similar use. instead, on this side of the suburb, there aren't many recreation space for the residents. Also, the traffic on Lovell road need to be considered. I do not wish the Lovell Road traffic be increased due to this change.

Trees or shade for whatever gets built there.
Use the opportunity to plant trees and create natural bushland setting as has been done so well in other areas of Council
Versatile playing courts that would have sun/rain protection to make them all weather
Would like to see park or gardens to be built.
better to utilise it morning afternoon evening and night
café/bistro properly lit park and gardens
markets, craft fairs etc. also very good

### Written submissions

I think it would be great if the bowling club could be converted into a park similar to Yamble Park on Quarry Rd. With the population increasing, medium density development all around, there is a lack of public open space for kids to run around and play sport. I think it would be wonderful for the community.
Would like to see area set aside as a park and definitely NOT any development or apartments. Need more open space in Ryde
I don't believe there is a need for another Community Garden so close to the wonderful existing 'The Habitat' on Quarry Rd. An extension of the existing park land around the tennis courts and just some nice open space would be of great value as the population density of the area increases. There is also a need for additional parking space close to the school. If the Kings Rd side could be converted into a small car park this would also be well used and may help to alleviate traffic congestion.
I would like to see the Denistone Bowling Club indoor facility turned into a community hall. For the external portion I would like to see this turned into an all weather playcourt for basketball/netball/recreation. This would be a great facility for the Denistone East school during school hours and a great facility for local sporting teams and the youth.
Thank you for the opportunity to lodge this submission re possible future use of the Denistone East Bowling Club site. Please consider future use of the Denistone East Bowling Club to include community groups, similar to format of the Epping Creative Centre at Dence Park. A Community Centre at this site (modeled on the Epping Creative Centre) would prove to be a greatly valued and utilised asset for the local and greater Sydney community.
I would like it will become a active recreation or a playground for both adults and kids, where the local people can do exercise.



The thought that occurs to me, is that with the growth in population in the general area due to continuing developments, the increased demand for schools necessitating the eventual reopening of the one in Smalls Road Ryde for example, surely there is a growth in pre-school day care as well. This sight could possibly be converted using one bowling green as a play area and the other one as a parking area. The building may need improvements too.
I recommend to build a library since there is no library in the area.
I feel that turning the denistone east bowling club site into a free, public gym would be great, much like that of muscle beach gym at Venice beach. This would be an inviting opportunity for all to engage in physical activity and the result could be an overall improvement in the communities fitness and well-being
I would love to see this retained as an open space in the form of a multi-purpose park which contains a range of equipment to suit a wide age group. Similar to Ryde park which has a half basketball court, playground and bike track. A car park to enable visitors to park safely and unload away from the road would be ideal too.
It would be great to see this area used for a community police station.
We live very close to the Bowling Club on Henderson St, and we hope there can be some sport courts, preferably soccer/basket ball, plus kids playground, bike track etc. Thanks.
Looking at what we have around us, I think it would be a good addition to have this site as an indoor sports courts and active recreation which can double up as a community hall. A neighbourhood garden or a library would not be my recommendation as there are so many around denistone east.
I vote for an open park or a sport court.
<p>My suggested uses for this site are:</p> <p>1. A Men's Shed with a difference. The Mens Shed should not (like every other Men's Shed) be a woodworking shed (at least not initially. If you want cheap looking furniture go to Ikea)! It should have 3 bays:</p> <p>i) Sheet metal working. This bay should have a guillotine, pan brake bender, turret punch, pedestal drill, bench grinder and a notcher. A spot welder and a set of rollers would be a bonus. A number of benches with a vice are also required.</p> <p>ii) Welding. This bay should have an arc welder, a MIG welder, a TIG welder, oxy-acetylene welding, a plasma cutter and pedestal grinder</p> <p>iii) Fitting and turning. This bay should have a few metalworking lathes and a milling machine.</p>

## 2) A coffee shop

Initially only coffee, tea and a biscuit, but could expand to morning teas, light lunches etc. Ultimately it may be able to be leased out as a cafe, bar and even a restaurant. If it offered 'pensioner sized' servings it may find a niche market

## 3) A community garden (on the lower green)

Perhaps specialising in herbs? Whatever it does it needs to be different to the Santa Rosa community garden

## 4) Some sort of woman's activities such as craft and interior decorating activities, art, floral design etc.

To make these work we would presumably need to tie in with a TAFE College or a Community College (at least initially) for the provision of trained supervisors

## 5) A Senior Citizens social activities co-ordination area (road trips, playing card days, dancing, whatever)

## 6) Parking on the upper green

## 7) Perhaps lease out some of the area for a geriatrics health centre (spa, massage etc)

I feel this concept could be developed over time but if the master plan is well defined extra modules could be added as time goes on

I like the idea of the Bowling club becoming a community, hall sports court and active recreation ground. Maybe a Indoor Soccer/Netball /Basketball Court. With a cafe and kids playground attached to it. Our area is overdeveloped with duplex's, town houses and apartments etc. We need some open space for the future of the children living in the area. Oversupply of people undersupply of recreation space.

I think the site/land/facilities/buildings should be adapted for more open public use. Having said this I think we should observe and preserve the lost cultural heritage of the site and it should remain and resemble and retain as much of the bowling club look and feel. It would be nice, if in future the popularity returns, for it to become a bowling club once again. Maybe the bowling greens can be opened up for other similar ball games. Bocce, Boules, petanque, etc. They should certainly be preserved in their current state. Or, if altered, be able to be returned to their proper state with little fuss. The bowling club building could be modified and opened up as covered bbq space and toilet block. Possible with some form of acknowledgement of its history and what bowling clubs once meant to many generations of Australians. Once something is broken it's often very hard to fix.

## Appendix 8 Additional Comments from Stage 2 Survey and Written Submissions

### Additional comments from survey (from question: Do you have any other comments on your preferred options?)

Preferred Option 1	We need open spaces.
	While many of the people around the site are elderly they are slowly being replaced by young families so a park and play ground would be well used. Just look at Yamble Reserve, the council changed that area from a barren piece of grass into a wonderful park that is very heavily used all the time. You could consider adding BBQs or a community garden to the site too, if funds stretched to them.
	Please remember that life is not all about venues, devices and incessant activity and development. Why not take the opportunity to demonstrate a commonsense approach to some space that has suddenly become available. Less will be best in this case.
	I think everything must be done to retain what can be preserved in regards to the history of the bowling club.
	More open spaces should be in this area as there is a lot of building work going on. The population would be increasing very quickly.
	More trees and seats to make like a park
	It would have made a great school!!
	Once the area is closed for open space, there will be no chance of ever retrieving it. Trees clean the air and they are being cut down everywhere.
	If the final decision is Option 1, could you please put seating area away from local house next to the street? So when people chatting in the park especially during the late night will not impact local residents?
	When make final decision, please consider to minimise the impact to local families daily life. To live next to a restaurant is totally different from live next to a green park which is what we have now. No restaurant/cafe please. Thank you.
	No restaurant please. Future seating area away from local families to avoid noise during rest hours.
	As a local senior, I want to keep the bowling club green a nice and quiet area for everyone to use. No restaurant please. For future seating area, please install the seats away from the local houses. Thank you!
	Do we really need another restaurant with parking problems
	Make the area known as enjoyable and nice relaxing place to be. If we want action or

	sporting areas there are already plenty of options elsewhere
	What would be most useful would also be least expensive.
	Be very careful about committing open space to other than open space activity.
	Considering other approved developments in the area, this option will provide much needed passive open space while keeping cost reasonable.
Preferred Option 2	As children/adults are not able to play ball games at any of the small parks around here it would be a good option to be able to have some active space designated to do this.
	Choose flower trees.
	Having a clean and passive area is much preferred to high rise that is occurring all around Ryde.
	Please make the right decision.
	In built up suburbs like Ryde we need to take every opportunity to create natural places for quietness and wildlife.
	For both Option 1 & 2 I should suggest the inclusion of a toilet block. The site already has power and water, and nearby parks do not have toilet facilities.
	Some off street car parking would be good for the open area so cars would not impact street parking.
	I would retain some parking in Option 2.
	We need somewhere to be active in our area. An outdoor gym would be great.
	Having the maximum amount of open space enables the local community to enjoy the environment to the full. If a BBQ, picnic and toilet facilities were also provided it would encourage local families to enjoy this valuable asset.
	In terms of funding to make this happen I have a suggestion which I accept is likely to have some opposition. There are 2 nearby parks (Salter Park and Cecil Park) which are effectively just oversized walkways. They are a maintenance liability for little real public benefit. An investigation could be undertaken to see if at least one of them (Salter Park is opposite, Cecil Park is a better size) could in part be closed as a park and sold. A small path can still be retained with the majority of the land converted into residential lots. There may be an issue with existing underground services that prevents any action. But it may be worth going through the investigation and if appropriate then the public consultation process with a view to reclassifying and rezoning the land for disposal. It will generate the needed funds to build a much better useful park on the DEBC site for the whole community and get rid of a fairly unnecessary piece of park (whilst retaining a reduced-sized walkway). I raise this option only if funding is seen to be a problem.

	Would be good create shades over the play space.
	I would like to see incorporated a gated play area for little children and if possible a small kiosk.
	Please preserve the open spaces for kids to play. We do not want to see green lands turn into concrete.
	Must have pathways (if proposed) for disabled access, especially wheelchairs. All perimeter pathways must have wheelchair cut aways from roadway at a number off points, not just at street corners
	Option 3 sounds ideal to me as there is an opportunity for the site to generate money for its upkeep. However, I accept that it may be too expensive set up. It's also hard to ensure that the restaurant will be of reasonable and consistent standard to maintain clientele.
	There are a lot of young families in the area - and a large primary school across the road - this site will be fantastic as an open space/playground and open field for casual sports.
	Active space, active space, active space. Particularly a basketball court. Car parking is unnecessary. Get people outside, get them mobile, healthy... and spend less money.
	The option would ideally include all weather purpose courts that could be used for basketball/volleyball/soccer games by people in local area especially for ages 9-early 20's where in Ryde council area there is a distinct lack of informal facilities.
	Would be good if play areas cater for school age children e.g. bike tracks and older kids type of play equipment. A lot of play areas cater for younger children and do not appeal to older age groups. Would be ideal if the play equipment would suit the ages of kids attending school in the area. Sufficient shade is important and active recreational space is a must.
	Option would be great for everyone to get outside, stay fit, be healthier and keep cost of healthcare down.
	Need to encourage healthy use of open spaces and bring the community together. More people will be out and about, creating a healthy, caring community.
	A space where the community can come together and enjoy the amazing surroundings of the area. Also has there been consideration for off street parking?
	Encouraging outdoor active play and interaction is excellent for a community transitioning from an older demographic to a new family oriented group.
OPTION 3	I would like to see some of the community group space allocated to a "mens' shed".
	Option 2 with the large playground does not address the noise that could affect surrounding residents, or support the whole diversity of people in the local area. I only prefer Option 3. The community centre would engage so many more parts of the

	community making the area a hub of connection and friendships, learning and creativity, support, community value and spirit. It would help to keep our area a safe and connected local community.
	Keep hall hire costs low to bring in more community classes and groups and small functions.
	Would definitely like to see passive/active spaces and hubs for volunteer and community groups in this area.
	I would have preferred a combination of community spaces and just passive open space.
	Feel that passive open space is not doing the site justice or with the intent on what it was first developed for
	I would have preferred Option no. 3 to be without the active open space
	Option three seems to be a good option. A small cafe would be great as long as it adds to our wonderful tennis club.
	Would love more community space.
	Preferred to have somewhere for body exercises.
	Personally I want a gym.
	I want a place for the kids. Many DE public school students live around here. The parents and the kids need places for the kids' activities, parties. We are expecting a wonderful place.
	Want a place can let the older people to go often.
	While I understand there may be a need for some off-street parking, I am disappointed to learn that a minimum of 20 car spaces must form part of Option 3. Hopefully this will be explained at the Community Workshop.
	I would love to see a leash free element for dogs too in this plan as many households have dogs around this area. I would also like to see the place well lit at night time too.
	A plea to keep the suburb low key and green. This is an attraction for many people, even new comers who then build large houses.
	There are lots of parks in the area for young children but not a lot of spaces for older kids. We need more heated pools and community centres to cater for the ageing population. There are lots of sport fields too. I would prefer the minor active recreation space to be a garden or passive open space because we don't find many around these days.
	I feel a restaurant or cafe would drive more unnecessary traffic to that location. Specific needs like sporting events, and community projects only require parking when needed for that event.



	I am not sure if you had considered giving this land to the nearby public school Denistone East for utilisation for more classrooms. I understand the school has, as it is over 800 enrolments and is likely to exceed 1,000 in time. We need more space in a school.
	Invest in your residents needs.
	Option 3 provides for the best use of the land for the largest number of people. Well-managed, it will serve the community for many years to come as the population grows. There is plenty of open space around but none with such a building.
	How about building a Denistone East High School to ease the schooling pressure from hundreds of local families?
	We need basketball courts or outdoor exercise equipment and some small playground perhaps like McDonalds have for young children. The area is redeveloping with young families and higher density living will continue. Therefore, we need meeting places for people with a focus.
	That'll be great if give us a library
	The community space could have internal sports courts for soccer/basketball and table tennis.
	Option 4 would allow for meeting space in addition to a place for a coffee or lunch for Mums and bubs and retirees.
	The close proximity of 2 schools which can make use of the facilities makes Option 3 the most efficient use of the land.
	Best for our neighborhood since the rising number of younger families with school kids attending the local schools across the road.
	What spaces are available locally for retired people to gather and be active.
	May need more parking.
	Please consider the example of Epping Creative Centre at Dence Park for potential use of the former Denistone East Bowling Club.
OPTION 4	For the option 4, is there only one restaurant? Probably there should be several restaurants, sounds better, and several cafes.
	Al fresco dining!! :)
	I still think it has potential for "child care" with play area on one bowling green and parking on another. This is bearing in mind the population growth in the area that puts pressure on schooling facilities - Smalls Road as example.

	Co-working spaces are increasingly popular. Sharing the space between commercial (coffee and food) and community has to be a win/win. The grounds keeper cafe is an example of success in a recreational area - Add a community building to the space and how much better would that be!
	Thank you for asking for my opinion. Please think of the future it may be a bit painful now but we need to make sure that Ryde- Denistone does not become a low quality living area.
	I really believe it is important to create a decent facility here. It is almost certain that Denistone East will be developed over the coming years, much the same as the surrounding suburbs have been, and if we can have an established community facility in place, when this inevitability happens, it will be a fabulous way for new and old residents to engage, play and socialise.
	Not really except we've had a mixed use site for many years so I think it should continue that way. Why demolish a perfectly good building & also it keeps it closest to what has been there as long as I can remember
	Parking is to be underground.
	Coffee shop and play area please!!
	These are all great options, in comparison to the current status of keeping this building locked up. I would just suggest that a more preferable option would be a use part of the area as restaurant/cafe/hall and use the other as active play area instead of passive.
	I think the idea of a new park type area with community hall and cafe is very exciting for our locale. It represents a golden opportunity to encourage outdoor activity for children for fitness and fresh air and somewhere that parents can also meet to chat and maybe have a coffee while also supervising their children.
	We would love to have a local good restaurant.
	The success of my preferred option would very much depend on the style of restaurant ....something with a bit of difference, very relaxed and stylish.
	Car parking is critical to any use of the site even open space as there is no or very little parking on street.
	It is better that the money is used to provide few sport activities, so families can come together doing different sports. Basketball hoop, 2 cricket nets, outdoor gym facilities, running track for those who want to do jogging or biking.
	Maximise the opportunities on the site for income generating uses.
	Option 1 should not even be an option, the area is too large, what's the point.
	As there is a systemic mind set of removing mature trees in the area where our native animals seek refuge, there needs to be more open space with native vegetation to give

	them space.
	The costs being high or low is not indicative of what the community would be 'putting in' but what the business holder or NFP or proprietor or Council, so this is misleading as it gives the impression the public will pay for the implementation which would not be the case - it would be, logically done through a collaboration of private, NFP, Council and possibly another level of government.