

# *Bringing benefits to our Communities*

*A showcase of key projects in the NSROC Region - 2009*





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Northern Sydney Regional Organisation of Councils  
 PO Box 20, Lane Cove 1595 www.nsroc.org

This booklet was produced by the Northern Sydney Regional Organisation of Councils (NSROC). For further information on these projects contact NSROC or the relevant Council identified with each project.



Regions succeed and thrive when they understand their connections.

NSROC and its member councils acknowledge the links and networks between their residents. Through coordination and cooperation we aim to deliver benefits to all our local council communities.

This booklet provides a showcase of key facility and service projects being undertaken by NSROC councils.

Each project we have identified provides benefits beyond individual council borders and strengthens the amenity and quality of life for residents throughout Northern Sydney.

I believe it is an impressive collection that demonstrates our commitment to our region.



Cr Pat Reilly  
NSROC President

# City of Ryde Macquarie Park

## Project

Often described as Australia's "Silicon Valley", Macquarie Park is the head office location for some of Australia's "top 100" companies in IT&T, medical research, media and pharmaceuticals, such as Optus, Johnson & Johnson, Fuji Xerox and Siemens.

Macquarie University and the Macquarie Shopping Centre are also located in Macquarie Park. If growth expectations are met, it is expected to become the 4<sup>th</sup> largest business centre in Australia by 2031, larger than the CBD's of Adelaide or Perth.

To support this growth, Macquarie Park needs to be transformed from a homogenous, congested, car dependent industrial park into a sustainable, vibrant, attractive, public transport orientated business centre.

New mixed use precincts are emerging around the three new train stations in Macquarie Park, which opened in Feb. 2009 as part of the \$2.3 billion Epping Chatswood RailLink.

The City of Ryde (CoR) has displayed innovation and vision by developing a planning framework to guide Macquarie Park's transformation, in collaboration with the state government and business sector.



## Features

CoR's three tiered planning framework consists of the following:

- 1. Revised draft LEP** - An innovative system of FSR and height incentives to facilitate new local streets, cycle paths, parks, creek corridors, community facilities and urban design excellence, including 5 star sustainable building design.
- 2. New planning guidelines** - New guidelines and planning controls in the Macquarie Park DCP and Public Domain Manual. Adopted in June 2008, the DCP and guidelines will result in best practice building and public domain design and operation.
- 3. New strategies** - New strategies to achieve the sustainability objectives in the draft LEP and DCP, including a Bike Plan, Integrated Traffic and Movement Study, Parking Strategy, Water Sensitive Urban Design Strategy and Work Place Travel Plan.



## Cost and Timeframe

Development of the new planning framework for Macquarie Park is a 10 year project costing several \$million. It is being funded principally by CoR and the State Government, with contributions from some external stakeholders for certain elements.

Because Macquarie Park is a nationally significant centre, the planning framework is designed to compliment and support regional planning initiatives , particularly the Inner North Subregional Strategy and Metropolitan Strategy.

## Regional Significance/ Strategic Value

The planning framework will regulate and guide several \$billion of public and private sector investment in Macquarie Park.

This will generate \$600 million of developer funded public infrastructure and community facilities. Macquarie Park could potentially become the leading sustainable business district in Australia by 2031.





# City of Ryde Top Ryde Shopping Centre





## Project

The purpose of this project was to derive mutual benefits for the owners of the Top Ryde Shopping Centre, who wished to redevelop the shopping centre dating from 1957, and for the City of Ryde, whose adjacent Civic Centre complex, dating from 1965, was being considered by the Council for eventual renewal and redevelopment.

A PPP was structured so that by making a stratum lot of Council land available for access ramps and underpasses to the shopping centre, an integrated traffic solution (ITS) produces advantages for the developer and Council by providing off-site access points, increases pedestrian safety, lessens traffic delays on a main north south route through Sydney and allows connectivity with any future development on the Civic Centre site.

## Features

The redevelopment of the Top Ryde Shopping Centre upgrades the 21,500m<sup>2</sup> retail facility to a mixed use complex of 425 apartments, 12,000m<sup>2</sup> office space, with 78,000m<sup>2</sup> of retail, commercial and entertainment area and 3,600m<sup>2</sup> of civic space supported by 3,900 car park spaces, a new 2000m<sup>2</sup> public plaza and over \$10 million of public domain upgrades.

A Voluntary Planning Agreement is integrated into the PPP to provide for the relocation of the cenotaph required by the new access ramps, public art to Ryde Park that is within walking distance of the new centre, a licence to Council for part use of the 2000m<sup>2</sup> plaza included in the centre, new public domain works to surrounding streets and a City of Ryde Centre to house Council offices that have high community contact and a new 2000m<sup>2</sup> Library to be relocated from the Civic Centre.

## Cost and Timeframe

The project began in 2005 and the redevelopment is on target to open its Stage 1 retail section in October 2009, when Stage 1 of the ITS will also become operational. Further retail stages will be opened in February 2010 and July 2010, when the shopping centre will be complete.

Stage 2 of the ITS, which requires road changes around the Civic Centre, will be later integrated with the redevelopment of the Civic Centre. The bottom line to Council is it will receive between \$103 – 107 million in cash and assets.

## Regional Significance / Strategic Value

With its vastly increased retail facilities, safer vehicle access, protected pedestrian routes and new civic amenities, Top Ryde Shopping Centre will breathe considerable new vigour into what had become a moribund area compared with the Macquarie Centre at North Ryde and Rhodes south of the Parramatta River. The redeveloped 3.5 hectares next to a principal north south route carrying 95,000 vehicles a day will focus attention on the heart of Ryde.

The project will assist Council to engage fully with its community and place its services in a fully accessible environment that will be visited by thousands of people each day. The arrangements reached by Council with the developer improve civic amenity, increase the quality of the environment and, in the longer term, enhance the potential for the redevelopment of the Civic Centre site.



# Hornsby Ku-ring-gai Rural Fire Service Control Centre



## Project

The core purpose of this project was to build an environmentally-friendly state-of-the-art centre to facilitate best possible incident management response opportunities.

Built on the former Berowra toll gate site, this is a new fire and emergency centre for the Hornsby and Ku-ring-gai local government areas. The NSW Government transferred this land to Hornsby Shire Council for a new fire control centre to provide firefighters and incident management teams with facilities to coordinate major fire and other emergency operations. All relevant agencies involved in these major operations, such as fire services, councils, land holders, land managers and community services, will benefit from the necessary space, facilities and technology to make their jobs as efficient, streamlined and coordinated as possible.

## Features

Key features of this project are in line with Council's vision of creating a living environment by facilitating best possible responses to emergency situations. The building will include a state-of-the-art emergency command centre and a lecture theatre and briefing facility. Two forms of renewable energy generators will be installed - a wind turbine and a solar photovoltaic (PV) system.

The wind turbine will produce approximately 30 percent of the estimated power consumption of the centre. The PV system will supplement the power output during times of low wind speed. The centre will incorporate water harvesting tanks to reduce the centre's use of potable water by more than 20 percent.

The building is a north-south orientation to allow penetration of the northerly sun and will incorporate features to ensure natural light to all open spaces. Cross ventilation is achieved via a glass louvre system to the south façade and opening glass and aluminum-framed windows to all facades.





### Cost and Timeframe

The Centre will cost approximately \$4.1 million. These funds have been sourced from the NSW Government, Hornsby Shire Council and Kuring-gai Council. Construction commenced in September 2008 and the facility is scheduled to be formally opened in October 2009, for the fire season.

### Regional Significance / Strategic Value

The current Hornsby Fire Control centre is now insufficient to meet the needs of the New South Wales Rural Fire Service and this new centre will also coordinate the activities of the district's volunteer fire fighters.

# Hornsby Rural Sports Facility Galston

## Project

The core purpose of this project was to facilitate an identified need for a purpose-built venue to meet the expectations of the horse and dog owners of the shire. The facility also facilitates a purpose for equestrian and canine clubs and their communities to visit Hornsby Shire.

The project involved development of a venue for equestrian and canine-related recreation. Council's community consultation and research indicated that the facility would attract users from a wide regional catchment. Council established the facility which is shared by a number of clubs as well as being available for casual use. Council's research found that there are few venues that have this management arrangement.

## Features

The site was custom-built to meet the needs of equestrian and canine users in line with Council's vision of creating a living environment. It provides a number of level arenas that enable a range of equestrian activities to occur concurrently, including dressage, show jumping and cross country riding. The facility has basic amenities, a canteen, on site storage facilities and on site parking.

## Cost and Timeframe

Council spent approximately \$3.4m for on-site acquisition and \$2.3m on-site embellishment. The site development was partly justified on the basis that it was a new facility that could be used by a number of clubs concurrently on a pre-booked basis. It replaces a smaller facility that did not meet the needs of the local equestrian community.

## Regional Significance/ Strategic Value

The venue provides an opportunity for engagement in equestrian activities for local residents and those from a wider catchment who may keep horses in the vicinity. Similarly, canine owners and groups from within, and outside, Hornsby Shire can benefit from a purpose-built facility.









# Hunter's Hill

## The Priory

### Project

The Priory is a historical site originating in the 1830's on land at Tarban Creek. Over time it has operated as a farm and housed a religious order of Marist Fathers. In 1864 the current building was built in a gothic style and named the Priory and became an extensive residence. In 1888 the building was integrated into Gladesville Psychiatric Hospital with the surrounding farm of the Priory being farmed by patients and used as an air raid shelter in WW2. It remained as part of the hospital complex for a century.

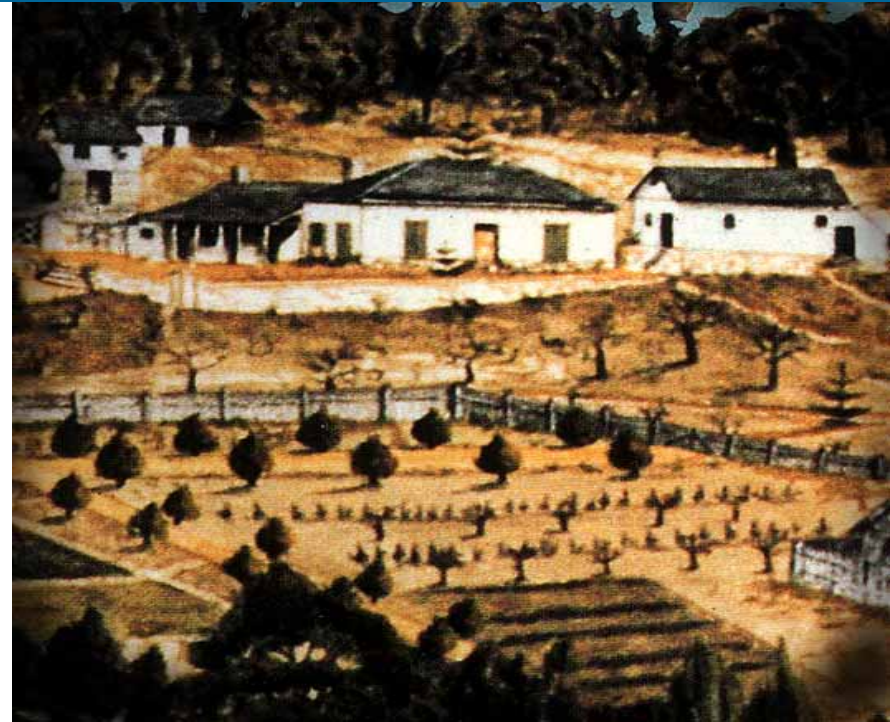
The project is a sensitive restoration, preservation and embellishment of the Priory into an integrated and multi-purpose facility for the community. In late 2007 the first stage of the project commenced with the transfer of the Priory management to Hunter's Hill Council in order to ensure its future stays in public hands.

### Features

The Priory and its surrounds are of national significance. It is a building of institutional medical and social historic importance. It is a listed heritage item on the State Heritage Register and the Register of the National Estate.

The future use opportunities for the site are detailed in the Council's Cultural Plan. A future cultural centre is proposed that may include:

- Art gallery/ exhibition space
- Base for heritage walks
- An outdoor space for activities such as weddings
- A lecture, talk or professional speaking series
- Community meeting facilities
- Museum
- Commercial component eg café /tea room



### Cost and Timeframe

In late 2007 the Mayor of Hunter's Hill Council launched a Trust for funding restoration. Council's first priority is to focus on urgent works.





#### Regional Significance/ Strategic value

The Priory is a unique community asset and its preservation and activation provides the region with an historical focal point for the benefit and enhancement of all Northern Sydney residents.

# Ku-ring-gai North Turramurra Recreation Centre

## Project

The project involves remediation of the former landfill site at North Turramurra, water storage dam, sewer mining system, redesign and relocation of six golf holes from the adjacent North Turramurra Golf Course to the landfill site, and construction of three sportsfields (approximately 35,000m<sup>2</sup>) on the site of the existing golf course.

The project will also include parking for 200 vehicles, four netball courts for midweek training in the car park, car parking for 100 vehicles in the golf course (up from present capacity of 65 vehicles), a new clubhouse and multi-purpose community room, a new pro shop and practice putting green, and passive park, playground and BBQ facilities.

## Features

Key features include the re-use of the former landfill area, space creation for three new sportsfields, and water recycling for irrigation of the golf course and sportsfields, including a sewer mining system, landfill leachate recycling, and stormwater harvesting and storage in a 10ML dam.



## Regional Significance/ Strategic Value

The strategic value of the project will be the provision of a three new sportsfields for a wide range of sports and a longer and more interesting and challenging golf course. Each facility will provide for regional use.





### Cost and Timeframe

The estimated project cost is \$24 million (2009 dollars). Funding sources include a special rate variation, S.94 development contributions, federal government grants, waste remediation reserve, golf course improvement levy, stormwater levy, infrastructure reserve and user contributions. The design of the water recycling projects is currently underway, with construction expected to begin during late 2009. Full delivery of the NTRA project is anticipated to take up to 5 years.

# Ku-ring-gai Aquatic and Leisure Facility

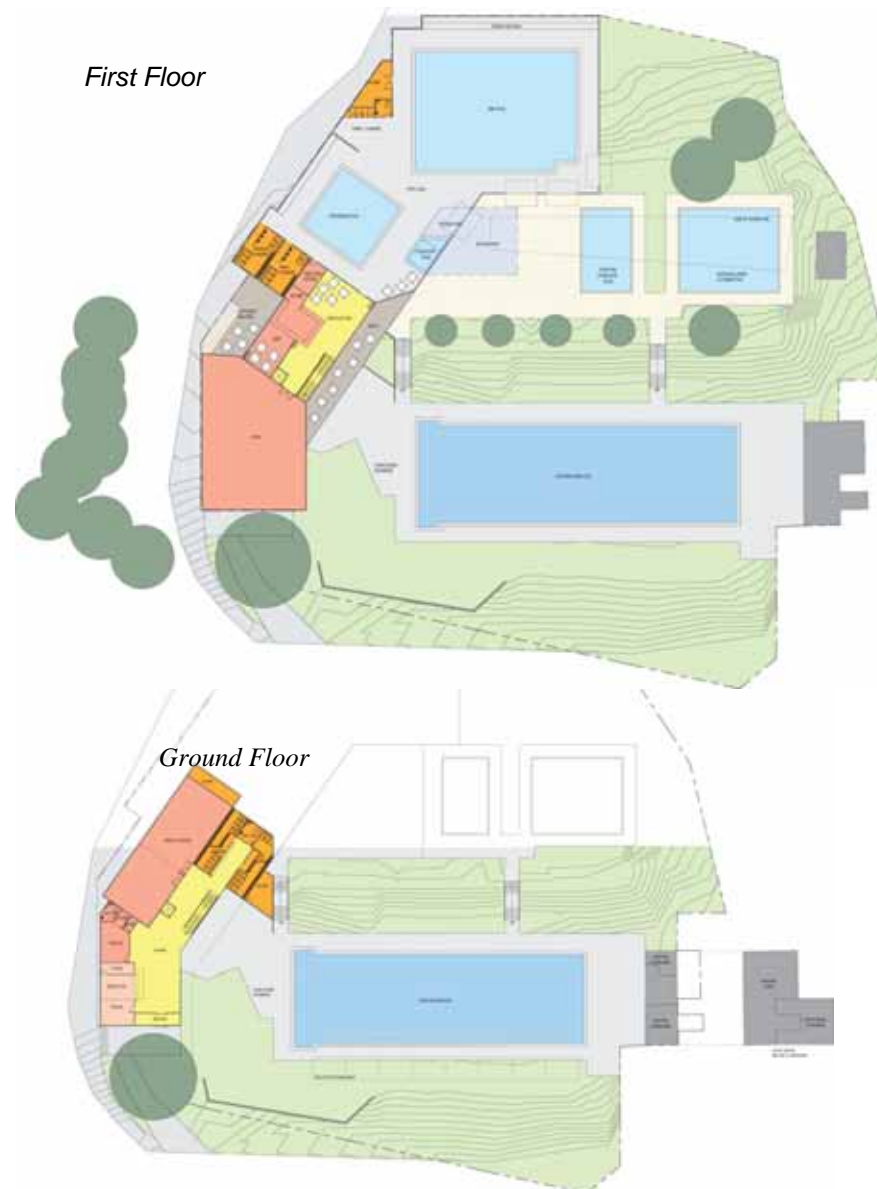
## Project

The project will provide Ku-ring-gai Council's first indoor aquatic facility. It will consist of a 25 metre 8 lane indoor pool, warm water program pool, dry leisure facilities comprising approximately 600m<sup>2</sup> of gym and multi-purpose program/class space, crèche, and a café servicing internal and external patrons. These facilities will be adjacent to the existing outdoor 50 metre 6 lane pool and children's pools in Bicentennial Park.

## Features

Council is seeking a building that will be functional, efficient, and take advantage of current and future technology. Council is also seeking an imaginative design that will create a facility which will meet the varied recreational needs of the Ku-ring-gai community. Key green features include:

- Natural ventilation for all main components of the centre. Flexibility in the design of the walls (moveable), windows, and door systems will provide natural ventilation to complement or replace mechanical ventilation and cooling whilst creating links to outdoor recreation spaces.
- Energy efficient heating systems for the new pool facilities such as rooftop unglazed solar collector and heat pump, or co-generation or tri-generation heat exchange systems.
- Control of outside lighting sensing switches and timers.



## Cost and Timeframe

The budget for this project is \$12.5 million, which includes a 15% construction contingency plus allowance for provision of additional car parking in and around Bicentennial Park, and external service infrastructure. Council is currently undertaking detailed design and consultation, with a Development Application expected to be lodged by November 2009.

## Regional Significance/ Strategic Value

The intent of the redevelopment is to provide an all-year indoor and outdoor aquatics venue capable of meeting community, club, training, educational, health, casual and social aquatic needs. As with all public aquatic facilities, this will provide for local and regional users and will add to the network of aquatic centres across the NSROC area.







# Lane Cove

## Lane Cove Market Square

### Project

The Lane Cove Library has one of the State's highest usage rate per head of population.

The Lane Cove Market Square is a joint development between Woolworths Limited and Lane Cove Council. The project combined real estate owned by both parties to expand the Library with additional public car-parking for the Lane Cove Village. In return for Woolworths constructing the Library shell and transferring their land to Council, they secure long term tenure of a supermarket and specialty retail shops.

### Features

- 321 carparking spaces
- additional 2,594m<sup>2</sup> of Library
- Woolworths Supermarket
- 17 specialty Shops
- improved traffic arrangements
- solar initiatives

### Cost and Timeframe

\$42 million, to be completed by 1 April 2010.

### Regional Significance/ Strategic Value

The additional floor space, and modern facilities will ensure that the high usage of the Library per head of population will be maintained, drawing patronage well beyond the municipal borders.







# North Sydney Coal Loader Centre for Sustainability

## Project

The Coal Loader ex-industrial site at Waverton is proposed to become a multi-faceted 'education and event hub' for the community to learn about and participate in sustainable living and development.

It is proposed to house Council's range of existing sustainability and environment programs and also feature new regional initiatives developed in combination with our program partners.

The development is to demonstrate world-leading technologies for energy use reduction, water saving and the use of sustainable materials and products.



## Features

One of the key components of the overall 2.8 Ha project is the one hectare 'green-roof' proposed for the coal loading platform, including capturing, bio-filtration and storage of stormwater in the old coal loading tunnels for reuse on the green roof and across the site and adjacent parkland areas.

It is proposed to use part of the green-roof for an 'Urban Harvest' program and the site overall as an outdoor classroom or 'living lab' for schools in the region.

Other key features of the site include proposed meeting rooms, a resource centre, café, community nursery, community garden plots, solar power generation and site-wide water



## Cost and Timeframe

Total site development costs are in the order of \$9 million. Construction of the \$1.8 million first stage public domain works is scheduled to commence in October 2009. These works will focus on making the site safe and accessible, including installation of pathways, lighting, balustrades and handrails, as well as an upgrade to site services. Other stages will be constructed as funding becomes available.





### Regional Significance / Strategic Value

The Coal Loader site is a regionally significant industrial heritage site located on the Sydney Harbour Foreshore.

The Centre is to function as a resource and learning 'hub' for the northern and central Sydney region.

The site is also well-placed as a base for exploration of adjacent regional parkland areas including Balls Head Reserve, former BP oil storage depot site, Gadyan Track aboriginal heritage trail and is located on key regional walking track routes.

# North Sydney Cammeray Dam Water Reuse Scheme



## Project

North Sydney Water re-use is expected to save 90 million litres of drinking water each year. This will be achieved by capturing stormwater runoff and storing the stormwater in underground tanks and a purpose built dam. The water will be used to irrigate Cammeray Golf Club, North Sydney Oval, St Leonards Park, Cammeray Soccer Fields, Primrose Park, Tunks Park, and Forsyth Park

## Features

The biggest key feature is the 3 million litre storage dam that was built on the 6<sup>th</sup> fairway of Cammeray Golf Course. This dam is used to store the stormwater before it is transported to various locations around the council area. At each location the water is stored in underground tanks and then used to irrigate sporting fields and park areas. Currently St Leonards Park has a 280,000 litre underground storage tank.

## Cost and Timeframe

Total cost to date \$2.2million with expected cost for all stages totaling \$3.2million. At current water rate levels the buyback in this project is expected to take 20 years. But with more pressure being applied to Sydney's water supply, water rates are expected to climb and payback will be sooner. The following bodies funded this project:

- Water Savings Fund (DECC)
- Climate Change Fund (DECC)
- Urban Sustainability Program (NSW Environmental Trust)
- Stormwater Projects (RTA)
- NSC Environmental Levy

The project has the following stages:

- Stage 1 – GPT (completed March 2005)
- Stage 2 - St Leonards Park (completed October 2007)
- Stage 3 - Cammeray Park (completed June 2008)
- Stage 4 - Primrose Park (2009/2010)
- Stage 5 - Tunks/Forsyth Parks (2009/2010)





**Regional Significance/ Strategic Value:**

As water rates rise it is anticipated that the Cammeray dam will save Council the cost of buying and using drinking water for irrigation whilst still providing green open space for the people of North Sydney.

# Willoughby Dementia Day Care Centre

## Project

Willoughby House will be a purpose-built facility that will provide dementia daycare and respite services for people with dementia, people with challenging behaviors and their carers who reside in the Ryde, Hunters Hill, Willoughby, North Sydney and Lane Cove Local Government Areas. The building will also incorporate a training facility where carers will be able to receive assistance and training in dementia care.

The Project is a partnership between Willoughby City Council, who will construct and own the building and Baptist Community Care and Mercy Community Care, who will operate and provide dementia care services.



## Features

The facility and its environs, has been designed specifically for dementia care through the incorporation of Dementia Design Guidelines prepared by the University of Sydney and the Australian Standard AS 1428. In addition, the facility will feature rainwater harvesting and, water sensitive urban design which will significantly reduce the building consumption of mains water.

## Cost and Timeframe

The total project cost of \$3,771,490, is being funded with the assistance of a capital grant for \$1,650,000, which was received from the Department of Ageing Disability and Home Care. The balance of \$2,121,490 is being met through a land and cash contribution from Willoughby City Council. Construction is currently underway and is expected to reach completion in January 2010.

## Regional Significance / Strategic Value

*Alzheimers Australia and NSW Health* identifies the Northern Sydney and Central Coast region to have and will continue to have the largest absolute number of people with dementia in the state. Figures from the 2001 Census reported there were 22,029 people over 65 years in the Lower North Shore region in 2001. This is approximately 13% of the total population for the region. The proportion of persons in the 55 years and older age group was 22.2%, higher than the Sydney statistical average of 20.7%.

There is currently only one other dementia specific Daycare Centre that is open five days per week operating in the Lower North Shore area and the ageing of the population is increasing at a significant rate as people are living longer. Willoughby House will provide support for those people and their carers through the structured group activities designed to develop and maintain each person's independent living skills and social interaction, as well as provide support to continue living at home as independently as possible.



## Project

The Artarmon Loop shuttle bus service was introduced in May 2009 to provide a free public transport service for employees and business in the Artarmon industrial area. Many of these businesses are not located within walking distance from a bus stop or train station. The core aim of the bus service is to encourage the use of public transport and reduce car usage by providing a sustainable transport solution for workers and businesses while also enhancing the economic viability of the Artarmon Industrial Area.

## Features

The free shuttle service operates between 6am and 6pm, Monday to Friday, with a bus running every 10 minutes in peak times and every 15 minutes at other times throughout the day. The bus route runs past St Leonards Station and travels on a loop through the Artarmon industrial area and the Pacific Highway. It provides a connection between pre-existing public transport services and workplaces. The buses have a seating capacity for 39 passengers per bus. So far patronage has been steadily increasing on a weekly basis, from 1035 in the first week to 2743 by week 8. The buses are also equipped with internal bike racks for workers wishing to take their bicycles on board.



## Cost and Timeframe

The service is currently being run by a local bus company although tender documents are being prepared to engage a provider for a 12 month contract. The current cost of operating the service is expected to be \$545,000 per annum. As a free service there is no fare income although it is expected that some costs will be able to be recovered through sponsorship and advertising on the bus. As part of the voluntary planning agreement for the redevelopment of the former ABC site at Gore Hill, the developers of the Gore Hill Technology Park are required to provide a financial contribution of \$300,000 per annum towards the operation of the service in lieu of providing their own shuttle bus service. The service will be trialed for 12 months before being reviewed and decisions made as to whether Council will purchase their own buses to run the

service. Ongoing evaluation of the service will be conducted in the interim to maximise the benefit of the current service.

## Regional Significance/ Strategic Value

The service is of high value to the business community in the Artarmon industrial area as it enhances the economic viability of the area and makes businesses more attractive to employees. There is potential for the service to significantly reduce private motor vehicle trips to and from the industrial area and to ease parking congestion. Positive feedback has been received from employees, business premises and customers who were previously disadvantaged by the lack of public transport in the area and a shortage of available on-street parking.

# Willoughby Civic Place





## Project

Willoughby City Council's Chatswood Civic Place Project involves the redevelopment of an 11,000 square metre public site in the centre of the Chatswood CBD. Due for completion in mid 2011, the project is providing significant performing arts facilities to replace the former Civic Centre, including a 1000 seat concert hall, a 500 seat theatre, Civic Hall, rehearsal spaces and visual arts space, a new 5000 square metre public library and community learning facility, retail space, open space and car-parking.

## Features

The development is located within the commercial and retail centre of the North Shore, close to the new Chatswood Transport Interchange and is supported by over 7000 public carspaces within two blocks of the site. The buildings and landscaped open space feature iconic architecture, a high level of functionality and accessibility, exceptional acoustics, technical and user facilities.

The development achieves a high level of sustainable design throughout and includes an innovative integrated water management system, with a 5000m<sup>3</sup> detention facility built partially under the adjoining roadway to capture, treat and reuse storm-water from a 19ha catchment within the CBD.



## Cost and Timeframe

The total project cost is \$162 million (construction cost approximately \$143 million). The project commenced in 2000 with a program of community consultation, preparation of design briefs and the acquisition of adjoining sites. Public exhibition of the Civic Place Masterplan from 2003-2004 was followed by a Council Poll, with an overwhelming "YES" vote from the community in support of the project.

The architectural design phase commenced in 2004 and development consent was received in late 2006. Expressions of Interest and Tender processes were conducted from 2007 – 2008, and contracts negotiated and let. The demolition of the former buildings commenced in February 2008, followed by the main works construction starting in July 2008. As at July 2009, construction is 33% complete, within budget and ahead of program.

## Regional Significance/ Strategic Value

The new public facilities will serve a catchment of almost 800,000 people from across the northern Sydney region for the next 50-100 years. The project delivers a model triple bottom line outcome, and will contribute significantly to the economic growth of Willoughby City, and to the amenity of the region.

While under construction it is estimated that the project will generate over 3800 jobs within the broader economy. On completion the Civic Place development (including retail) will generate a gross income of approximately \$7 million pa, and will support more than 150 full time jobs, and 140 casual and volunteer positions.



## WORKING TOGETHER FOR A BETTER REGION



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