



West Ryde Village Community Update

The revitalisation of West Ryde Village gathers momentum with developer, Remo Properties, submitting a Development Application (DA) to Council for the next stage of redevelopment. A Voluntary Planning Agreement outlining Remo Properties' intended contributions to the local community has also been submitted.

This stage of the proposed redevelopment includes:

- A village square for community use, catering for events and festivals, will be placed in the area between the new buildings and the recent Marketplace development.
- A new mixed use building with shops, office space and residential units.
- A new Council-owned community building for existing childcare and family support services, as well as a large hall for public use.
- A carpark below the mixed use building with 600 car spaces, including 134 Council car parking spaces
- Renewed infrastructure for utility services, paths, cycleways and roads.

Community Consultation

West Ryde Village has benefited enormously from the input of local residents and business owners. Feedback has been positive and it is evident the West Ryde community is keen to see the area grow and prosper.

As well as meeting with business operators, a number of public displays were held at West Ryde Marketplace in November 2006 and April 2007. Information and feedback forms were also available through the City of Ryde website.

Key issues of concern raised at the consultations include noise control, traffic management, parking and pedestrian access. To address these concerns,

Remo Properties employed specialist consultants to refine aspects of the design prior to the submission of the DA, including:

Noise control

- The loading bay for the mixed use building has moved from Chatham Road to New Betts Street. This will help to contain noise from delivery trucks for Chatham Road residents and lessen its overall impact.
- Noise control methods will be employed throughout the construction phase and all reasonable steps will be taken to provide advance notice to residents affected by the construction site.

Traffic management and pedestrian access

The City of Ryde and the developer have engaged independent traffic consultants to review issues around the West Ryde precinct and propose suitable traffic solutions, including:

- Shaping new and existing intersections to improve traffic flow wherever possible.
- Providing continuous, level, pedestrian access around the site by adjusting levels and building set backs.
- Relocating the residential car park entry from New Betts Street, activating the Anthony Street frontage.
- Segregating delivery, shopping and residential traffic entries to the new village building.



Parking

- The Anthony Road facade has been modified to allow angled surface parking bays next to shops in the new village building.
- Bicycle parking will be included in the public square and parking basements of both new buildings.
- A link will be created from the existing Woolworths development car park to the car park below the new mixed use complex.

Remo Properties have also:

- Redesigned the village square to improve access to the library, new Community Centre and railway station.
- Redesigned the mixed use building to provide safe circulation that activates street frontages and engages surrounding environment.
- Proposed to reinstate and restore the boundary fence between the heritage-listed Darvall Park and New Betts Street.

Construction Schedule

The new Community Centre will be the first part of the development to be built. Construction is likely to start in early 2008 and be completed by October 2009. Work on the Village will follow, with completion due by late December 2011.

What shops and services will you find there?

Community feedback showed great enthusiasm for an enhanced shopping precinct. Plans for the retail area include:

- A supermarket
- Lifestyle and specialist retail shops
- Cafes
- Gymnasium
- Medical centre
- Office spaces

Local families will benefit from the new Community Centre, which will accommodate childcare and family support services, including:

Early Childhood Health Services

Nurses with training and experience in child and family health will provide information and support on parenting, child health and development for Ryde parents and caregivers with children under five.

West Ryde Neighbourhood Children's Centre

West Ryde Neighbourhood Children's Centre (WRNCC) is an accredited, non-profit, community-based long day care centre and preschool for children under five.

Christian Community Aid (Family Day Care)

CCA Family Day Care is a licensed and accredited child care service that provides care for children up to 12. Children are cared for in small groups in the homes of registered carers who are supported, trained and supervised by a professional co-ordination unit.

Ryde Family Support Service

Ryde Family Support Service is a community-based organisation that provides practical and emotional support for families and children who are experiencing stress or crisis.

City of Ryde Community Life Team

The City of Ryde Community Life team works closely with the community to provide social, recreational, cultural and information services and facilities.

Find out more & Tell us what you think

Your feedback on the proposed redevelopment is welcome.

The Voluntary Planning Agreement, the DA, the full set of plans, supporting reports and details of the proposed developments, including a three dimensional model and a 3D animated presentation is now on display. They can be viewed at the Customer Service Centre at the Ryde Civic Centre, Ryde Library and West Ryde Library or via the City of Ryde website www.ryde.nsw.gov.au.

Submissions must be in writing, addressed to the General Manager, City of Ryde, Locked Bag 2069, North Ryde NSW 1670, and must be received by 4.30pm on Thursday 27 September 2007.

For further information about any of these issues, go to westrydevillage.com.au or call the West Ryde hotline on 1800 780 105.

Independent assessment

The City of Ryde is partnering Remo in this project. Therefore, following the period of notification and public exhibition, the DA will be submitted to an independent assessor, for assessment of the traffic, environmental and social impacts of the development. The independent assessor's report will be considered by Council prior to any decision to approve or refuse the DA.

