

8 - THE WEEKLY TIMES, Wednesday May 23, 2012

COX'S ROAD MASTERPLAN

Invitation HEART HEALTH FORUM



Heart Support – Australia
Ryde and Central Sydney Branches

Invite You to a
HEART HEALTH FORUM
on Thursday 31st May, 2012, at 7pm
at Ryde City Bowling Club

11 Blaxland Road Ryde
Adjacent to Ryde Park

GUEST SPEAKER
Professor DAVID BRIEGER

Head of Coronary Intervention Unit, Concord Hospital
and a Specialist Dietician

Planning for the Future Progress of North Ryde

North Ryde residents are being invited to have their say in the future development of their progressive Cox's Road Shopping centre precinct.

Ryde City Council is currently considering two versions of the proposed future development for the area.

The first is a development proposed by the current landowners and the second is a version prepared by the Council itself.

Both versions have many similarities with the main difference the height of some sections and the amount of public benefits.

The landowners claim they will provide

North
Ryde
Public
School



Rev John Chappell of St John's church North Ryde chaired a meeting in North Ryde Public School Monday night to discuss the masterplans.

He explained the Master Plan process as:

First stage to rezone the street which will define nature and scope of the development.

If councillors are willing to support rezoning application goes to the State Government, approved returns to Council in 6-8 months.

If rezoning is approved individual developers then submit DAs that comply and construction commence mid 2014 at the earliest.

When a DA is submitted the community again has opportunity to respond.

RSVP:**Refreshments**

9888 9143 • 9807 2256
pambarter@tpg.com.au

Patrons:

Principal Patron
Dr John C Beattie OAM
M.B., B.S., F.R.A.C.P.

Clr Ivan Petch KLJ
Emeritus Mayor of
City of Ryde

John F Booth AM
Managing Editor
The Weekly Times

The landowners claim they will provide \$3 million worth of extra benefits to the community with a \$7.8 million contribution compared to the Council's \$4.8 million Section 94 contributions.

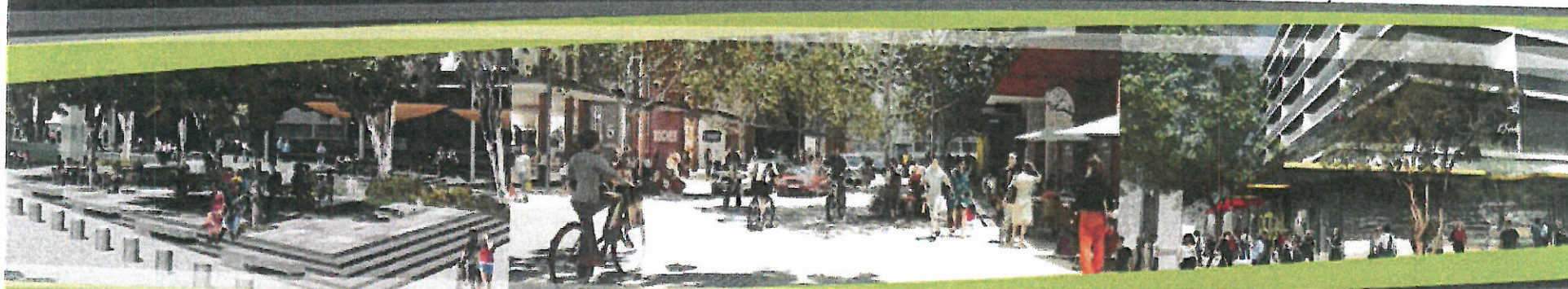
A big incentive in the landowners masterplan submission is to finance and build a pedestrian bridge over Lane Cove Road as children's safety is a big issue especially with the two local schools.

After considerable discussion the school mee representing NRPS Parents and Citizens, NRPS Sch Council, school staff and members of the commu agreed

To tentatively support the commercial land owr master plan upon the successful negotiation of a ' enabling:

(a) The construction of a pedestrian bridge c Lane Cove Road

(b) School infrastructure of \$300,000 eg on solar panels.



Cox's Road Landowners' Community Master Plan

What's in it for you

Real Community Benefits

- Greater safety for our children
- Reduced traffic issues by providing more on- and off-street parking
- Better improving access to Wicks Road (new 'slip lane' means three lanes of uninterrupted traffic movement)
- Nicer shopping village atmosphere, with alfresco dining
- Additional \$8 Million in community facilities, including:
 - > a proposed foot bridge/ cycle way over Lane Cove Road
 - > new foot paths and upgraded amenities
 - > Proposed improvements to North

We need your support

The Cox's Road landowners master Plan offers significant advantages to the local community.

We need your support to ensure that council adopts this plan.

Who are the Stakeholders?


- Ryde City Council
- Holy Spirit Parish North Ryde
- Local Landowners who have been part of the community for over 60 years

Landowners' Community Master Plan

for you:

Ryde Common including: a synthetic jogging track, children's playground, dedicated sound shell for outdoor concerts and BBQ facilities.

PO Box 6166
Nth Ryde NSW 2113
e: enquiries@cramp.com.au
w: www.cramp.com.au

A horizontal strip of black silhouettes depicting various people in active poses. From left to right, there are two children jumping, a person running, a person in a dynamic pose, a person pushing a stroller, a group of people standing together, a person sitting on the ground, a person standing, a person in a dynamic pose, and a person in a dynamic pose.

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COMMUNITY CONSULTATION

Local Community Consultation Meetings at School and Church

Community consultation meetings were held on Monday night at Holy Spirit church hall and at North Ryde Public School to discuss the Cox's Road Masterplan proposals.

Holy Spirit Church Parish meeting

Nearly 150 Holy Spirit parishioners gathered at the school hall where head of the Parish Council Jason Hodges and Father Stan Kluk presented an overview of the parish's position on the redevelopment of Cox's Road.

Mr Hodges told parishioners there was little separating the Council's Master Plan and the Landowners' Master Plan but went on to highlight one aspect of the Council plan with which the parish was not happy.

"From what I can understand, the Landowners' proposal provides open space in front of the church (and

Another Community Consultation meeting is being held by Ryde City Council next Wednesday May 30 at 6.30pm in Holy Spirit church hall to which all interested people are invited.

On that occasion it is expected that a facilitator paid by Ryde Council will introduce about six speakers supposedly expert in planning, architecture, financial matters and so on to explain and consider the two masterplans, the landowners and the Council proposals.

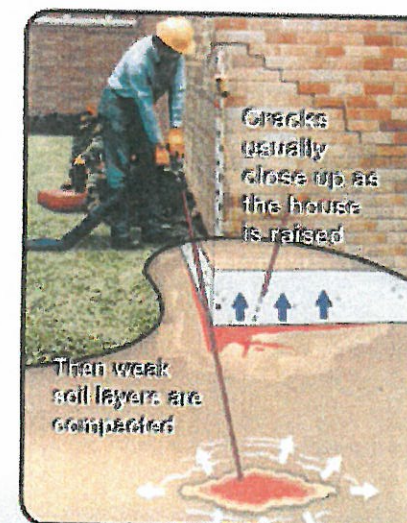
Pedestrian Overbridge across Lane Cove Road

**SUNKEN FLOORS?
WALLS CRACKED?
WE SAVE YOU
TIME & MONEY**



We raise, re-level & re-support sunken houses!

- ✓ 27 years' international experience.
- ✓ Fast! Most jobs take only a day or two!
- ✓ Building cracks generally close up.
- ✓ Absolutely minimal disturbance.
- ✓ Permanent structural resin injection.
- ✓ Reduces costs substantially!



school] which isn't in the Council's plan," he said.

His other contentions with the Council's plan included that it had not rezoned the portion of its property on the corner of Cox's Road and Wicks Road to commercial and that provision had also been made for a public walkway through the property.

He did not raise any objection to inclusions in the Landowners' Master Plan.

"You should not look at this as 'them and us'," Fr Kluk told parishioners.

"We are all in the same boat."

An added incentive in the landowners masterplan is to finance and construct a pedestrian bridge over Lane Cove Road as a contribution to child safety.

Traffic volumes on Lane Cove Road are extremely heavy and constantly increasing due to the large scale and ongoing commercial and residential developments in Top Ryde and Macquarie Park, says a report by North Ryde Public School.

"Not surprisingly given the combination of heavy traffic volumes and significant pedestrian usage the intersection is a notoriously dangerous one".

We can't re-level houses on stumps unless outside walls sit on foundations

9958 0079

Tom Bailey 0418 288 277

tbailey@uretek.com.au www.uretek.com.au

Uretek Ground Engineering

The Mainmark Corporation Pty Ltd. NSW Building Licence 41231. Using Uretek

Have your say...

We've been doing some careful preparation over the last three years, seeking advice from some of the nation's foremost experts.

Online form

www.crcmp.com.au

Write a letter

Addressed to:

General Manager
Ryde City Council
C/- PO Box 6166
North Ryde NSW 2113

OR SIGN THE PETITION

Get in touch!

Landowners' Community Master Plan

PO Box 6166

North Ryde NSW 2113

The City of Ryde is currently considering two options for the future of Cox's Road shopping village.

What are the differences?

LAND OWNERS MASTER PLAN

- Major improvements for all!
- Over \$8m in community benefits



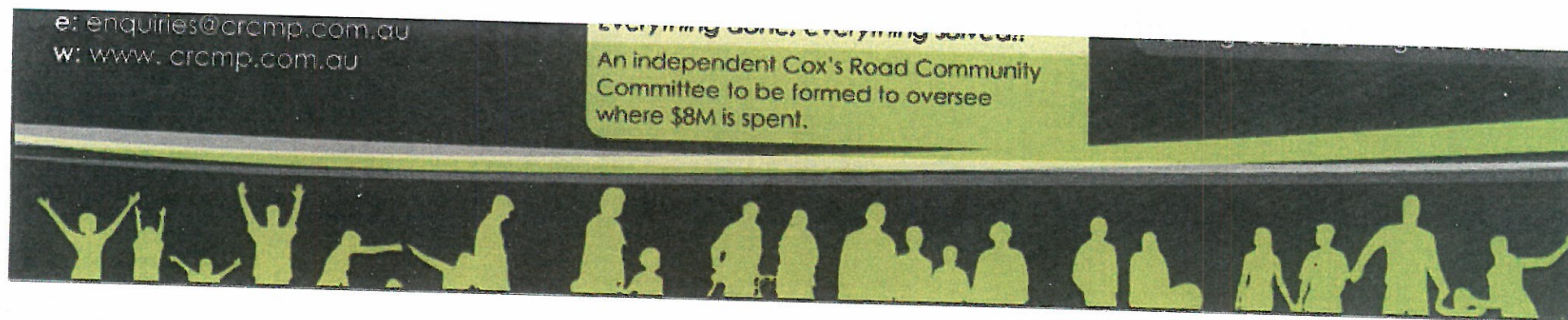
Everything done, everything solved!!

COUNCIL MASTER PLAN

- No community improvements at all
- No community benefits!



Nothing done, nothing solved!!



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COX'S ROAD MASTERPLAN



LETTER TO THE EDITOR

North Ryde Public School Supports Pedestrian Bridge

TWT readers may have felt that the North Ryde Public School community resolution passed and published in the paper last week was endorsed by the majority of the school community. This is not the case. Rather, the resolution was passed by those present on a night when two other community meetings were being held relating to development.

The resolution speaks only from our school perspective, a point specifically made at our meeting.

Our community has been lobbying for a pedestrian bridge for 42 years. Child safety is a priority for us, and the land owners are the only realistic source of this infrastructure.

I love the Cox's Road Community. The 'experience' of being on the street is radically different to the impersonal ghettos of the larger nearby commercial enterprises.

Over 1,000 children attend educational activities located in the street. Over 500 full time jobs are generated here.

Cox's Road, over the last 134 years, has seen a mix of outcomes: educational, spiritual, cultural, community service, health, residential, historical and commercial.

Community Consultation Public Meeting Tonight

Members of the Cox's Road community and neighbours will have the opportunity to learn the details of the proposed redevelopment of the Cox's Road shopping precinct at a public community information session tonight.

Meeting will be held in the Holy Spirit Church Hall in Cox's Road North Ryde from 6.30pm with a facilitator Brendan Blakely from Elton Consulting hired by Ryde City Council to run the event.

The public will be able to compare two models for the proposed redevelopment and upgrading of the facilities and services at Cox's Road: one submitted by the landowners and another by Ryde City Council.

The landowners have been working for over three years to prepare a co-operative proposal covering both sides of Cox's Road embracing the two major shopping areas on either side of Cox's Road including the Catholic church land which

Program for tonight's Information Session

Cox's Road Master Plan studies Information Session commences at 6.30pm tonight Wednesday May 30 at 6.30pm in Holy Spirit Church Hall, Cox's Road North Ryde.

Running sheet for the night with Ryde City Council provided facilitator Brendan Blakely commencing at 6.30pm is:

1. Introduction by external facilitator Brendan Blakely. 10 minutes.
2. Background - Urban Planning. 10 minutes.
3. Ryde Council Plan presented by a Council representative. 20 minutes.

I am delighted that those proposing the master plan have a local longitudinal connection. In the past they have invested time, money and generosity in our community making it what it is today.

They now desire to preserve these outcomes for the next 134 years. Let's applaud this claim, and hold them to account to ensure that these outcomes are identified, celebrated and preserved in the planning process.

Rev JOHN CHAPPELL
North Ryde Anglican Church

includes Holy Spirit church and school plus other church amenities such as St Vincent de Paul op shop on the north side.

In addition to the proposal to build a pedestrian bridge over Lane Cove Road for children's safety reasons, the landowners scheme envisages a wider tree lined road with more on and off street parking with a new slip lane into Wicks Road to improve traffic movement.

4. Landowner plan presented by a landowner representative. 20 minutes.

5. General differences between plans by facilitator. 10 minutes.

6. Open Discussion with facilitator. 40 minutes.

7. Summary of comments with facilitator at close. 10 minutes.

Real Community Benefits

- Providing greater safety for our children
- Solving traffic issues by providing more on- and off-street parking, improving access to Wicks Road (new 'slip lane' means three lanes of uninterrupted traffic movement)
- Providing a shopping village atmosphere, with alfresco dining
- Injection of \$8 Million in community facilities, including:
 - > a proposed foot/cycle bridge over Lane Cove Road
 - > new foot paths and upgraded amenities
 - > Proposed improvements to North Ryde Common including: a synthetic jogging track, children's playground, dedicated sound shell for outdoor concerts and BBQ facilities.

Who are the stakeholders?

The City of Ryde is currently considering two options for the future of Cox's Road shopping village.

What are the differences?

LAND OWNERS MASTER PLAN

- Major improvements for all!
- Over \$8m in community benefits



Everything done, everything solved!!"

An independent Cox's Road Community Committee to be formed to oversee

[Option 2]

COUNCIL MASTER PLAN

- No community improvements at all
- No community benefits!



Nothing done, nothing solved!!"

- Ryde City Council
- Holy Spirit Parish North Ryde
- Local Landowners who have been part of the community for over 60 years

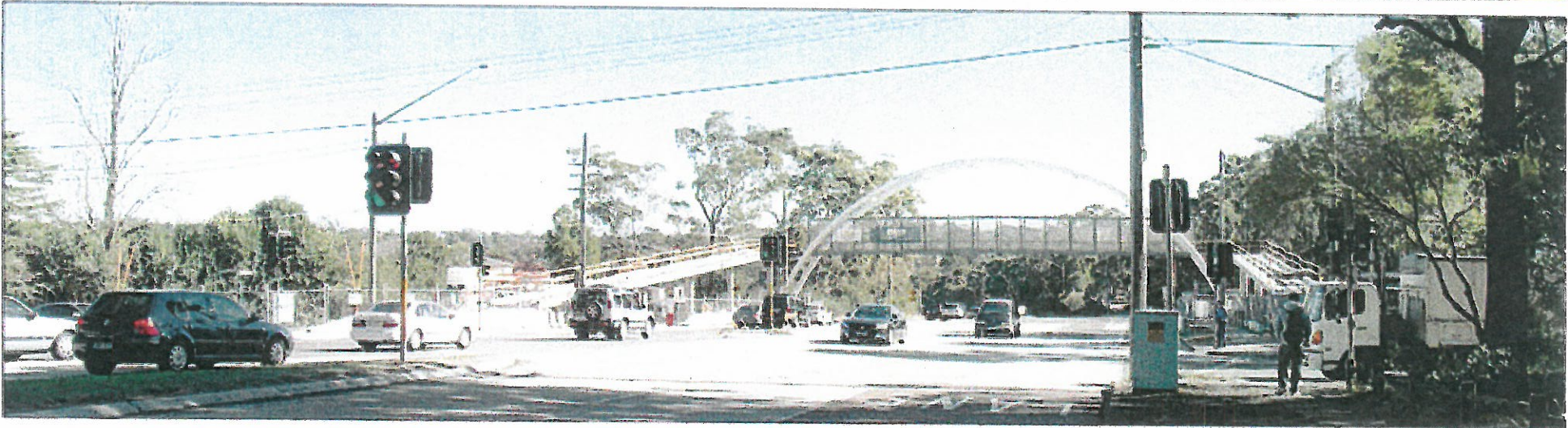
Continued to be formed to ensure
where \$8M is spent.

www.crcmp.com.au



THE WEEKLY TIMES, Wednesday May 30, 2012

COX'S ROAD MASTERPLAN



Children's Safety the Top Priority

Children's safety was the top priority expressed at last week's community consultation meetings at North Ryde Public School and Holy Spirit Parish Church hall discussing the Cox's Road development master plans.

Prime consideration at both the meetings was the safety of school children attending both the North Ryde Public School and Holy Spirit School as well as the elderly and

Progress on Pedestrian Bridge over Epping Rd

Construction is progressing on the pedestrian bridge being built over Epping Road at the corner of Vimiera Road Marsfield which will service Epping Boys High School and Vimiera Village as well as Marsfield Park
TWT on-the-spot PHOTO.

snoppers.

For that reason the offer made in the landowners Master Plan to support a pedestrian overpass across Lane Cove Road was viewed most favourably by a majority of attendees.

The North Ryde Public School meeting resolved to tentatively support the commercial land owners master plan on completion of a VPA enabling (a) the construction of a pedestrian bridge over Lane Cove

Road and (b) North Ryde Public school infrastructure of \$300,000.

The land owners master plan provides \$7.8 million community contributions which is \$3 million more than the Ryde Council's alternate master plan Section 94 contributions and the part of the difference is dedicated to the pedestrian overbridge.

North Ryde Public School and community have been campaigning and lobbying for 42 years for a pedestrian bridge over Lane Cove Road at Cox's Road says Rev John Chappell of St John North Ryde Anglican Church.

In a Letter to the Editor this week Rev John Chappell says "safety is a priority for us and the land owners are the only realistic source of this infrastructure". SEE LETTER PAGE 6.

Landowners Master Plan to improve Cox's Road

Ryde City Council is currently considering the future of Cox's Road Shopping Village. Two Master Plans are now on public display and locals are being asked to comment on which one they prefer.

"The Cox's Road Landowners Master Plan" has been developed by locals and experts to include Ryde City Council, Holy Spirit Parish North Ryde and local landowners who have been a part of the community for over 60 years.

"The Cox's Road Landowners Master Plan" offers significant advantages to the local community such as:

- Greater safety for kids and the elderly (new footpaths and upgraded amenities around school and shops)
- Improved parking (on street and off street)
- Better traffic flow to Wicks Road (new slip road across three lanes of unidirectional traffic)

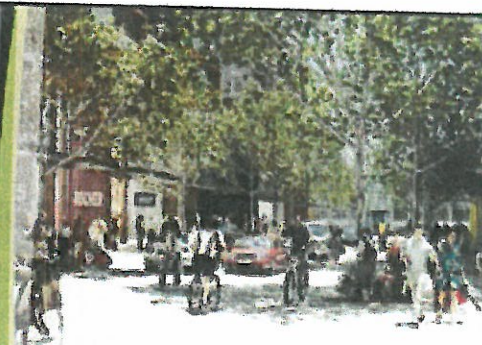
- Additional \$8million in new community facilities (eg. new footbridge/cycle way over Lane Cove Road and improvements to North Ryde Common such as a jogging track, children's playground, dedicated sound shell for outdoor concerts and BBQ facilities)

We need your support to ensure that "The Cox's Road Landowners Master Plan" is adopted by Council to deliver the best outcome for the people of Ryde.

Write or email your "Letter of Support for the Cox's Road Landowners Master Plan" to: Mr John Neish, The General Manager, Ryde City Council, Civic Centre, Ryde NSW 2112

To get involved or find out more: Call 0413 760 265 or visit our website at: www.crcmp.com.au

**COX'S ROAD
CENTRE**



means three lanes of uninterrupted traffic movement)

- Nicer shopping centre village atmosphere (alfresco dining, trees and gardens)

CENTRE

Landowners' Community Master Plan
PO Box 6166, Nth Ryde NSW 2113
e: enquiries@cramp.com.au
w: www.cramp.com.au

