

Item 1
22 Winbourne Street, West Ryde - LDA2022/0013
Demolition of structures & associated hardstand areas & tree removal

Report prepared by: Holly Charalambous - Senior Town Planner

Report approved by: Madeline Thomas - Senior Coordinator Development Assessment

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Liz Coad - Director City Planning and Environment

**City of Ryde
Local Planning Panel Report**

DA Number	LDA2022/0013
Site Address & Ward	22 Winbourne Street, West Ryde Lot 1 DP 1274125 West Ward
Zoning	SP2 Infrastructure (Educational Establishment)
Proposal	Demolition of structures and associated hardstand areas and removal of trees.
Property Owners	Department of Education
Applicant	Department of Education
Report Author	Holly Charalambous, Senior Town Planner
Lodgement Date	25 January 2022
No. of Submissions	Nineteen (19) submissions objecting to the development during the first notification period. Two (2) submissions objecting to the development during the second notification period.
Cost of Works	\$4,717,493.00
Reason for Referral to Local Planning Panel	Contentious Development – More than 10 unique submissions objecting to the proposal have been received as a result of public notification of the application.
Recommendation	Approval
Attachments	1. Proposed plans 2. Draft conditions of consent

1. Executive Summary

The proposal is for demolition of the structures and associated hardstand areas and removal of trees on the site at 22 Winbourne Street, West Ryde.

The site is the subject of a current planning proposal by the Department of Education to rezone this former Marsden High School site from SP2 Infrastructure (Educational Establishment) to Part RE1 Public Recreation and Part E2 Environmental Conservation.

The High School has been relocated to the Meadowbank Educational Precinct. The rezoning is proposed to facilitate the relocation of the existing netball courts at Meadowbank to this site. A separate Development Application (DA) is intended to be lodged following the rezoning of the site seeking approval to construct and operate 32 outdoor netball courts and an indoor facility comprising 4 netball courts and parking.

The applicant received approval to remove the existing buildings on the site via Complying Development Certificate (CDC) No. 21181CDC01 issued by Metro Building Consultancy for the demolition of existing buildings and ancillary structures. The scope of the CDC limits demolition works to the 'aboveground' structures.

This DA was subsequently amended to exclude the demolition works approved in the CDC. This application now seeks approval for the demolition of the remaining structures and associated hardstand areas, the removal of trees of low significance. (Refer to the detailed description below).

This application is reported to the Ryde Local Planning Panel (RLPP) for determination in accordance with the *Environmental Planning and Assessment Act 1979 (the Act)*, Section 9.1 - Directions by the Minister for the following reason:

- The proposal is a 'Contentious development' to which more than 10 unique submissions objecting to the proposal have been received as a result of public notification of the application.

The key issues that need consideration by the Panel in respect of this application are:

- Management and safety of construction activities and vehicles
- Protection of trees on the site
- Potential air and noise pollution
- Issues raised in submissions, which includes the above issues as well as potential impacts on fauna, management of the site following demolition and potential impacts related to the future redevelopment of the Site.

Each of these key issues have been addressed in the report and can be supported on their merits.

The application is accompanied by a Detailed Site Investigation (Contamination) Report prepared by Douglas Partners. Based on an analysis of intrusive soil investigation, the report concludes that the site can be made suitable for the intended future use as a Netball Facility (which will be the subject of a separate DA). The proposal is considered to satisfy the requirements of clause 4.6 of Chapter 4 Remediation of land of State Environmental Planning Policy (Resilience and Hazards) 2021.

The development application was notified to the surrounding property owners and occupants and 19 submissions objecting to the proposal were received in response. The applicant submitted amended plans and reports in response to the issues raised in submissions, which were re-notified to the previous submitters. Two (2) further submissions were received objecting to traffic impacts on Winbourne Street and requesting the opportunity to address the Planning Panel. The issues raised in these submissions are not considered sufficient to warrant the refusal of the application and are addressed in this report.

Assessment of the application against the relevant planning framework and consideration of matters by our technical departments have not identified any issues of concern that cannot be dealt with by conditions of consent. This includes the removal of only 30 trees/groups of trees (not 77 as proposed by the applicant), as the remaining trees are considered capable of being protected and retained during demolition works.

The proposal does not result in any significant adverse impacts upon neighbouring properties or the streetscape, which cannot be suitably managed by conditions of consent. The site accommodates the former Marsden High School and the demolition of the existing structures is considered suitable to enable the future redevelopment of the site, which will be the subject of a future separate DA. The application is therefore satisfactory when evaluated against section 4.15 of the *Environmental Planning and Assessment Act 1979*.

This report concludes that in its context, this development proposal is able to be supported in terms of the development's broader strategic context, function and overall public benefits.

This report recommends that the Panel approve the application subject to the recommended conditions at **Attachment 2**.

2. The Site and Locality

The site is known as 22 Winbourne Street, West Ryde and is occupied by the buildings of the Marsden High School (in April 2022 the school ceased operation at this site). The site has an area of 5.47 hectares and is legally described as Lot 1 in DP 1274125.

The current school buildings are located on the north-west of the site with existing high value biodiversity vegetation in the north-east corner of the site. The remainder of the site comprises an open play area and scattered trees. Vehicle and pedestrian access points are provided via Winbourne Street and Brush Road. The site slopes up to 13.5m from the north-western corner to the south-eastern corner of the site. There is an open waterway located at the north-east portion of the site which traverses the vegetated area and is then piped to the south-eastern corner of the site under Brush Road, at which point it becomes an open watercourse known as Archer Creek. The site is located approximately 1.9km west from West Ryde Town Centre and 2.3km north-west from Meadowbank.

Ermington Public School adjoins the site to the south and is zoned SP2 (Educational Establishment). The surrounding sites to the north, east, south-west corner and the west are zoned R2 Low Density Residential and comprise a mix of single and two storey dwellings. Maze Park is located to the south-east of the site and is zoned RE1 Public Recreation zone.

There are 2 locally heritage listed items within the vicinity of the site, being Maze Park on Brush Road and the Former School residence and 1887 Ermington School building. The subject site is not affected by any heritage listing or potential items.

The subject site as shown in **Figure 1** below.



Figure 1: Aerial photo of the site (outlined in orange) and surrounds.



Figure 2: Photo of the subject site as viewed from Winbourne Street.



Figure 3: Photo of the subject site as viewed from Brush Road looking north towards the north-east part of the site containing high value biodiversity vegetation.

3. The Proposal (as amended)

This proposal, as amended, seeks approval for the demolition of the structures which will remain following the demolition of buildings permitted to be removed within the scope of recently approved Complying Development Certificate (CDC) No. 21181.

CDC No. 21181 was approved for the demolition of the existing buildings on site and ancillary structures including:

- a. Buildings
- b. Signage
- c. Outdoor play equipment
- d. Seating and tables
- e. Goal posts
- f. Covered outdoor learning areas and shade sails (not all)
- g. Storage sheds and containers

Associated site improvement works also approved under the CDC include:

- h. Stormwater management works including soil erosion and sediment control measures (these works cover a large area of the site due to construction vehicle movements, contractor parking and stockpile areas);
- i. Capping and termination of all relevant service connections to the property (just the ones near the buildings)
- j. Flood mitigation measures including swales and detention basin/flood storage area to stabilised exposed land.

The scope of demolition works in the subject DA, as amended, includes:

- a. Footpaths and associated areas
- b. Retaining walls and garden beds
- c. Sports courts and associated hard stand areas
- d. Covered outdoor learning areas and associated shade sails
- e. Car parking areas and associated driveways
- f. Removal of 77 trees/groups of trees of low significance (poor integrity vegetation)

Site improvement works include:

- g. Stormwater management works including soil erosion and sediment control measures
- h. Capping and termination of all service connections to the property – being the connections which are clear of the buildings and the removal of other underground pipes/connections
- i. Flood mitigation measures including swales and detention basin/flood storage area
- j. Tree protection works associated with demolition and site improvement works
- k. Remediation works if required following demolition of existing site improvements

The proposal excludes any works within the mapped high value biodiversity area in the north-eastern corner of the site (including the play equipment, seating and shade sails located in this area). The proposal also excludes the removal of any boundary fencing, gates and the kiosk substation.

The works proposed in this DA are not in the vicinity of trees to be retained, and the remaining trees to be retained are not affected by contamination investigation and remediation works.

The proposed Demolition Plan and Tree Removal Plan are provided at **Figure 4 and Figure 5** below and also at **Attachment 1**.

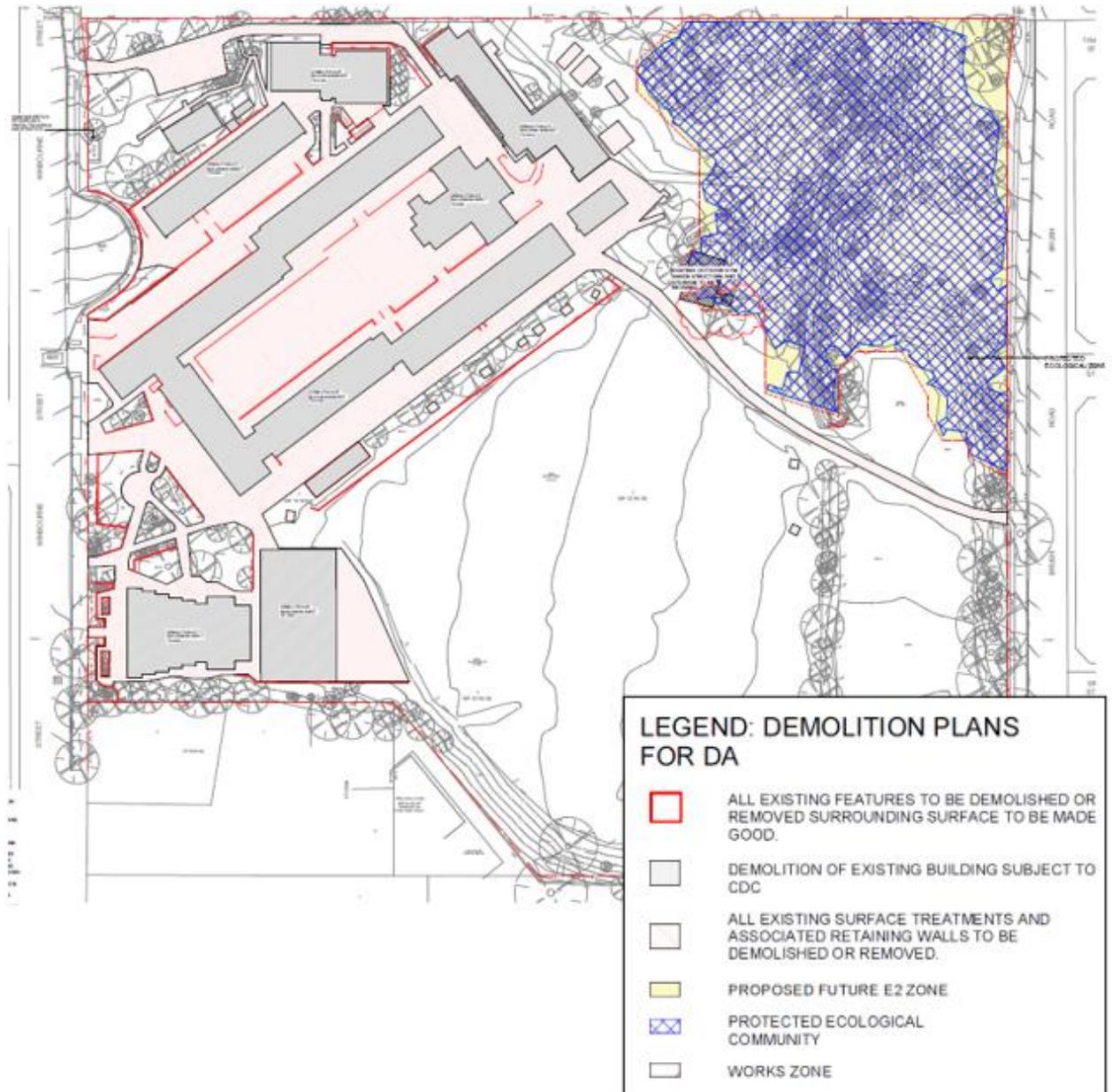


Figure 4: Extract from the proposed Demolition Plan. The buildings to be demolished under the CDC are shown in grey. The structures to be removed in this application are outlined in red. The proposal excludes any works to the north-eastern corner of the site which comprises a high value biodiversity area (hatched in blue).

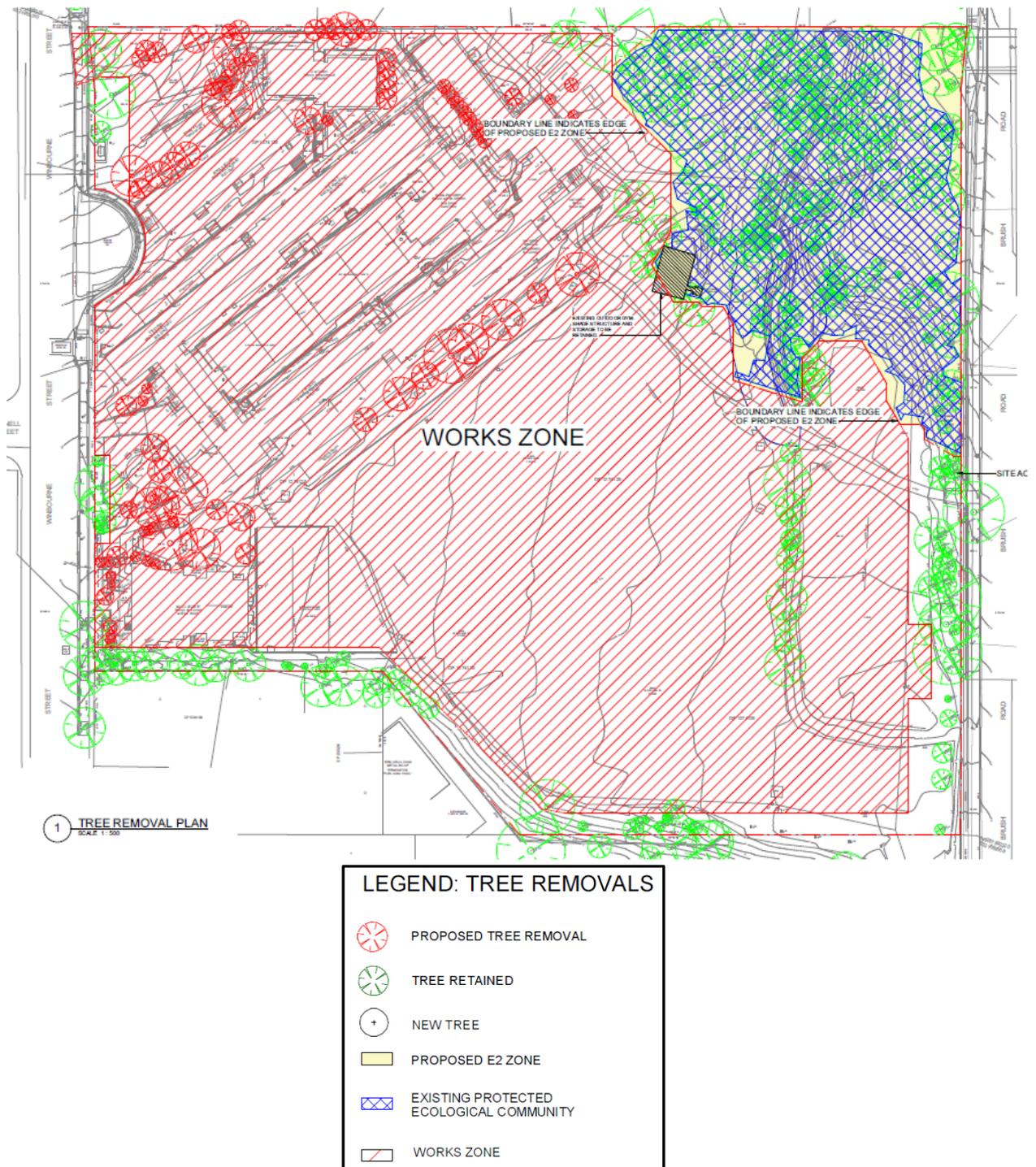


Figure 5: Extract from the proposed Tree Removal Plan showing the works zone and the 77 existing trees/groups of trees sought to be removed (in red). Trees to be retained are marked in green. The north-eastern part of the site which is to be retained and protected comprises a high value biodiversity area (hatched in blue).

Demolition works are proposed to be restricted to the days and hours of:

- Monday to Friday from 7am to 6pm;
- Saturdays 8am to 1pm; and
- No works on Sundays or public holidays.

Works are anticipated to be undertaken in phases, over a 4 month period as follows:

- Phase 1 – Demolition above ground (as approved in CDC No. 21181CDC01).
- Phase 2 – Demolition below ground, tree removal & remediation (if required).
- Phase 3 – In-ground service diversion works.

Note: The works involved in Phases 2 and 3 are the subject of this subject DA.

The proposal is accompanied by a Construction Noise and Vibration Management Plan prepared by Marshall Day which outlines mitigation measures for plant equipment being used for demolition including traffic noise, selection of demolition equipment (such as electric motors rather than diesel engines), scheduling of activities and providing respite periods to suit nearby receptors (i.e., Ermington Public School and immediate residences) and general measures, such as no shouting, no loud site radios, no high engine revs and locating generators away from noise receptors.

The accompanying Construction Traffic Management Plan prepared by SCT addresses how traffic and parking will be managed to minimise impacts to surrounding properties. This includes scheduling truck movements to avoid access via Winbourne Street during peak school hours (8am to 9:30am and 2:30pm to 4pm), providing on-site parking for workers, requiring vehicles to give way to pedestrians and limiting heavy vehicle access to Winbourne Street only as shown in **Figure 6** below.

Approximately 35 construction staff will attend the site daily (Monday to Saturday). Approximately 7 heavy vehicle movements will occur daily (Monday to Saturday).

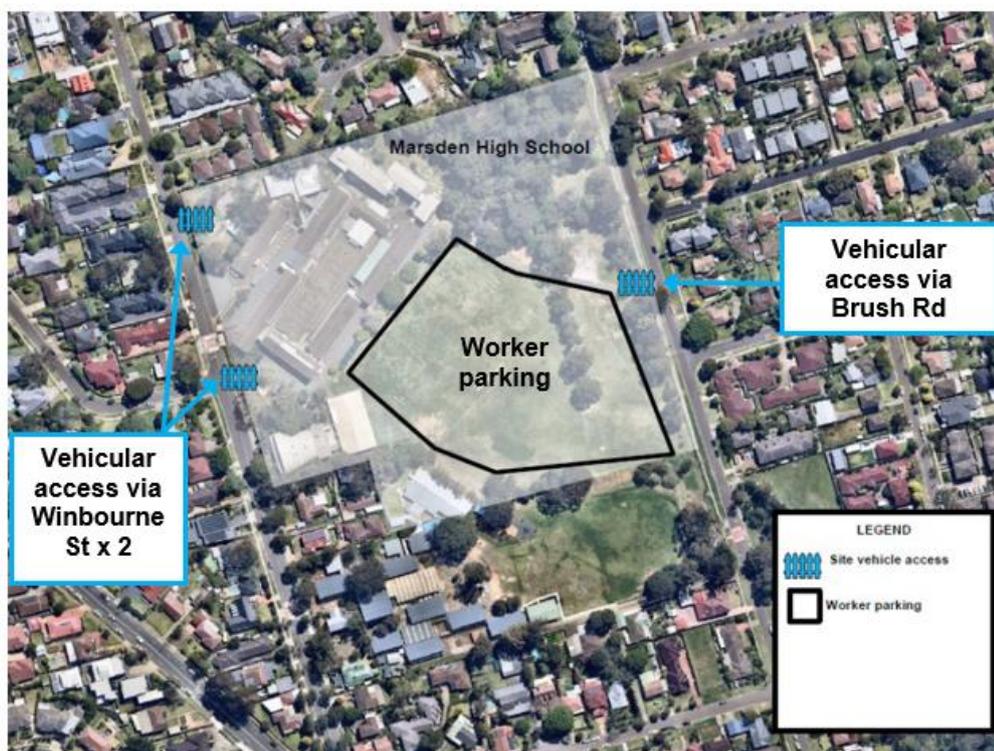


Figure 6: Extract from Construction Traffic Management Plan showing vehicular entry points during demolition.

Potential impacts to air quality will be managed by the watering of stockpiles which are to be located on the existing sports oval; and covering loads when trucks are exiting the site to reduce airborne particles.

The accompanying Demolition Waste Management Plan prepared by WSP confirms that waste will be appropriately disposed of by a private waste contractor, with materials separated for recycling or re-use where possible. Any hazardous materials such as asbestos will be disposed of by a specialist contractor (refer to further details in the referrals section below). Trees sought to be removed will primarily be mulched and re-used on site.

The proposal seeks the removal of 77 trees/groups of trees on the site as shown in **Figure 5** above. Council's Consultant Landscape Architect/Arborist has undertaken an independent desktop assessment and advises that 37 of the 77 trees sought to be removed are capable of being retained throughout the course of demolition works. As discussed in detail in the Internal referral section below, this application supports the removal of only 30 trees/groups of trees, as shown in **Figure 7** below.

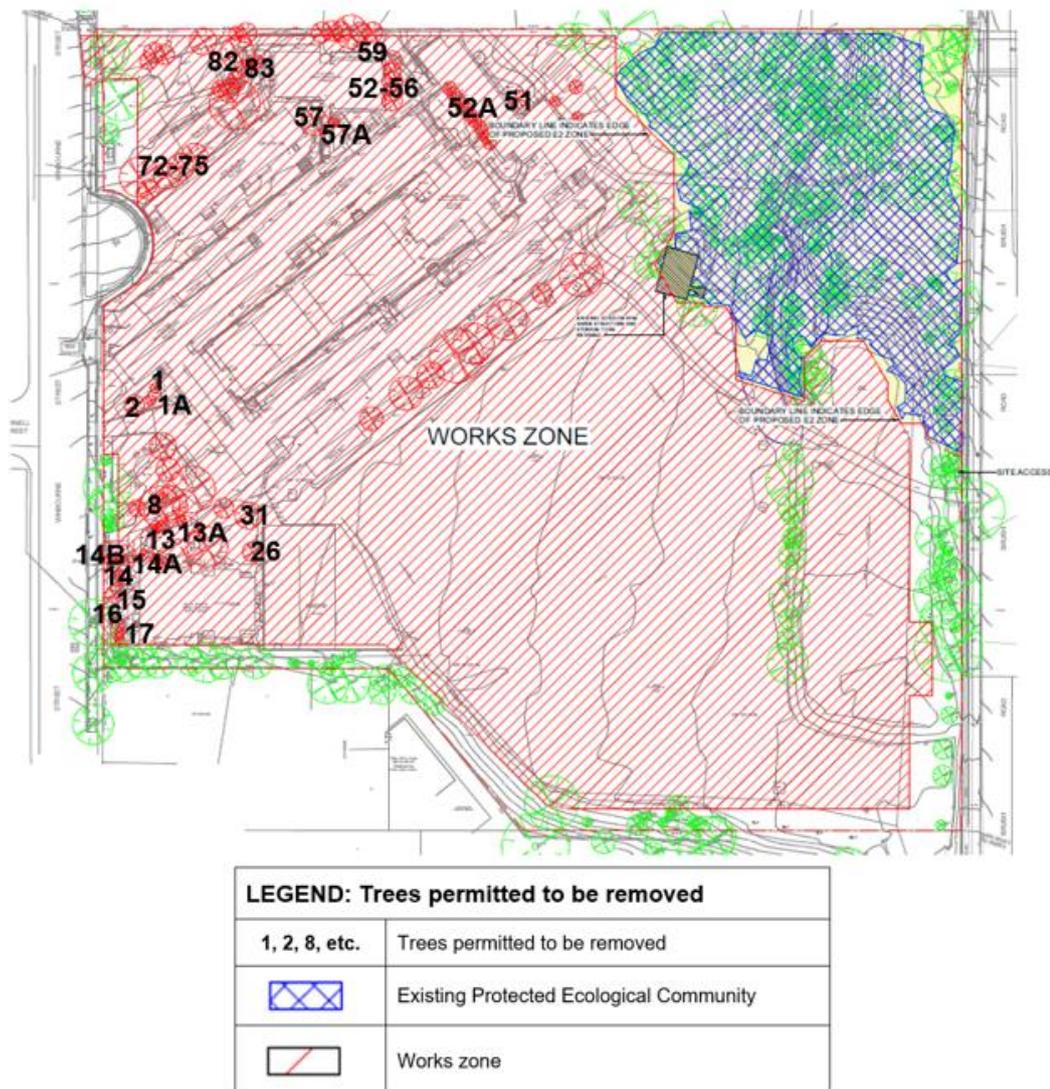


Figure 7: Extract of the Tree Removal Plan with mark ups to identify the trees permitted to be removed as recommended by Council's Consultant Landscape Architect/Arborist.

4. Application History

<p>4 June 2021</p>	<p>Planning Proposal LEP2021/1 was submitted to Council to rezone the site as Part RE1 Public Recreation and Part E2 Environmental Conservation. Refer to Section 1 above for further details.</p> <p>The initial assessment undertaken by Council's Strategic Planning section raised concerns regarding traffic, parking and flood affectation.</p>
<p>July 2021 to March 2022</p>	<p>The applicant submitted amended plans and information for LEP2021/1 in response to concerns raised by Council's Strategic Planning section including a revised Planning Proposal and an additional Traffic Impact Assessment.</p> <p>The amended planning proposal addressed the location of the E2 Environmental Conservation zone boundary and demonstrated that any potential flooding impacts on adjoining properties are manageable. Similarly, any operational impacts that the intended netball facility use may have on surrounding properties, such as traffic and parking impacts, noise, lighting spill and stormwater overland flow, are capable of being managed through the Development Application process, subject to the Department of Education supporting the imposition of development consent conditions by Council.</p> <p>A report was presented to the Ryde Local Planning Panel on 9 June 2022 recommending that the planning proposal be submitted to the NSW Department of Planning and Environment (DPE) for Gateway Determination under section 3.34 of the <i>Environmental Planning and Assessment Act 1979</i>. The recommendations of the Panel (to prepare a site specific Development Control Plan that identifies the important elements of the site) are being considered by Council's Strategic Planning section. The application was subsequently reported to Council at its meeting on 28 June 2022. Council resolved to forward the Planning Proposal to the DPE for Gateway Determination.</p> <p>Note: Any future proposal for works associated with the intended netball facility is required to be the subject of a separate DA.</p>
<p>25 January 2022</p>	<p>Subject DA lodged.</p>
<p>1 March 2022</p>	<p>Letter sent to the applicant requesting amended plans and additional information regarding:</p> <ul style="list-style-type: none"> • Clarification if Tree 46 can be retained; • Clarification on the impact on fauna; • The submission of a revised Arboricultural Impact Assessment which is prepared by a suitably qualified Level 5 Arborist which satisfies the reporting requirements of the Ryde Development Control Plan 2014, the City of

	<p>Ryde Tree Management Technical Manual 2012 and AS4970-2009 – Protection of trees on development site; and</p> <ul style="list-style-type: none"> • Issues raised in the public submissions relating to vehicular access, parking, traffic and congestion, air and noise pollution and contamination, tree removal and potential impacts from the intended future use of the site as a Netball facility with indoor and outdoor courts.
April 2022	<p>Marsden High School ceased operating on the subject site and was relocated to the Meadowbank Educational Precinct. The site is currently unoccupied.</p>
4 May 2022	<p>Complying Development Certificate No. 21181CDC01 issued by Metro Building Consultancy on behalf of the Department of Education for the demolition of existing buildings on site and ancillary structures including signage, outdoor play equipment, tables and goal posts, covered outdoor learning areas, shade sails, storage sheds and containers.</p> <p>This CDC also includes:</p> <ul style="list-style-type: none"> • Stormwater management works including soil erosion and sediment control measures (these works cover a large area of the site due to construction vehicle movements, contractor parking and stockpile areas); • Capping and termination of all relevant service connections in the vicinity of the buildings; and • Flood mitigation measures including swales and detention basin/flood storage area to stabilised exposed land. <p>The CDC excludes the removal of any trees and any works within the mapped high value biodiversity area in the north-eastern corner of the site (including the play equipment, seating and shade sails in this area).</p>
9 May 2022	<p>Meeting with the applicant and Council's Consultant Landscape Architect/Arborist to discuss a number of concerns with the proposal which prevented it from being supported from an arboricultural perspective. Specifically, the Arborist Impact Assessment Report had not been prepared by a suitably qualified Australian Qualification Framework (AQF) Level 5 Arborist and featured several shortcomings which precluded an accurate assessment of the proposal.</p>
18 May 2022	<p>The applicant submitted amended plans and a response to the issues raised by objectors. This includes reducing the scope of the proposal to exclude the demolition approved in the scope of the CDC; only removing trees that are directly affected by the demolition works; and an Arborist Impact Assessment Report re-written/re-certified by a suitably qualified AQF Level 5 Arborist.</p>
25 May 2022	<p>The applicant was notified that Council's Heritage Advisor has recommended a condition requiring the applicant to prepare a digital photographic archival recording of the buildings and</p>

	their setting as a record of the phase of post-war mid-20th century development in the area. The applicant accepted this condition and advised the photographs will be taken prior to any demolition works being undertaken on the site.
2 June 2022	Meeting held with the applicant to clarify the extent of demolition works approved in Complying Development Certificate (CDC) No. 21181CDC01 and the relevance of this DA. The applicant confirmed that this DA is still required for the scope of works not able to be approved in the CDC.
23 June 2022	The applicant confirmed that large vehicles will travel to the access points at Winbourne Street via Marsden Road and Victoria Road to the south only (not via Winbourne Street to the north); and that large vehicles will travel to the access point at Brush Road via Victoria Road to the south only (not via Brush Road to the north).

5. Planning Assessment

This section provides an assessment of the DA against section 4.15(1) matters for consideration of the *Environmental Planning and Assessment Act 1979*.

5.1 State Environmental Planning Instruments

State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land

SEPP (Resilience and Hazards) 2021 (formerly SEPP No. 55 – Remediation of Land) aims to ‘provide a State-wide planning approach to the remediation of contaminated land’. Clause 4.6 of this SEPP requires Council to consider whether the site is contaminated, and if so whether it is suitable for the proposed development purpose.

The application is accompanied by a Preliminary Site Investigation (PSI) prepared by Douglas Partners which identifies potential sources of contamination and associated contaminants of potential concern contained in the fill associated with leveling and forming the site, used in previous site maintenance and agricultural activities, used in former buildings, used in renovations of current buildings and contained in the unsealed car parks.

The PSI concludes that the potential for contamination is low to moderate and recommends an intrusive soil investigation and a preliminary waste classification. As a result, a Detailed Site Investigation (DSI) (Contamination) Report was also prepared by Douglas Partners in March 2022 which includes an intrusive soil investigation and provides the following conclusion and recommendations:

“Based on the site observations, field and laboratory analytical results, the risk of widespread gross chemical contamination is considered to be low and it is therefore considered that the site is suitable (from a contamination perspective) for the proposed netball facility, subject to the following:

- *For buildings requiring demolition, the removal and disposal of the identified hazardous materials by an appropriately licensed and qualified contractor, at an appropriately licensed disposal facility;*
- *Validation / clearance of the demolition works area by a qualified occupational hygienist upon completion of demolition and removal of the buildings, confirming that there are no residual asbestos-containing materials or other hazardous materials remaining on the site;*
- *Additional investigation in building footprints (post demolition) including the analysis for herbicides within the footprint of the groundskeeping area of the school buildings; and*
- *Implementation of an Unexpected Finds Protocol such that any finds of contamination (e.g., asbestos) can be documented and managed under an appropriate management procedure.*

The current results indicate that the fill is likely to be classified as general solid waste (non-putrescible). Given the laboratory results to date, consideration may be given to further investigating the potential to classify some of the fill (in particular, the deeper fill) under the NSW EPA excavated natural material (ENM) resource recovery order. The classification above is preliminary and subject to confirmation prior to removal of soils from the site.

Similarly, natural soils which underlie the site are likely to be classified as virgin excavated natural material (VENM), subject to further visual and / or analytical confirmation.”

The report states that subject to the implementation of the above recommendations, the site can be made suitable for the intended future use as a Netball Facility (which will be the subject of a separate DA). Council's Environmental Health Officer supports the proposal, subject to the implementation of the above recommendations. See **Condition 42, 46 and 47**.

The proposal is considered to satisfy the requirements of the SEPP, with particular regard to clause 4.6 of Chapter 4 Remediation of land.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 Vegetation in non-rural areas

SEPP (Biodiversity and Conservation) 2021 (formerly SEPP Vegetation in Non-Rural Areas 2017) provides approval pathways for the removal of vegetation in non-rural areas and matters for consideration in the assessment of applications to remove vegetation. The objective of Chapter 2 of the SEPP is to protect the biodiversity values of trees and other vegetation and to preserve the amenity of the area through the preservation of trees and other vegetation. The north-eastern portion of the site contains a high value biodiversity area as shown in Error! Reference source not found. below.

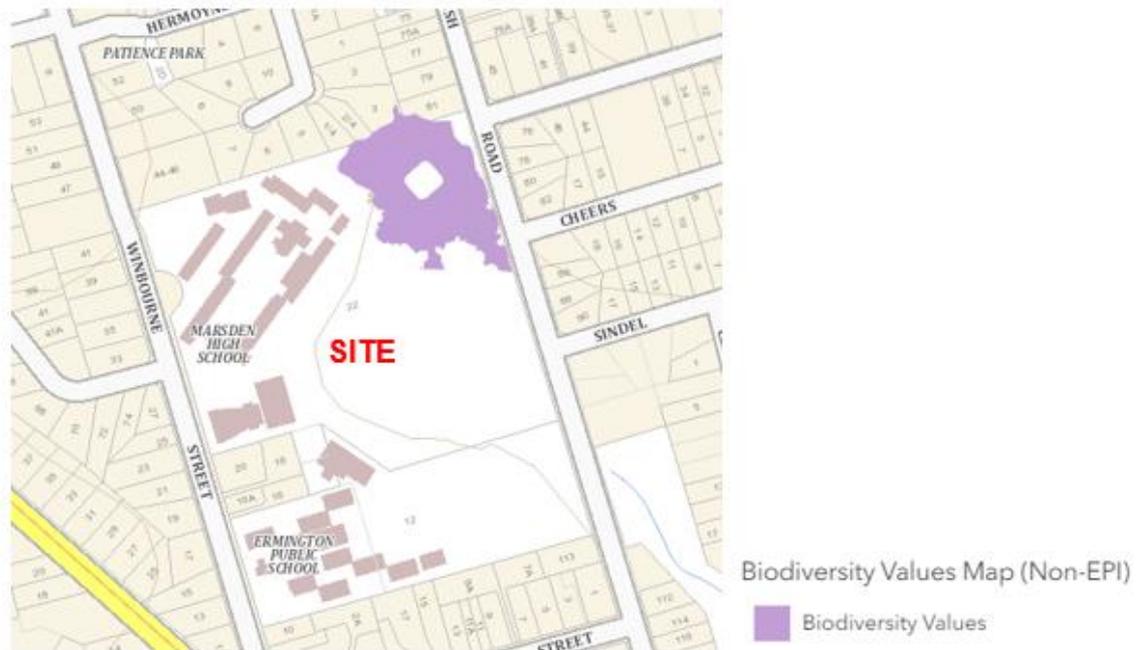


Figure 8: Extract from NSW Government Biodiversity Values Map indicating areas mapped as containing biodiversity value (purple).

The proposed works are clear of the area marked as containing vegetation of biodiversity value and trees in the adjoining sites are to be retained and protected.

Council's Consultant Landscape Architect/Arborist has undertaken an independent desktop review of the DA and supports the proposal subject to conditions (**Conditions 10-12, 21, 22, 48-51**). Therefore, the proposal is not considered to unduly impact upon any existing biodiversity or trees or vegetation on the site.

Chapter 6 Bushland in urban areas

The general objectives of Chapter 2 of SEPP (Biodiversity and Conservation) 2021 is to protect and preserve bushland within the urban areas. To preserve its value to the community as part of natural heritage, aesthetic value, and value as a recreational, educational and scientific resource.

As shown in Error! Reference source not found. below, several portions of the perimeter of the site are mapped as containing Urban Bushland (Non Conservation) and the north-eastern portion of the site is mapped as Urban Bushland - Endangered. The remainder of the site is not mapped as containing any form of Urban Bushland that requires protection.

The portion of the site mapped as containing endangered Urban Bushland is sought to be retained and protected in this application, as discussed above and in the referrals section below.

Therefore, the proposal does not unduly impact upon any existing bushland on the site.

Report was also prepared by Douglas Partners and dated March 2022 which concludes that the risk of widespread gross chemical contamination is considered to be low and it is therefore considered that the site can be made suitable (from a contamination perspective) for the intended future use as a Netball Facility (which will be the subject of a separate DA).

Council's Environmental Health Officer supports the proposal, subject to conditions as discussed above.

The proposal is considered to satisfy the requirements of this draft SEPP.

Draft Environment SEPP

The draft Environment SEPP was exhibited from 31 October 2017 to 31 January 2018. The consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways and urban bushland areas. Changes proposed include consolidating SEPPs, which include:

- State Environmental Planning Policy No. 19 – Bushland in Urban Areas
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The proposal is consistent with the provisions of the draft SEPP.

5.3 Ryde Local Environmental Plan (LEP) 2014

This section provides a detailed assessment of the Ryde LEP 2014 and its relevant development standards.

Zoning and Permissibility of Ryde LEP 2014

The site is currently zoned SP2 Infrastructure as shown in **Figure 10** below. As discussed earlier, a Planning Proposal is currently being assessed for the rezoning from SP2 to RE1 Public Recreation and E2 Environmental Conservation.

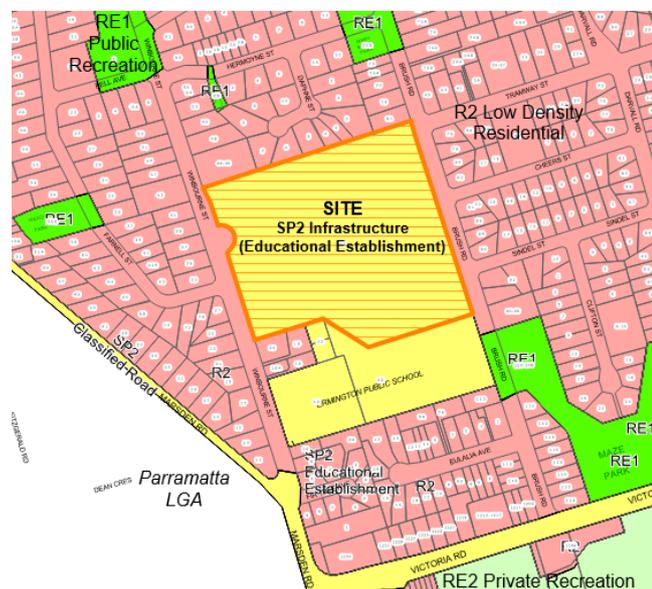


Figure10: Extract from Ryde Maps indicating the zoning of the site and surrounds.

The proposal is consistent with the objectives of the SP2 Infrastructure zone, as discussed in the following table.

Objectives of the SP2 Infrastructure	How the proposal achieves the objective
a. To provide for infrastructure and related uses.	The proposed demolition works are consistent with this objective.
b. To prevent development that is not compatible with or that may detract from the provision of infrastructure.	The proposed demolition works are consistent with this objective.
c. To ensure the orderly development of land to minimise any adverse effect of development on other land uses.	The proposed demolition works are consistent with this objective.

This application seeks approval for the demolition of structures on the site and satisfies clause 2.7 'Demolition requires development consent.'

Principal Development Standards of Ryde LEP 2014

C 4.3 Height of buildings: There are no building height controls affecting the site.

C 4.4 Floor space ratio: There are no floor space ratio controls affecting the site.

Miscellaneous Provisions of Ryde LEP 2014

Clause 5.10 Heritage conservation: The site is not identified as a heritage item or within a heritage conservation area. As shown in **Figure** below, Local Heritage Item 174 adjoins the site to the south, being the former school residence and 1988 Ermington School building at No. 12 Winbourne Street. Council's heritage officer has reviewed the proposal and concludes that demolition of the buildings at the former Marsden High School site would not result in any direct impacts (visually or physically) on the heritage items in the vicinity. Further details are provided in the Referrals section below.

Local Heritage Item 338 is located to the south-east of the site, being Maze Park at Nos. 100-108 Brush Road. Local Heritage Items 65 and 66 are also located to the north-west of the site, being "The Vinery" house at No. 69 Marsden Road and a house at No. 75 Marsden Road. These items do not immediately adjoin the site and are not in the visual catchment of these items. The proposed demolition and associated works are not considered to have adverse impact on the heritage items.



Figure 11: Extract from the Ryde LEP 2014 indicating the local heritage items in the locality.

The DA is accompanied by an Aboriginal Archaeological Due Diligence report prepared by Comber Consultants which recommends the area surrounding Archer Creek with high value biodiversity be fenced prior works commencing as this may contain items or areas of Aboriginal significance. No aboriginal sites are recorded on the site. However, the report predicts that subsurface Aboriginal objects may exist within the study area and recommend that protocols be put in place for unexpected finds, such as test excavations and applying for an Aboriginal Heritage Impact Permit (AHIP) for harm with salvage should any items be identified. See **Condition 31**. These measures are considered sufficient to protect the Aboriginal significance of items should they be identified on the site during works.

Clause 5.21 Flood planning: The site is identified as being at risk of flooding, as shown in **Figure 12** below.

The existing buildings are located within the overland flow paths which traverses the site from Winbourne Street in a west to east direction and from the northern boundary. This includes the below ground and hardstand structures sought to be removed in this DA.

The application is accompanied by a report prepared by Quantum Engineers which considers the impact of the overland flow paths which traverse the site in light of the extent of demolition works in this DA. It is noted that the report also assesses the impact of the removal of the buildings approved for removal under the CDC No. 21181CDC01 and provides recommendations taking into account all demolition and associated works.

The report advises that the demolition and associated works will not adversely impact the existing flood behaviours on the site. The report states that the proposed demolition and associated works will not alter the existing site grading; will not create additional obstruction to the overland flow path; and the removal of buildings will benefit flood storage onsite (the existing flood water depth and flood hazard will reduce).

The report states that the demolition works and tree removal will not have any adverse impact regarding loss of flood storage; changes in flood levels; changes in velocity; and that the proposal will not create cumulative impact to any downstream properties.

The applicant will implement and manage the detailed sediment control measures proposed by Henry & Hymas Engineers including catch drains, haybale filters, mesh/gravel inlet filters, stabilised site access, sediment fencing, and swale alignments which will control all stormwater flows (see plans at **Attachment 1**).

The proposed works are compatible with the flood function and behaviour of the land.

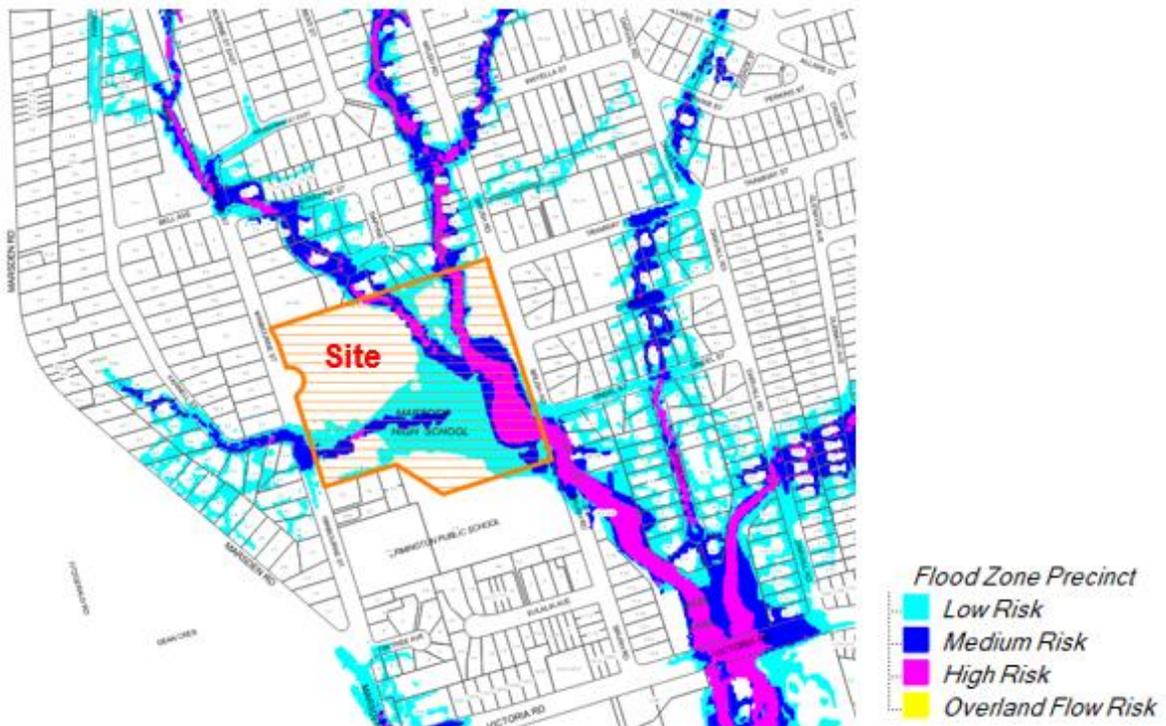


Figure 12: Extract of Council's Flood risk map.

Additional Local Provisions of Ryde LEP 2014

Clause 6.2 Earthworks: The proposal is for demolition of some structures and removal of some trees only. No excavation works are proposed, with the exception of any required remediation works. The proposal includes the implementation of soil erosion and sediment control measures as demonstrated on the proposed plans at **Attachment 1** which includes protecting the drainage patterns and the environmentally sensitive area at the north-eastern portion of the site. The proposal is considered to satisfactorily avoid, minimise and mitigate the potential impacts of the works and will not affect the likely future use of the land. The proposal is considered to satisfy this clause given the potential impacts of the earthworks are able to be managed by **Conditions 35 and 36**.

5.4 Ryde Development Control Plan 2014 (RDCP 2014)

The proposal has been assessed against the following relevant sections of the RDCP 2014:

- Part 7.2 – Waste Minimisation and Management;
- Part 8.1 – Construction Activities;
- Part 8.2 – Stormwater and Floodplain Management; and
- Part 9.5 – Tree Preservation.

The detailed assessment is provided below and demonstrates that the proposal satisfies the relevant requirements of the RDCP 2014.

RDCP 2014 Control	Comment	Compliance
Part 7.2 Waste Minimisation and Management		
2.3 All Developments		
(a) Developments must provide space for onsite waste containers.	N/A	Yes
(b) Compliant size of storage areas and number of storage containers.	N/A	
(c) Space to be provided for bulk waste where appropriate.	N/A	
(d) Storage of green waste provided.	N/A	
(e) Stored within the boundaries of the site.	N/A	
(f) Site Waste Minimisation and Management Plan (SWMMP) required.	SWMMP submitted.	
(g) Located to provide easy, direct and convenient access.	N/A	
(h) Storage areas visible from the street are to complement the design of the development and streetscape.	N/A	
(i) No incineration devices.	N/A	
(j) Collection point identified on plan.	N/A	
(k) Path for wheeling bin collection not less than 14:1.	N/A	
(l) Complies with Australian Standard AS 2890.2-2002 Parking Facilities – Part 2: Off-street commercial vehicle facilities.	N/A	
(m) Complies with the Building Code of Australia and relevant Australian Standards.	Satisfies BCA & AS.	
2.4 Demolition and Construction		
(a) Demolition must comply with AS and WorkCover. 1.	Yes, conditions recommended. See Conditions 18 and 19 . Submitted.	Yes
(b) Demolition work plan submitted.	Plan shows suitable area for stockpile of waste.	
(c) Dedicated area on site for stockpile of materials taking into account environmental factors and amenity impacts.		
(d) Construction materials to be stored away from the waste materials on site.	N/A No construction materials required in this DA for demolition.	
Part 8: Engineering		
Part 8.1 Construction Activities		
2.1.2 Erosion and sediment control plan to be submitted.	Erosion and sediment control plan provided.	Yes
Part 8.2 Stormwater and Floodplain Management		
2.0 Stormwater Drainage. To ensure the collection and conveyance of stormwater runoff on property is undertaken in a manner to preserve the amenity of the land, prevent damage to property and without jeopardising public safety.	Not applicable as building works and stormwater collection do not form part of this DA for demolition. As addressed above, the application has	Not applicable.

	demonstrated that the proposal satisfies clause 5.21 Flood Planning of the Ryde LEP 2014 and the proposed works are compatible with the flood function and behaviour of the land.	
3.0 Water Sensitive Urban Design	N/A. Does not apply to this land use zone and proposal for demolition.	N/A
4.0 Flooding and Overland Flow Applies to land identified as “Flood Planning Area” on the Flood Planning Map within Ryde LEP 2014, and other land at or below the flood planning level.	As addressed above, the application has demonstrated that the proposal satisfies clause 5.21 Flood Planning of the Ryde LEP 2014 and the proposed works are compatible with the flood function and behaviour of the land.	Satisfactory.
Part 8.3 Driveways		
The existing driveway entry points are being retained.	This DA does not seek to remove the existing driveway access points. Designated access points are provided for demolition works.	Satisfactory.
Part 9.3 Parking Controls		
Provision of parking spaces is not required for this proposal for demolition. The applicant has demonstrated that parking for contractors can be accommodated on-site during demolition works.		
Part 9.5 Tree Preservation		
<p>The DA is accompanied by an Arboricultural Impact Assessment prepared by Able Ecology and dated May 2022. As discussed in detail in the Internal referrals section below, Council’s Consultant Landscape Architect/Arborist has undertaken an independent desktop review of the AIA and recommends the removal of only 30 of the 77 trees/groups of trees sought to be removed.</p> <p>Trees in the adjoining sites and adjoining street verge are to be retained and protected.</p> <p>No new trees are proposed to be planted. This will be addressed in any future DA for development on this site.</p>		
4.0 Development Applications c. Trees removed as a consequence of Development Application approval must be replaced, in accordance with Section 6 of the Urban Forest Technical Manual, to effectively maintain the Urban Forest canopy.	No new trees are proposed to be planted.	This requirement is capable of being satisfied in a future DA for development on this site.

<p>5.0 Construction Activities</p> <p>a. All reasonable efforts are to be taken to protect trees from damage during construction.</p> <p>b. Tree protection zones are to be fenced off to ensure that they are not disturbed and to prevent vehicles, building materials, and refuse being placed in those locations.</p> <p>c. Fences for tree protection zones are to be erected prior to any demolition or construction work.</p> <p>d. Trees that are to remain on the site are to be protected against damage during construction.</p> <p>e. Installation of Services: Trenches for services shall be located outside the dripline of all trees that must be retained on the property and all trees on adjoining public and private lands.</p>	<p>Conditions of consent have been provided by Council's Consultant Landscape Architect/Arborist to ensure that tree protection measures are provided for trees to be retained on the site, adjoining properties and the street verge.</p> <p>See Conditions 10-12, 21, 22 and 48-51.</p>	<p>Yes</p>
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5.5 Any Planning Agreements

There are no planning agreements or draft planning agreements for this development.

5.6 Any matters prescribed by the regulation

The proposal is consistent with the *Environmental Planning and Assessment Regulation 2021*.

The applicant confirms that all demolition work will be carried out in accordance with Australian Standard (AS) 2601-2001 as follows:

- This application is accompanied by a Hazardous Building Material Survey and Waste Management Plan which set out the removal and disposal process of hazardous material.
- Should any hazardous materials are found during demolition works, further details on demolition practices, identification and management of hazardous substances and recycling of material will be provided in the form of a Demolition Works Plan and a Hazardous Substance Audit and Management Plan (the plans will be prepared in accordance with AS 2601-2001).

Standard conditions are also recommended to be imposed regarding demolition and compliance with the relevant Australian Standards and legislation. Refer to **Conditions 18, 25 and 41.**

6. The likely impacts of the development

The likely impacts of the proposed development have already been addressed throughout this Assessment report. The additional impacts associated with the development or those requiring further consideration are discussed below.

i. Movements and access of construction vehicles

The application takes into consideration the frequency and timing of construction vehicles accessing the site and provides suitable measures to mitigate potential impacts on the surrounding roads. This includes:

- Restricting the use of Winbourne Street during peak school periods.
- Scheduling vehicles movements.
- Having traffic controllers to manage truck movements on the street.

Conditions 32 and 34 are recommended to ensure that the appropriate measures are implemented at all times.

ii. Acoustic Attenuation Measures

The accompanying Construction Noise and Vibration Management Plan prepared by Marshall Day which is designed to assist in mitigating and managing noise impacts from the proposed demolition phases, for the assumed equipment and work processes.

The Plan states that the main contractor, once appointed, will prepare a detailed Construction Noise and Vibration Management Plan specific to their works processes and equipment selections, including communications with residential and school stakeholders.

Noise and vibration control measures include:

- Training staff;
- Selection of alternative demolition methodologies;
- Limiting number of equipment items concurrently operating;
- Scheduling of noise intensive equipment outside of quiet periods of the day;
and
- Implementation of noise and vibration monitoring.

The application demonstrates appropriate consideration to mitigate potential acoustic impacts during works. **Condition 45** is recommended to be imposed to ensure that the appropriate measures are implemented at all times.

It is considered that the likely impacts of the proposed demolition works have been satisfactorily addressed, with particular regard to traffic, parking and access, flora and fauna, retention of trees, acoustic impacts, remediation and stormwater management.

In view of the above, the proposed development will not have any significant adverse environmental, social and economic impacts in the locality.

7. Suitability of the site for the development

The site currently accommodates the buildings and associated structures and trees associated with the former Marsden High School, which ceased operating in April 2022 at this site. The school has relocated to the Meadowbank Educational Precinct and the site is currently unoccupied.

The site benefits from approval to demolish the existing buildings on the site under Complying Development Certificate (CDC) No. 21181CDC01 issued by Metro Building Consultancy on behalf of the Department of Education on 4 May 2022. The applicant has advised that the demolition works approved under CDC No. 21181CDC01 are commencing from 20 June 2022 onwards. The nature of the CDC limits the demolition works to the 'above ground' buildings. Therefore, the remaining structures and trees are sought to be demolished in this DA (as discussed in detail in 'The Proposal' section of this report above).

The applicant has demonstrated a commitment to enable the future use of the site as a netball facility by means of a Planning Proposal (PP) (LEP2021/1) to rezone the site as Part RE1 Public Recreation and Part E2 Environmental Conservation. This provides the opportunity for the site to accommodate a recreational facility and protect the north-east portion of the site which contains high value biodiversity vegetation. This PP was reported to the Local Planning Panel on 9 June 2022, recommending that the PP be submitted to the NSW Department of Planning and Environment (DPE) for Gateway Determination under section 3.34 of the *Environmental Planning and Assessment Act 1979*. The recommendations of the Panel (to prepare a site specific Development Control Plan that identifies the important elements of the site) are being considered by Council's Strategic Planning section. The application was subsequently reported to Council at its meeting on 28 June 2022 where Council resolved to forward the Planning Proposal to the DPE for Gateway Determination.

Should the PP enable the re-zoning of the site, the applicant has demonstrated a commitment to lodging a separate DA for the construction of a netball facility for the part of the site zoned RE1 Public Recreation; and protection of the high value biodiversity vegetation located in the part of the site proposed to be zoned E2 Environmental Conservation.

This DA is consistent with the above planning pathway, and also ensures that the site is appropriately managed to complete the demolition works that are outside the scope of the CDC and ensure that the site is maintained in a safe and tidy condition until such time as a separate DA is approved for the future use of the site.

The site features 2 street frontages and multiple vehicular and pedestrian access points which enables the proposed demolition works to be undertaken in a safe and efficient manner, subject to the recommendations detailed in the accompanying Construction Traffic Management Plan prepared by SCT Consulting.

The site consists of trees of low significance (poor integrity vegetation) in the vicinity of the school buildings. The proposal only seeks to remove trees which are affected by the proposed demolition and site management works. All trees and vegetation in

the north-eastern-portion of the site which are classed as high value biodiversity vegetation and all trees clear of the demolition works are to be protected and retained. As recommended by Council's Consultant Landscape Architect/Arborist this outcome to remove only 30 trees demonstrates that the site is suitable for the proposed development.

The assessment demonstrates the proposal will not result in any significant adverse impacts upon adjoining properties or the streetscape. The proposed demolition works are therefore considered to be suitable for the site.

8. Submissions

In accordance with the Ryde Community Participation Plan, the owners and occupants of surrounding properties were notified from 1 to 22 February 2022. In response, 19 submissions were received objecting to this proposal. The applicant submitted amended plans and reports in response to the issues raised in submissions, which were re-notified to the previous submitters from 14 to 29 June 2022. One previous submitter responded requesting the opportunity to address the Planning Panel. A second previous submitter maintained their objection regarding traffic congestion along Winbourne Street.

The concerns raised and Council's response to each issue are provided below.

A. Vehicular access, parking, traffic and congestion:

Construction Vehicle Access:

- 1. The 2 main heavy vehicle access points are within the narrow section of Winbourne Street along the western boundary of the site between Farnell Street (to the west) and Hermoyne Streets (to the north). This seems inappropriate as Brush Road along the eastern boundary of the site is twice as wide and does not carry a bus route. Also, residences along Winbourne Street directly adjoin the site, whereas this is a much lesser issue in Brush Road. Winbourne Street carries bus route 544 which is frequently impeded by parked cars belonging to residents, visitors, staff and parents from the childcare centre at 47 Winbourne Street. Adding heavy construction vehicles to this burden would exacerbate an already difficult situation.*
- 2. All heavy vehicles should access the site via the south end of Winbourne Street via Marsden Road. The northern end of Winbourne Street is narrower and unsafe.*
- 3. Long vehicles should access the site via the gate at the bus turning circle.*
- 4. 7 trucks movements a day is conservative.*

Traffic Management and Parking:

- 5. The northern end of Winbourne Street is narrow and access is obstructed buses travelling along route 544, and parking from Ermington Public School and 3 early child care facilities (Goodstart Early Learning, Little Learners Centre, and Colour my World at 12, 21 and 47 Winbourne Street - all of which operate from 7am to 6pm, Monday to Friday).*
- 6. The DA does not take into account the impact of vehicle movements, traffic effects and welfare of pre-school aged children and their parents/ carers.*

7. *A large number of vehicles from construction workers parking on the street will obstruct traffic flow and obstruct line of sight and physical access to and from my property.*
8. *Adequate and enforceable traffic and parking control measures are required to ensure unimpeded traffic flow in Winbourne Street.*
9. *The demolition works and truck movements will damage the road which was widened and upgraded 5 years ago.*

Comment: The applicant has confirmed that trucks travelling along Winbourne Street will travel via Marsden Road and Victoria Road to the south only. Trucks will not travel along the narrower part of Winbourne Street further north of the site (nor Brush Road further north of the site). This will assist with ensuring that potential conflicts between vehicles of residents or the public, buses and parked cars at the northern narrower part of Winbourne Street to the north will be avoided.

The demolition works require trucks to access the site that are 12m and 19m in length. One of the access points is via Winbourne Street at the northern portion of the site, past the existing bus turning area. This designated vehicular access point is considered suitable as trucks will access the site on a schedule and will be managed by traffic controllers. Limiting truck access to the site via the bus turning circle is not considered appropriate as it is in close proximity to the pedestrian crossing, as shown in **Figure 13** below.

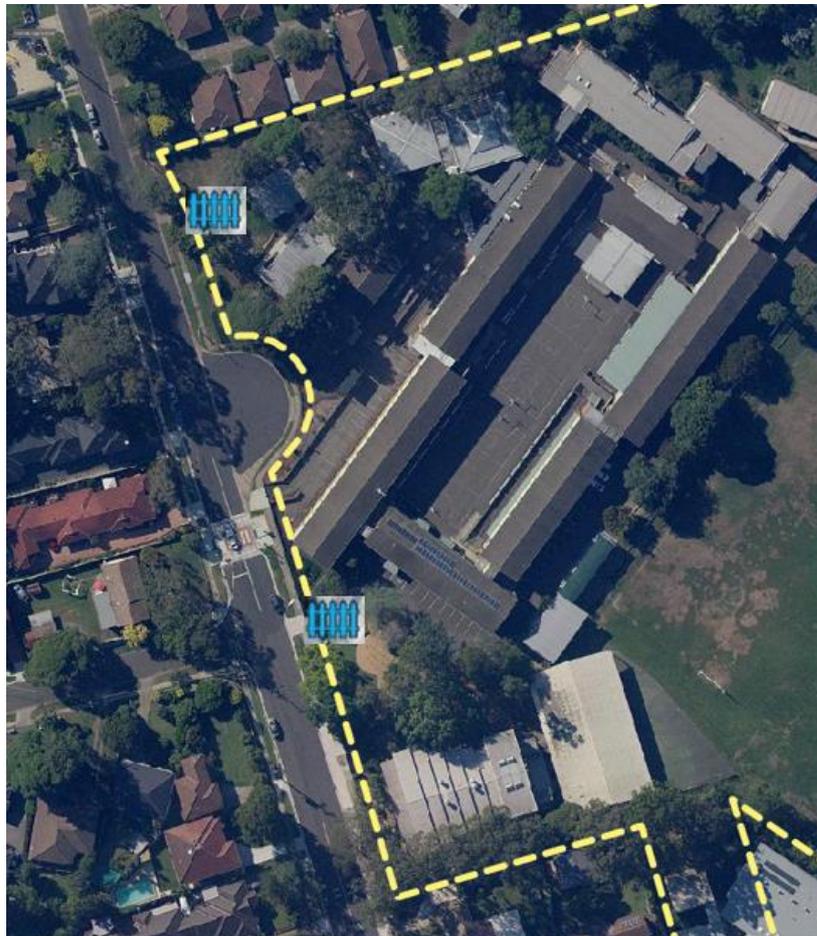


Figure 13: Aerial photo of the site showing the 2 proposed vehicular access points to the site (identified by the blue gates), the existing bus turning area and pedestrian crossing on Winbourne Street.

The CTMP states that the works will generate heavy vehicle movements of 7 per day. The heavy vehicles are expected to be truck and dog trailers to remove demolition waste from the site and demolition machinery/vehicles which will arrive on larger size vehicles – potentially heavy rigid vehicles 12m in length and articulated vehicles up to 19m in length. These details have been provided by the applicant and their traffic consultant and are considered reasonable.

Traffic Management and Parking:

As shown in **Figure 6** above, the proposal seeks to provide 3 vehicular access points during works, 2 access points via Winbourne Street (not permitted to be used by heavy vehicles during peak school periods of 8am to 9:30am and 2:30pm to 4pm), and 1 vehicular access point via Brush Road. Heavy and general vehicular access will access the site via Brush Road, including workers vehicles (typically light vehicles) which will be provided with parking on-site. The provision of on-site parking will assist with alleviating demand for street parking during works and focus the movements of these light vehicles via Brush Road which has a smaller number of conflicting transport users (compared to Winbourne Street which accommodates a bus route, school and child care centre traffic).

The accompanying Construction Traffic Management Plan addresses traffic management by scheduling all truck movements, restricting truck movements via Winbourne Street during peak school periods (8am to 9:30am and 2:30pm to 4pm), requiring trucks to enter and exit the site in a forward direction and requiring all vehicles must give way to pedestrians and plant equipment.

The traffic management of the site specifically takes into considered to welfare of students and carers for the school and child care centres by restricting access via Winbourne Street to the north, restricting access via Winbourne Street during peak school periods and requiring vehicles to give way to pedestrians and vehicles already on the road.

The CTMP states the following with regard to traffic management:

“Traffic controllers will be used to stop traffic on the public streets to allow trucks to enter or leave the site. Where possible, vehicles must enter and exit the site in a forward direction. They must wait until a suitable gap in traffic allows them to assist trucks to enter or exit the site. The Roads Act 1993 does not give any special treatment to trucks leaving a construction site, the vehicles already on the road have the right-of-way. Vehicles entering, exiting, and driving around the site will be required to always give way to pedestrians.”

Conditions 33 and 34 are recommended to be imposed to ensure that the traffic management measures set out in the CTMP are implemented during works. This includes ensuring that access to and from neighbouring properties is not obstructed to ensure that residents can access their properties in a safe manner.

To ensure that the condition of the surrounding roads and public domain are appropriately maintained, **Conditions 17 and 32** are recommended to be imposed to avoid road damage and require the applicant to undertake rectification works.

B. Road Safety

1. *Dangerous driving conditions due to building materials and soil being deposited on roads.*
2. *Primary School students and parents using the pedestrian crossings outside the school gates and at Farnell Street will be at risk. Pedestrians and heavy vehicles in mass numbers in a confined space should be assessed and recalculated by Workcover or a traffic authority.*
3. *Safety of children and families attending our Long Day Care service (Colour My World at No. 47 Winbourne Street).*

Comment: The application is accompanied by a Construction Traffic Management Plan (CTMP) prepared by SCT which describes how traffic activity is proposed to be managed to minimise disruption and safety risks to other road users on the public road and within the site during works. To ensure these measures are relevant, the measures outlined are required to be altered/updated prior to works commencing to take into account potential changes to the traffic conditions within the surrounding road network and/or potential changes to the construction methodology (see **Condition 33**).

The CTMP also addresses how traffic and parking will be managed to minimise impacts to students and children. This includes scheduling truck movements to avoid peak school hours (8am to 9:30am and 2:30pm to 4pm), providing on-site parking for workers, requiring vehicles to give way to pedestrians and limiting heavy vehicle access to Winbourne Street only as shown in **Figure 6** above.

C. Air and Noise Pollution and Contamination

1. *Air Pollution: The DA is vague and non-specific regarding the protective measures to be taken in relation to air quality and hazardous materials on the site. There is no mention of how this information will be conveyed to neighbours.*
2. *Air Quality and Contamination: Physical barriers between the site and neighbouring properties should be erected.*
3. *Noise and vibration impacts: The “noise management techniques designed to limit the severity of noise impacts” should be developed and state what those measures are so that their effectiveness can be assessed.*
4. *We are concerned about the noise levels as we are mostly in the house all day.*

Comment: The application is accompanied by a Detailed Site Contamination Investigation Report prepared by Douglas Partners which is considered in detail in the assessment against State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021 above and by Council’s Environmental Health Officer below. This report advises that the risk of widespread gross chemical contamination is low and requires the applicant to adhere to the following measures:

- *For buildings requiring demolition, the removal and disposal of the identified hazardous materials by an appropriately licensed and qualified contractor, at an appropriately licensed disposal facility;*
- *Validation / clearance of the demolition works area by a qualified occupational hygienist upon completion of demolition and removal of*

the buildings, confirming that there are no residual asbestos-containing materials or other hazardous materials remaining on the site;

- *Additional investigation in building footprints (post demolition) including the analysis for herbicides within the footprint of the groundskeeping area of the school buildings; and*
- *Implementation of an Unexpected Finds Protocol such that any finds of contamination (e.g., asbestos) can be documented and managed under an appropriate management procedure.*

These requirements are specific to the site and works proposed to mitigate potential air pollution and material pollution from leaving the site. Neighbouring properties will be notified in writing of the commencement of works (see **Condition 23**). Council's standard condition regarding dust management is also recommended to be imposed (See **Condition 26**).

As shown on the Sediment and Erosion Control Plan, fencing is to be erected along parts of the site boundary. The parts of the site which immediately adjoining residential properties consist of existing fencing, which will be retained and assist with providing a protective measure against dust and materials leaving the site.

Potential impacts to air quality will also be managed by the watering of stockpiles which are to be located on the existing sports oval; and covering loads when trucks are exiting the site to reduce airborne particles.

The accompanying Construction Noise and Vibration Management Plan prepared by Marshall Day outlines extensive mitigation measures for plant equipment being used for demolition. These measures include, but are not limited to, traffic noise, selection of demolition equipment (such as electric motors rather than diesel engines), scheduling of activities and providing respite periods to suit nearby receptors (i.e., Ermington Public School and immediate residences) and general measures, such as no shouting, no loud site radios, no high engine revs and locating generators away from noise receptors.

The application demonstrates appropriate consideration to mitigate potential air and noise pollution during works.

D. Tree Removal

1. *The Arborist Impact Assessment Report is inadequate as it is based on visual inspection only.*
2. *44.9% of all trees on the site are to be removed, which appears to be to facilitate the new use of the site and is unnecessary.*
3. *Replacement trees are needed in the next stage of the Development Application Process.*
4. *The Arborist Assessment Report says tree removal is proposed to provide a bushfire asset protection zone of 38m to the proposed building. No buildings are proposed, so these trees should remain.*

Comment:

The applicant submitted an amended Arborist Impact Assessment (AIA) Report prepared by Abel Ecology which consists of a detailed assessment of each tree on

the site. The AIA has been reviewed by Council's Consultant Arborist in the referrals section below.

The applicant also amended the proposal to reducing the scope of works to only remove trees that are directly affected by the demolition works. This approach is supported by Council, as the proposal now protects all trees that are capable of being retained.

Any future DA for development on this site is required to address the suitability of any further tree removal and replacement tree planting.

The site is not bushfire affected and the applicant does not seek to provide a bushfire asset protection zone in this proposal, as amended.

E. Impact on fauna

- 1. A more thorough approach to the assessment of fauna habitat is required and should include a survey of the bird life that may be affected by the removal of so many trees.*
- 2. The removal of trees will impact on local fauna including possums, birds and tortoises.*

Comment: The applicant acknowledges that the site is mapped as comprising high value biodiversity in the north-east corner, and that supporting Arborist Report and Archaeological Due Diligence report recommend this area should be fenced and protected with no demolition or other works to take place within the boundary of the high value biodiversity boundary.

The protection of this area is considered suitable to ensure that the demolition activities are clear of the high value biodiversity area. Any future DA for development on this site will be assessed on the suitability of replacement planting to support the biodiversity of fauna the area.

F. Management of the site following demolition

- 1. Further information is needed regarding how the site will be left after demolition and maintained until reconstruction to avoid adverse dust and environmental impacts.*

Comment: The extent of works are shown on the plans at **Attachment 1**, and at the completion of demolition works, Council requires the site to be regularly maintained in a tidy manner (**Condition 2**). The applicant has committed to the current Planning Proposal to rezone the site and subsequent Development Application for redevelopment of the site, which indicates that their intention is progress with the intended Netball Facility, subject to appropriate planning approval.

G. Other impacts related to the intended future redevelopment of the Site as a Netball Facility

- 1. At our location next door at 18 Winbourne Street, our backyard faced the school's undercover basketball court which is noisy and unsafe (including kids climbing the fence to retrieve balls). We want to avoid this in future.*
- 2. There should be no common area or lights near our property.*

3. *Fencing should be lifted high enough for safety.*
4. *Hours of operation should be limited to 8am to 8pm to protect our community and avoid noise pollution, including from whistles.*
5. *The site should be controlled by security of Council outside of operating hours.*
6. *Parking will be insufficient. Residential permits should be issued to restrict parking outside residential properties. No Parking signs should be installed along the eastern side of Winbourne Street.*
7. *We support the Government purchasing the 4 properties (Nos. 16, 16A, 18 and 20 Winbourne Street) between the site at Marsden High School and Ermington Primary School.*
8. *There is demand for the School to be retained, in particular with the development of 5,000 dwellings at Melrose Park.*
9. *This DA for demolition should be refused until the site is rezoned and the DA for the multi-sports facility is lodged to consider the proposal and its impacts.*

Comment: These comments relate to the intended use of the site, which will be addressed in a future DA by the applicant. Marsden High School ceased operating at this site in April 2022 and has relocated to the Meadowbank Educational Precinct. Until such time as a future DA is lodged, these are matters for consideration that are outside the scope of this DA for demolition.

The works proposed in this DA are permissible with consent under the Ryde Local Environmental Plan 2014, and are required to be assessed by Council in accordance with clause 4.15 of the *Environmental Planning and Assessment Act 1979*, which is reflected in this Assessment report.

The issues raised in the submissions are not considered to warrant the refusal of this application.

9. The Public Interest

The public interest is best serviced by the consistent application of the requirements of the relevant environmental planning instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are minimised.

The proposal has been assessed against the relevant planning instruments and is considered to be acceptable. The proposed demolition works are limited to the existing structures and only seeks to remove trees which are affected by the proposed demolition and site management works. All trees and vegetation in the north-eastern-portion of the site which are classed as high value biodiversity vegetation and all trees clear of the demolition works are to be protected and retained. This outcome to retain 88 trees on the former school site (excluding the trees to be retained in the high value biodiversity area) demonstrates that the proposal is not contrary to the public interest.

The proposal is accompanied by a Construction Noise and Vibration Management Plan and Construction Traffic Management Plan which comprise robust mitigation measures to protect against potential adverse impacts to the surrounding properties and the local area. Given the Applicant has committed to implementing these

mitigation measures, which are also recommended to be enforced by conditions of consent, the issues raised in the submissions are not considered to warrant the refusal of the DA.

On this basis, the proposal is not considered to raise any issues that would be contrary to the public interest.

10. Referrals

10.1 Internal Referrals

Environmental Health Officer: Council's Senior Coordinator of Environmental Health has reviewed the proposal and supports the proposal, subject to conditions of consent.

*With regard to contamination, the applicant has sufficiently addressed contamination with the preparation of a Preliminary Site Investigation report and Detailed Site Investigation as discussed in detail above. These recommendations of the report are recommended to be addressed by conditions (see **Conditions 42, 46 and 47**).*

*With regard to waste, the applicant has sufficiently addressed waste management with the preparation of a Demolition Waste Management Plan (WMP) prepared by WSP and dated December 2021. The WMP refers to a Hazardous Building Materials Survey (HBMS) prepared by Douglas Partners dated 26 October 2021. However, this does not appear to have been submitted. It is understood that the HBMS recommends that an Asbestos Management Plan is implemented to ensure the safe removal and disposal of asbestos containing material known to be present in the current building structures. A condition is recommended to be included to ensure this a suitable hazardous management strategy is completed prior to commencing demolition. (Refer to **Conditions 17 and 29**).*

City Works – Traffic: Council's Traffic Engineer supports the proposal subject to conditions of consent (see **Conditions 9, 20, 33 and 34**).

*It is noted that the accompanying Construction Pedestrian and Traffic Management Plan (CPTMP) prepared by SCT and dated 24 November 2021 describes how traffic activity is proposed to be managed to minimise disruption and safety risks to other figure road users on the public road and within the site during works. To ensure these measures are relevant, the measures outlined are required to be altered/updated prior to works commencing to take into account potential changes to the traffic conditions within the surrounding road network and/or potential changes to the construction methodology (see **Condition 33**).*

*It is also noted that special permits may also need to be applied for with Council for specific road activities to be undertaken to facilitate the demolition works (see **Conditions 8 and 20**).*

Consultant Landscape Architect/Arborist: Council's Consultant Landscape Architect/Arborist supports the proposal, subject to conditions, which include the retention of further trees on the site.

As lodged, there were a number of concerns with the proposal which prevented it from being supported from an arboricultural perspective. Specifically, the Arborist Impact Assessment Report (AIA) prepared by Abel Ecology dated December 2021 had not been prepared by a suitably qualified AQF Level 5 Arborist and featured several additional shortcomings which collectively precluded an accurate assessment of the proposal.

These shortcomings centred on a failure to provide the following:

- *Consistent representation of the total number of trees assessed and what trees were to be nominated for retention and removal;*
- *Measurement of canopy spread and stem diameters above the root buttress (DAB) for each tree;*
- *Assessment of Useful Life Expectancy (ULE) and Landscape Significance for each tree;*
- *Methodology relied upon for assigned Tree Retention Values;*
- *Calculated incursions into Tree Protection Zones (TPZs) and Structural Root Zones (SRZs) provided as an exact percentage;*
- *Detailed, site-specific discussion surrounding levels of incursion into TPZs and SRZs as a result of the demolition, stormwater management, service termination, flood mitigation and site remediation works - including relevant justifications for tree retention and removal;*
- *A legible Tree Location and Protection Plan, drawn to scale which provides a clear, consolidated representation of trees nominated for retention/removal, TPZs and SRZs, areas of incursion into TPZs and SRZs as well as detailed tree protection measures; and*
- *Clarification as to why some trees had been nominated for removal for the purpose of establishing Asset Protection Zones (APZs) given the proposed works do not include any new structures.*

The applicant submitted amended information which has been reviewed regarding the suitability of the proposed scheme. Several issues in the re-written/re-certified AIA Report resolve the issues raised, including:

- *Report re-written/re-certified by a suitably qualified AQF Level 5 Arborist (Daniel McDonald);*
- *Total number of trees assessed, and numbers of trees nominated for retention and removal now consistent throughout report;*
- *Measurement of canopy spreads and stem DABs now provided;*
- *ULE, Landscape Significance, Retention Value and associated methodologies now provided;*

- *TPZ incursions now provided;*
- *Legible Tree Location and Protection Plan now provided; and*
- *Deletion of commentary surrounding removal of trees for APZ establishment*

Whilst each of these additional pieces of information are generally considered to be suitable in isolation, the report still fails to provide adequate justification for the removal of trees as part of this application. This has been discussed in further detail below.

Unresolved – Justification of Impacts:

Despite efforts made to address previous concerns, discussion provided within the AIA Report surrounding relevant justifications for tree removal and retention is of a cursory nature and is generally considered to be insufficient. In this regard, limited information has been provided to clearly demonstrate what works are to be undertaken within specific TPZs (i.e., demolition of hard surfacing, removal of retaining walls, etc.) and why these works will, or won't be, sustainable. Further, there appears to have been little to no consideration of the verbal communication provided to the applicant at the meeting held on 9 May 2022 whereby the applicant was encouraged to prioritise the retention of trees which are generally capable of being retained subject to tree-sensitive demolition practices.

In the interest of proceeding toward a determination for this development application (DA), we have undertaken an independent desktop-based assessment of those impacts to existing trees likely to occur as a result of the demolition works and recommend the following:

Tree removal supported: *The removal of 30 trees and groups of trees is generally supported (Trees 1, 1A, 2, 8, 13, 13A, 14, 14A, 14B, 15, 16, 17, 26, 31, 51, 52, 52A (group), 53, 54, 55, 56, 57, 57A, 59, 72, 73, 74, 75, 82 and 83). This includes:*

- *18 trees which are closely adjacent to structures proposed to be demolished (Trees 1A, 2, 8, 14, 14A, 14B, 15, 16, 17, 26, 31, 51, 57, 57A, 72, 73, 74 and 75);*
- *3 trees of 'Low' retention value (Trees 1, 82 and 83);*
- *9 trees which are exempt from protection under Part 9.5 – Tree Preservation of Ryde DCP 2014 (Trees 13, 13A, 52, 52A (group), 53, 54, 55, 56 and 59) due to existing building offsets or species classification.*

The removal of these trees is likely to result in a low-moderate impact to the established character of the site, which is considered capable of being offset as part of a future landscape scheme to be associated with the future intended redevelopment of the site.

Tree removal not supported: *The proposed removal of an additional 37 trees (Trees 3, 4, 5, 6, 7, 7A, 12, 27, 28, 32, 33, 34, 35, 36, 37, 38, 39, 40, 58, 58A, 60, 61, 62, 63, 64, 64A, 65, 66, 67, 68, 71, 76, 77, 78, 79, 80 and 81) is not been supported given these trees are of 'Medium' to 'High' retention value and, for the most part, are only to be subjected to the removal of existing ground level surfacing and minor ancillary structures within their nominal TPZs. If tree sensitive demolition methodology is utilised in conjunction with available tree*

protection measures, these trees are capable of being retained as part of the proposed works.

Note: The applicant's revised AIA Report assessed trees to be removed based in calculating the 'Impact area including buffer' as trees within 5m of buildings and within 2m of hard stand surfaces to be demolished. This method is not considered to be a reasonable nor realistic approach to determining impacts to trees on development sites. This methodology is heavily weighted toward tree removal and its use is primarily responsible for the discrepancies between the recommendations of the AIA Report and our independent desktop-based assessment.

Trees to be retained and protected: 88 trees and groups of trees (Trees 3, 4, 5, 6, 7, 7A, 9, 10, 11, 11A, 11B, 12, 16A, 16B, 18, 18A, 19, 20, 21, 22, 23, 24, 25, 25A, 25B, 25C, 25D, 25E, 25F, 25G, 27, 28, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 49, 51A (group), 51B (group), 51C, 56A, 56B, 58, 58A, 60, 61, 62, 63, 64, 64A, 65, 66, 67, 68, 69, 70, 70A, 71, 76, 77, 78, 79, 80, 81, 801, 802, 803, 804, 805, 860, 864, 864A, 864B, 864C, 864D and 865) located within the subject site, neighbouring properties and adjoining street verge must be retained and protected in accordance with tree protection conditions.

These recommendations are addressed in **Conditions 10-12, 21, 22 and 48-51**. The trees permitted to be removed are shown in **Figure 14** below.

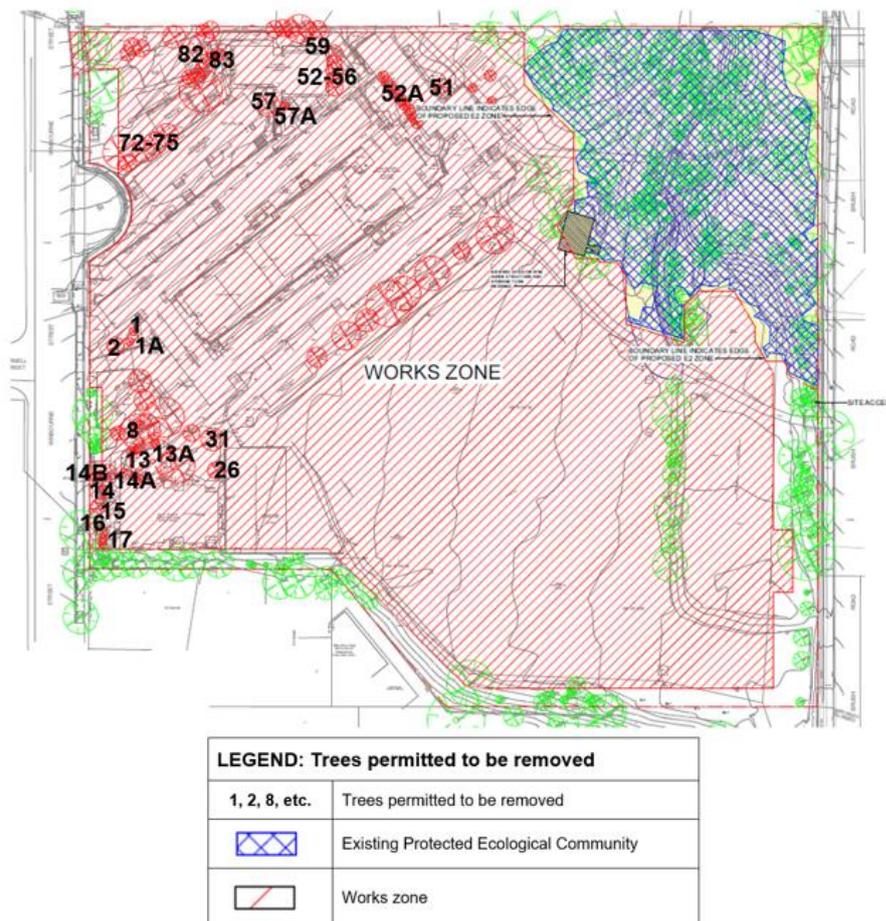


Figure 14: Extract of the Tree Removal Plan with mark ups to identify the trees permitted to be removed as recommended by Council's Consultant Landscape Architect/Arborist.

Heritage Advisor: Council's Heritage Advisor supports the proposal subject to the imposition of **Condition 16** requiring a digital Photographic Archival Recording to be undertaken, and provides the following comments:

While the site is not identified as an item of heritage significance nor situated within a Heritage Conservation Area, the site is within the vicinity of the following items of local heritage significance, listed on Schedule 5 of the Ryde LEP 2014:

- Maze Park (Item No. I338)
- Ermington Public School (Item No. I174)

*The location of these items is shown in **Figure 11** above.*

The former Marsden High School site comprises a series of buildings, which are mostly grouped together to form a cohesive building precinct towards the north-western corner of the site (away from the heritage items). In this manner, the existing buildings do not directly contribute to the significance or setting of the heritage items within the vicinity, though it could be said that the educational use and form of the buildings partly contributes to and reinforces the educational precinct in Winbourne Street (inclusive of the Ermington Public School).

However, demolition of the buildings at the former Marsden High School site would not result in any direct impacts (visually or physically) on the heritage items in the vicinity.

The Marsden High School buildings are largely attributed to the second 'boom period' of educational building and development from the mid-20th century (c1960s). The buildings are considered typical examples of the 'template' styled two-storey block form as developed by the NSW Government Architect Office. Many examples survive across NSW and Marsden High School is not considered to have particular notoriety nor is exemplar. It does, however, provide important evidence of the growth of the locality during the Post-War period and the need for improved secondary educational facilities.

In this regard, while no objections are raised to the demolition of the existing buildings, it is recommended that a Photographic Archival Recording be undertaken of the buildings and their setting, prior to demolition as a record of the phase of post-war mid-20th century development in the area.

The applicant accepts this condition.

11. Conclusion

The proposed development has been assessed against all relevant matters and is considered satisfactory. It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is not contrary to the public interest. The site is considered suitable for the proposed development, subject to conditions.

The proposed conditions at **Attachment 2** were provided to, and accepted by the applicant, as is the process for a Crown Development Application under section 4.33 *Determination of Crown Development Applications* under the *Environmental Planning and Assessment Act 1979*.

Therefore, it is recommended that the application be approved for the following reasons:

1. The proposed demolition works are consistent with the objectives of the relevant provisions of the Ryde Local Environmental Plan 2014 and Ryde Development Control Plan 2014, with minimal environmental impacts.
2. The proposed development does not create unreasonable environmental impacts to existing adjoining properties with regard to the appropriate management of demolition works.
3. The issues raised in the submissions do not warrant the refusal of the Development Application and have been adequately addressed in the Assessment report.
4. The proposal is not contrary to the public interest.
5. The site is considered suitable for the proposed demolition works.

12. Recommendation

- A. That the Ryde Local Planning Panel, as the consent authority, grant consent to LDA2022/0013 for demolition of the existing structures and associated hardstand areas and removal of 30 trees at 22 Winbourne Street, West Ryde, subject to the recommended conditions in **Attachment 2**.
- B. That the objectors be advised of the decision.

ATTACHMENTS

- 1 Architectural Plans - subject to copyright provision
- 2 Draft Conditions of Consent

Report Prepared By:

Holly Charalambous
Senior Town Planner

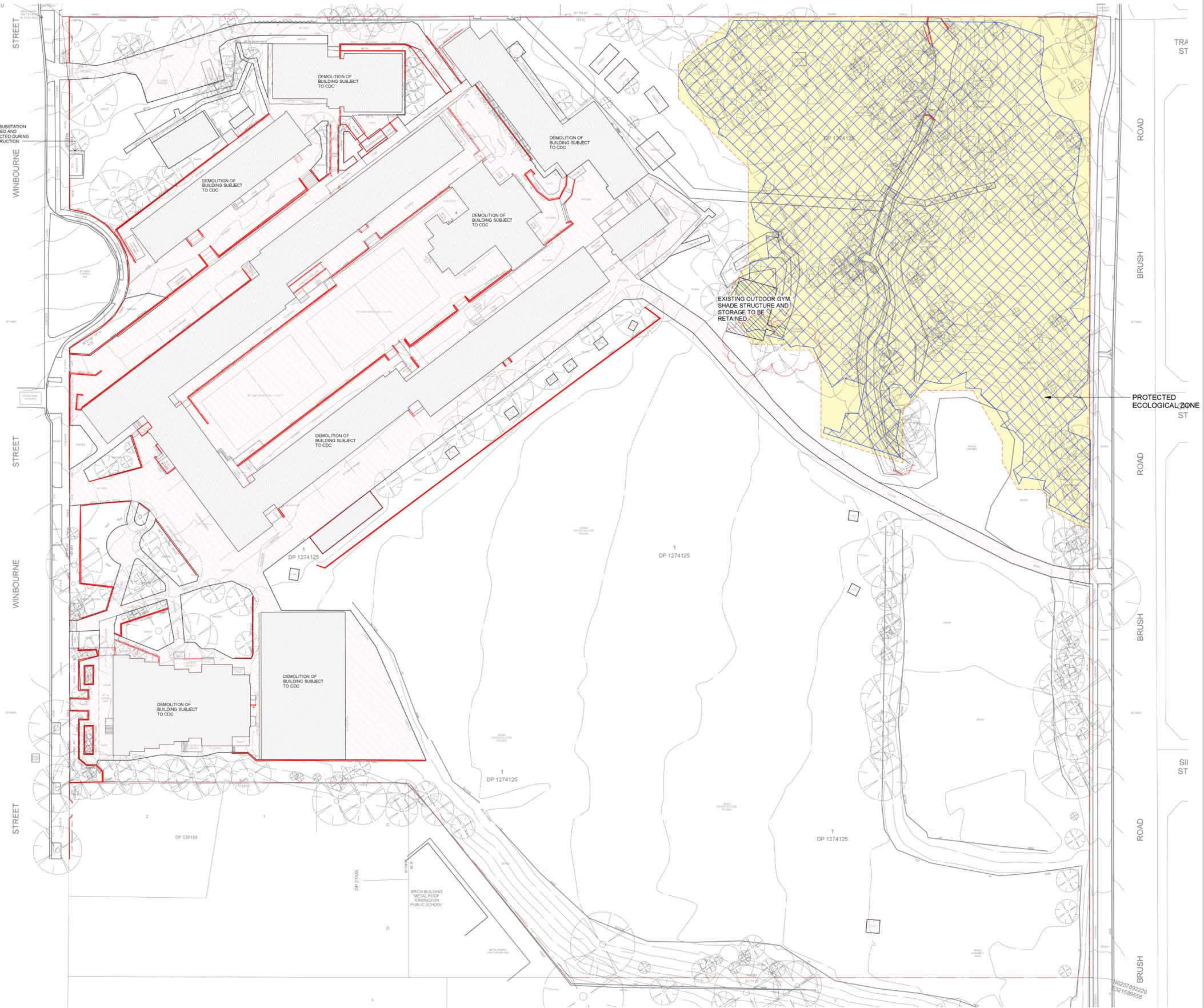
Report Approved By:

Madeline Thomas
Senior Coordinator - Development Assessment

Sandra Bailey
Manager - Development Assessment

Liz Coad
Director - City Planning and Environment

Rev	Description	By	Date
A	PLANNING UPDATES	BHD	17.02.2022
B	PLANNING UPDATES	BHD	28.02.2022
C	E2 BOUNDARY UPDATE	BHD	08.03.2022



LEGEND: DEMOLITION PLANS FOR DA

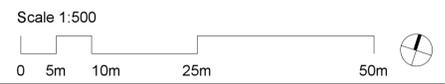
- ALL EXISTING FEATURES TO BE DEMOLISHED OR REMOVED SURROUNDING SURFACE TO BE MADE GOOD.
- DEMOLITION OF EXISTING BUILDING SUBJECT TO CDC
- ALL EXISTING SURFACE TREATMENTS AND ASSOCIATED RETAINING WALLS TO BE DEMOLISHED OR REMOVED.
- PROPOSED FUTURE E2 ZONE
- PROTECTED ECOLOGICAL COMMUNITY
- WORKS ZONE

01. THE DEMOLITION IS SUBJECT TO THE STAGING OVERLAY.
 02. TREE REMOVALS ARE IDENTIFIED ON A-11-04.

- THE PROPOSED DEVELOPMENT COMPRISES THE REMOVAL OF:
- RETAINING WALLS, GARDEN BEDS AND ASSOCIATED AREAS.
 - SPORTS COURTS AND ASSOCIATED HARD STAND AREAS, AND
 - FOOTPATHS AND ASSOCIATED AREAS.
 - CAR PARKING AREAS AND ASSOCIATED DRIVEWAYS.
- THE PROPOSAL EXCLUDES ANY WORKS WITHIN THE MAPPED HIGH VALUE BIODIVERSITY AREA IN THE NORTH-EASTERN CORNER OF THE SITE (INCLUDING THE PLAY EQUIPMENT, SEATING AND SHADE SAILS LOCATED IN THIS AREA). THE PROPOSAL WILL ALSO EXCLUDE THE REMOVAL OF ANY BOUNDARY FENCING AND GATES.
- WORKS ASSOCIATED WITH THE DEMOLITION OF SITE IMPROVEMENTS UNDER THIS DA WILL INCLUDE:
- STORMWATER MANAGEMENT WORKS INCLUDING SOIL EROSION AND SEDIMENT CONTROL MEASURES.
 - CAPPING AND TERMINATION OF ALL REMAINING SERVICE CONNECTIONS TO THE PROPERTY.
 - FLOOD MITIGATION MEASURES INCLUDING SWALES AND DETENTION BASIN/FLOOD STORAGE AREA.
 - TREE REMOVAL AND PROTECTION WORKS ASSOCIATED WITH THE DEMOLITION OF EXISTING SITE IMPROVEMENTS.
 - CARRYING OUT OF SUBSEQUENT CONTAMINATION INVESTIGATIONS AND ASSOCIATED REMEDIATION WORKS IF REQUIRED FOLLOWING DEMOLITION OF EXISTING SITE IMPROVEMENTS.

1 DEMOLITION PLAN
 SCALE 1 : 500

Demolition Plan - Structures



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Client **SINSW**

Project No. **220133.00**

Project **22 Winbourne St, West Ryde NSW 2114
 Lot 1 DP 1274125**

Drawing Title **DEMOLITION PLAN**

Document Control Status: **DEVELOPMENT APPLICATION**

Co-ordinated: **BHD** Drawn: **OM**

Project Architect: **BHD** Scale: **1 : 500 @ A1**

Project Director: **AS** Date: **04/08/21**

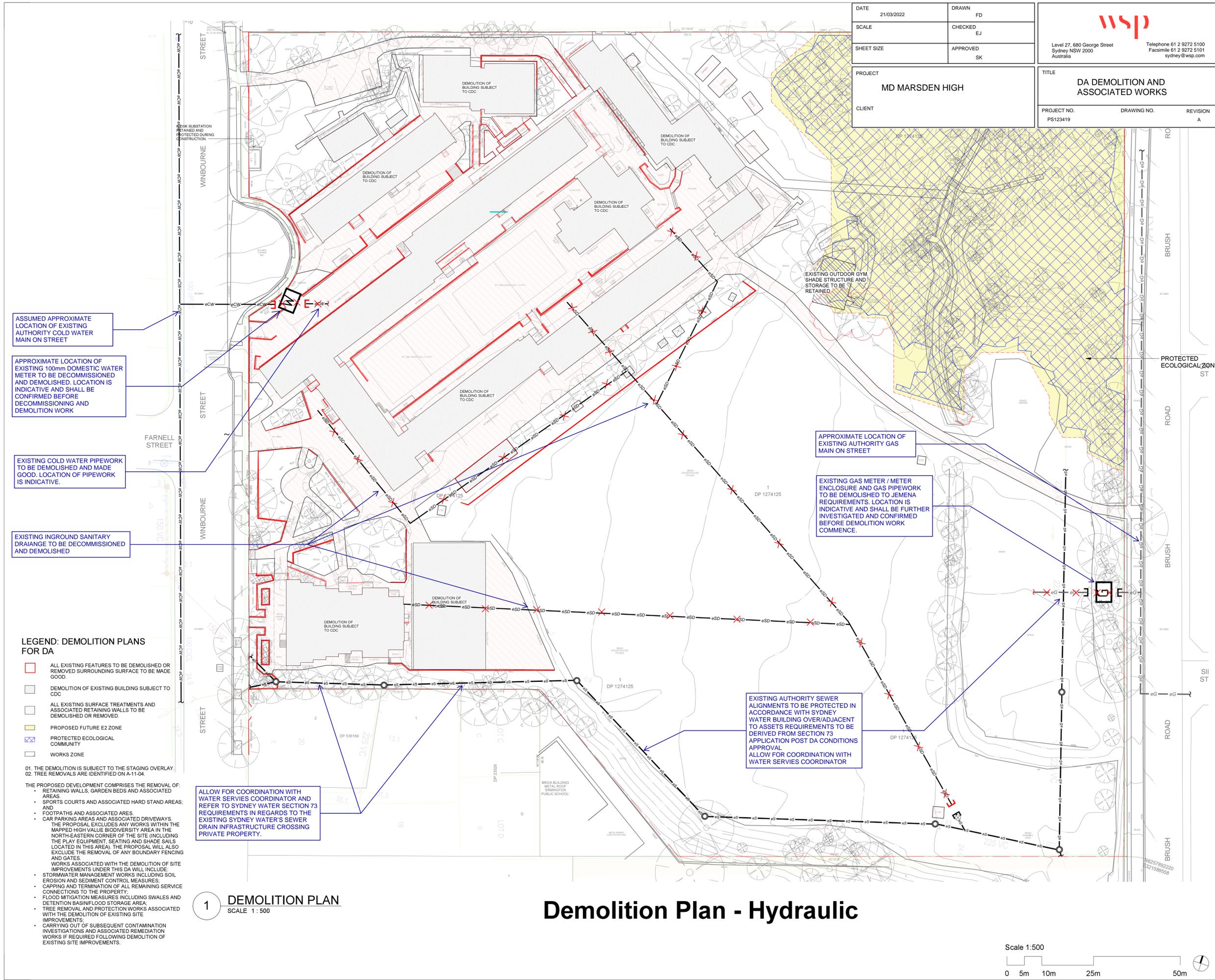
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SCALE		CHECKED	EJ
SHEET SIZE		APPROVED	SK
PROJECT		TITLE	
MD MARSDEN HIGH		DA DEMOLITION AND ASSOCIATED WORKS	
CLIENT		PROJECT NO.	DRAWING NO.
		PS123419	
		REVISION	A

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A	PLANNING UPDATES	BHD	17.02.2022
B	PLANNING UPDATES	BHD	28.02.2022
C	E2 BOUNDARY UPDATE	BHD	08.03.2022



ASSUMED APPROXIMATE LOCATION OF EXISTING AUTHORITY COLD WATER MAIN ON STREET

APPROXIMATE LOCATION OF EXISTING 100mm DOMESTIC WATER METER TO BE DECOMMISSIONED AND DEMOLISHED. LOCATION IS INDICATIVE AND SHALL BE CONFIRMED BEFORE DECOMMISSIONING AND DEMOLITION WORK

EXISTING COLD WATER PIPEWORK TO BE DEMOLISHED AND MADE GOOD. LOCATION OF PIPEWORK IS INDICATIVE.

EXISTING INGROUND SANITARY DRAINAGE TO BE DECOMMISSIONED AND DEMOLISHED

APPROXIMATE LOCATION OF EXISTING AUTHORITY GAS MAIN ON STREET

EXISTING GAS METER / METER ENCLOSURE AND GAS PIPEWORK TO BE DEMOLISHED TO JEMENA REQUIREMENTS. LOCATION IS INDICATIVE AND SHALL BE FURTHER INVESTIGATED AND CONFIRMED BEFORE DEMOLITION WORK COMMENCE.

EXISTING AUTHORITY SEWER ALIGNMENTS TO BE PROTECTED IN ACCORDANCE WITH SYDNEY WATER BUILDING OVER/ADJACENT TO ASSETS REQUIREMENTS TO BE DERIVED FROM SECTION 73 APPLICATION POST DA CONDITIONS APPROVAL ALLOW FOR COORDINATION WITH WATER SERVICES COORDINATOR

ALLOW FOR COORDINATION WITH WATER SERVICES COORDINATOR AND REFER TO SYDNEY WATER SECTION 73 REQUIREMENTS IN REGARDS TO THE EXISTING SYDNEY WATER'S SEWER DRAIN INFRASTRUCTURE CROSSING PRIVATE PROPERTY.

LEGEND: DEMOLITION PLANS FOR DA

- ALL EXISTING FEATURES TO BE DEMOLISHED OR REMOVED SURROUNDING SURFACE TO BE MADE GOOD.
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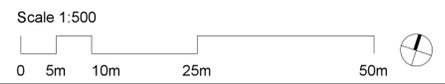
THE PROPOSAL EXCLUDES ANY WORKS WITHIN THE MAPPED HIGH VALUE BIODIVERSITY AREA IN THE NORTH-EASTERN CORNER OF THE SITE (INCLUDING THE PLAY EQUIPMENT, SEATING AND SHADE SAILS LOCATED IN THIS AREA). THE PROPOSAL WILL ALSO EXCLUDE THE REMOVAL OF ANY BOUNDARY FENCING AND GATES.

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1 DEMOLITION PLAN
 SCALE 1 : 500

Demolition Plan - Hydraulic



GENERAL NOTES:
 - ALL EXISTING SERVICES LOCATIONS ARE INDICATIVE AND ARE ASSUMED AS PER DBYD DOCUMENTATION.
 EXACT LOCATION OF ALL EXISTING SERVICES TO BE FURTHER INVESTIGATED AND CONFIRMED BEFORE DISCONNECTION AND DECOMMISSIONING WORK

ALL WORKS UNDER WSP HYDRAULIC SCOPE SHALL BE A MINIMUM OF 1M OFF PUBLIC SEWER.
 ALL WORKS SHALL COMPLY WITH ALL REGULATIVE AUTHORITIES.

LEGEN

HYDRAULIC PIPELINE TYPES

- STORMWATER DRAINAGE
- SANITARY / SEWER DRAINAGE
- COLD WATER
- NATURAL GAS
- RW COLD WATER
- FH FIRE HYDRANT WATER PIPE

EXISTING PIPELINE TYPES

- eSW EXISTING STORMWATER DRAINAGE
- eSD EXISTING SANITARY DRAINAGE
- eCW EXISTING COLD WATER PIPE
- eS EXISTING AUTHORITY SEWER DRAINAGE
- eG EXISTING GAS

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Client **SINSW**

Project No. **220133.00**

Project **22 Winbourne St, West Ryde NSW 2114
 Lot 1 DP 1274125**

Drawing Title **DEMOLITION PLAN**

Document Control Status: **DEVELOPMENT APPLICATION**

Co-ordinated:	BHD	Drawn:	OM
Project Architect:	BHD	Scale:	1 : 500 @ A1
Project Director:	AS	Date:	04/08/21
Drawing Number:	A-11-07	Revision:	C

PLOT STAMP DATE: 11/03/2022 8:59 AM

Rev	Description	By	Date
A	PLANNING UPDATES	BHD	17.02.2022
B	PLANNING UPDATES	BHD	28.02.2022
C	E2 BOUNDARY UPDATE	BHD	08.03.2022

EXISTING KIOSK SUBSTATION. THE CONTRACTOR SHALL LIAISE WITH AUSGRID AND ENSURE THAT THE FUSE AND CONSUMER MAINS CABLING ARE PHYSICALLY DISCONNECTED AND REMOVED IN A SAFE MANNER. CONTRACTOR TO LIAISE AND PAY ALL FEES AS REQUIRED.

NOTES

1. THE CONTRACTOR SHALL UNDERTAKE A DETAILED SURVEY AND SHALL ALSO REFER TO DIAL BEFORE YOU DIG PLANS TO IDENTIFY ALL EXISTING UNDERGROUND ELECTRICAL AND COMMUNICATIONS SERVICES.
2. ALL ELECTRICAL, COMMUNICATIONS AND SECURITY UNDERGROUND SERVICES SHALL BE IDENTIFIED, DISCONNECTED AND REMOVED FROM SITE.
2. THE CONTRACTOR SHALL VERIFY THE FINAL LOCATION OF SERVICES ON SITE.
3. ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH AS 3000, SUPPLY AUTHORITY REQUIREMENTS, NSW SERVICE RULES AND RELEVANT STANDARDS.
4. ALL WORKS SHALL BE UNDERTAKEN IN A SAFE MANNER BY AUTHORISED ELECTRICIANS.
5. ENSURE THAT NO WORK IS UNDERTAKEN ON LIVE CABLES. IT IS THE RESPONSIBILITY OF THE SERVICES / MAIN CONTRACTOR TO ENSURE THAT SAFE WORKING PROCEDURES ARE FOLLOWED AND ALL CABLES ARE CONFIRMED " NOT LIVE AND SAFELY DISCONNECTED " BEFORE ANY WORKS.
6. THIS DRAWING SHALL BE PRINTED AND READ IN COLOUR.

- LEGEND: DEMOLITION PLANS FOR DA**
- ALL EXISTING FEATURES TO BE DEMOLISHED OR REMOVED SURROUNDING SURFACE TO BE MADE GOOD.
 - DEMOLITION OF EXISTING BUILDING SUBJECT TO CDC
 - ALL EXISTING SURFACE TREATMENTS AND ASSOCIATED RETAINING WALLS TO BE DEMOLISHED OR REMOVED.
 - PROPOSED FUTURE E2 ZONE
 - PROTECTED ECOLOGICAL COMMUNITY
 - WORKS ZONE

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 02. TREE REMOVALS ARE IDENTIFIED ON A-11-04.

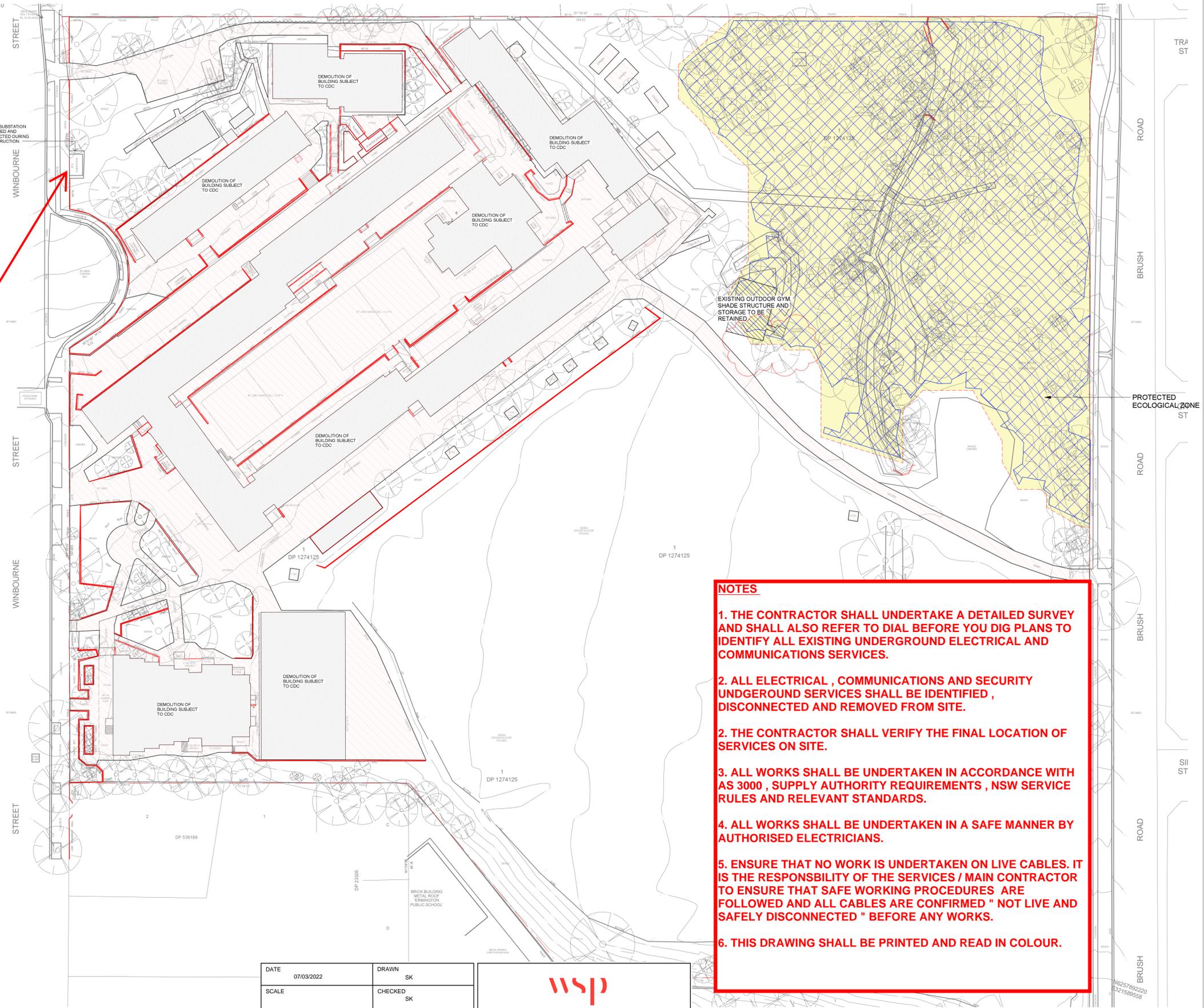
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1 DEMOLITION PLAN
 SCALE 1 : 500

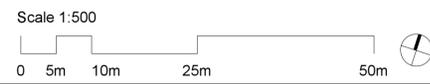
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CLIENT	WEST RYDE MULTI-SPORTS FACILITY		
TITLE	DA DEMO AND ASSOCIATED WORKS		
PROJECT NO.	PS123419	DRAWING NO.	
		REVISION	A

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Demolition Plan - Electrical



Services Engineers



Client **SINSW**

Project No. **PS123419**

Project
 22 Winbourne St, West Ryde NSW 2114
 Lot 1 DP 1274125

Drawing Title **DEMOLITION PLAN**

Document Control Status:
**ELECTRICAL AND COMMUNICATIONS SERVICES
 DEMOLITION DRAWING - DEMOLITION AND
 ASSOCIATED WORKS**

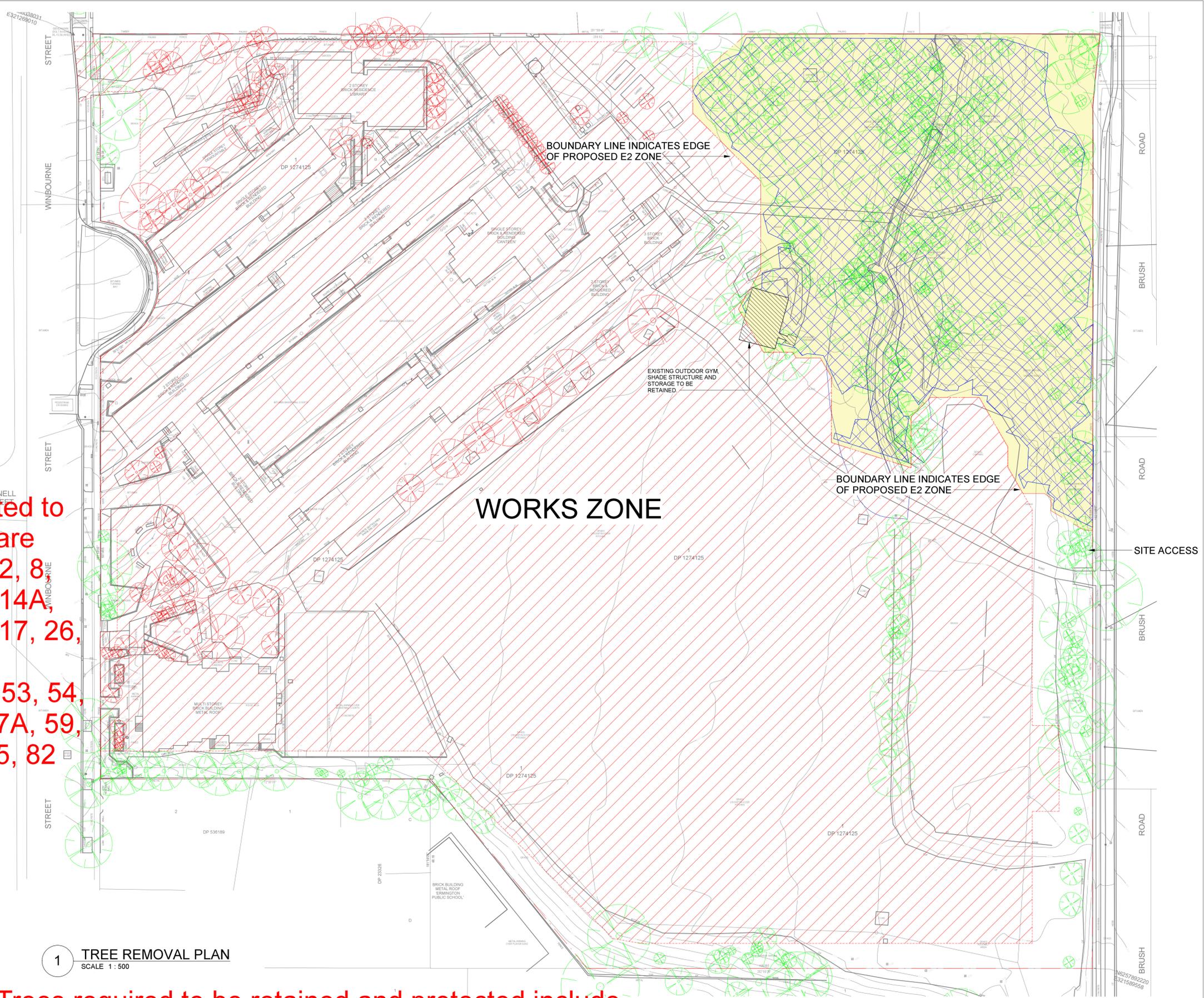
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Project Architect: BHD Scale: 1 : 500 @ A1

Project Director: AS Date: 04/08/21

Drawing Number: A-11-07 Revision: C

Rev	Description	By	Date
A	DEMOLITION DA	BHD	30.11.2021
B	TENDER ADDENDUM	BHD	12.01.2022
C	MAIN WORKS DA ISSUE	BHD	28.02.2022
D	E2 BOUNDARY UPDATE	BHD	08.03.2022
E	TREE REMOVAL UPDATE	BHD	16.05.2022



Trees permitted to be removed are
 Trees 1, 1A, 2, 8, 13, 13A, 14, 14A, 14B, 15, 16, 17, 26, 31, 51, 52, 52A (group), 53, 54, 55, 56, 57, 57A, 59, 72, 73, 74, 75, 82 and 83.

Trees required to be retained and protected include
 Trees 3, 4, 5, 6, 7, 7A, 12, 27, 28, 32, 33, 34, 35, 36, 37, 38, 39, 40, 58, 58A, 60, 61, 62, 63, 64, 64A, 65, 66, 67, 68, 71, 76, 77, 78, 79, 80 and 81.

- LEGEND: TREE REMOVALS**
- FFL X.XXX PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
 - FSL X.XXX PROPOSED FINISHED SLAB LEVEL (METRES) ABOVE DATUM.
 - RL X.XXX PROPOSED REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
 - EFFL X.XXX EXISTING FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.
 - EFSL X.XXX EXISTING FINISHED SLAB LEVEL (METRES) ABOVE DATUM.
 - ERL X.XXX EXISTING REDUCED SPOT LEVEL (METRES) ABOVE DATUM.
 - PROPOSED TREE REMOVAL
 - TREE RETAINED
 - NEW TREE
 - PROPOSED E2 ZONE
 - EXISTING PROTECTED ECOLOGICAL COMMUNITY
 - WORKS ZONE

1 TREE REMOVAL PLAN
 SCALE 1:500

01. PLEASE REFER TO ARBORIST REPORT FOR DETAILED SCHEDULE OF TREES

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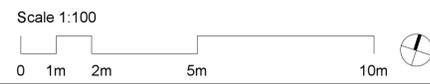
Client **SINSW**
 Project No. **220133.00**
 Project **22 Winbourne St, West Ryde NSW 2114 Lot 1 DP 1274125**

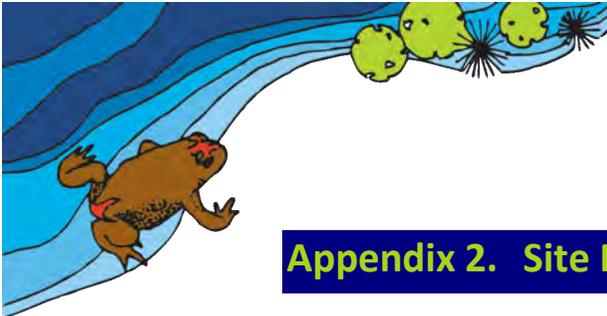
Drawing Title **TREE REMOVAL PLAN**

Document Control Status:
DEMOLITION AND ASSOCIATED WORKS

Co-ordinated:	BHD	Drawn:	OM
Project Architect:	BHD	Scale:	As indicated @ A1
Project Director:	AS	Date:	02/24/21
Drawing Number:	A-11-03	Revision:	E

Tree Removal Plan





Appendix 2. Site Plans

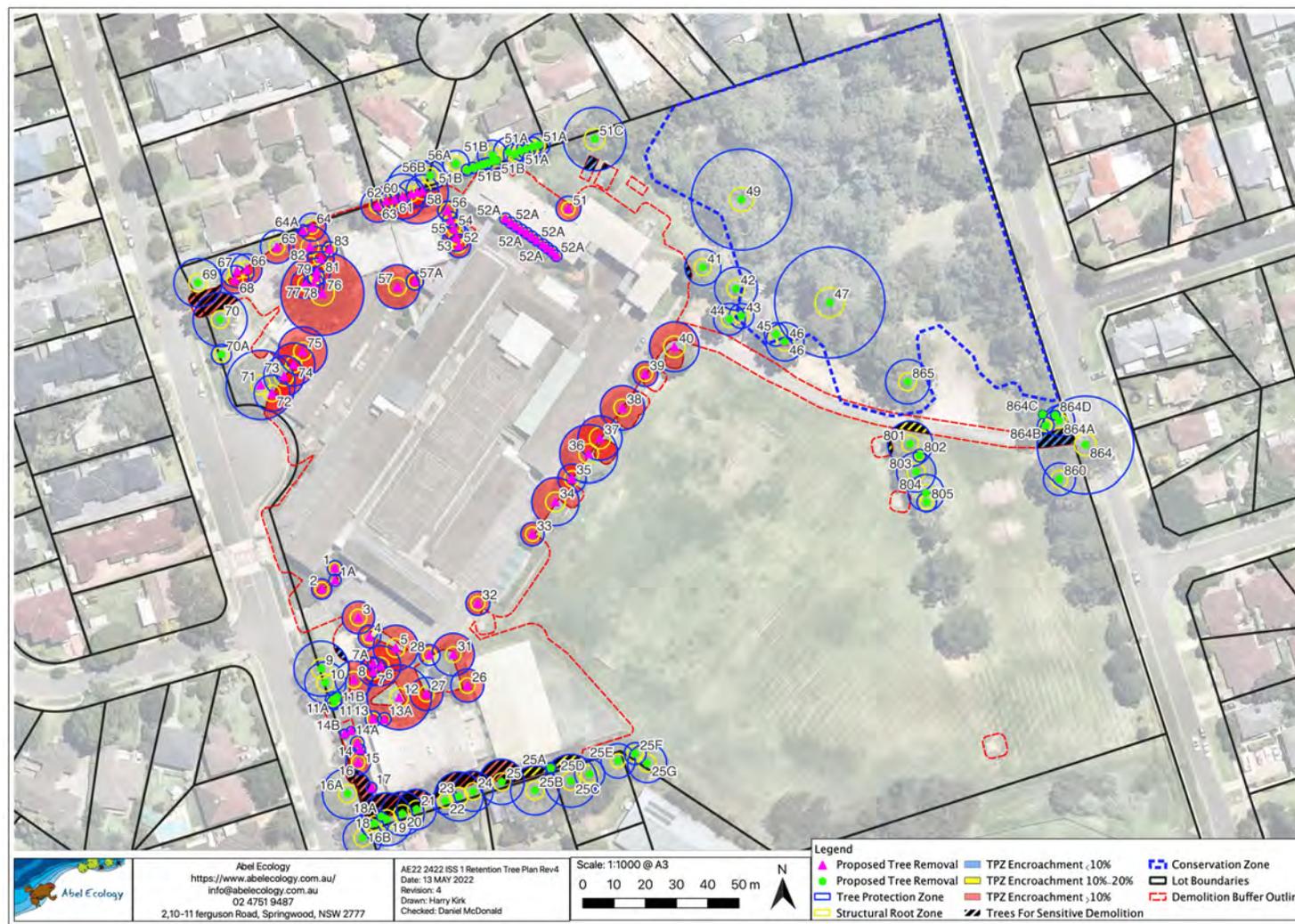


Figure 5 Tree Retention.

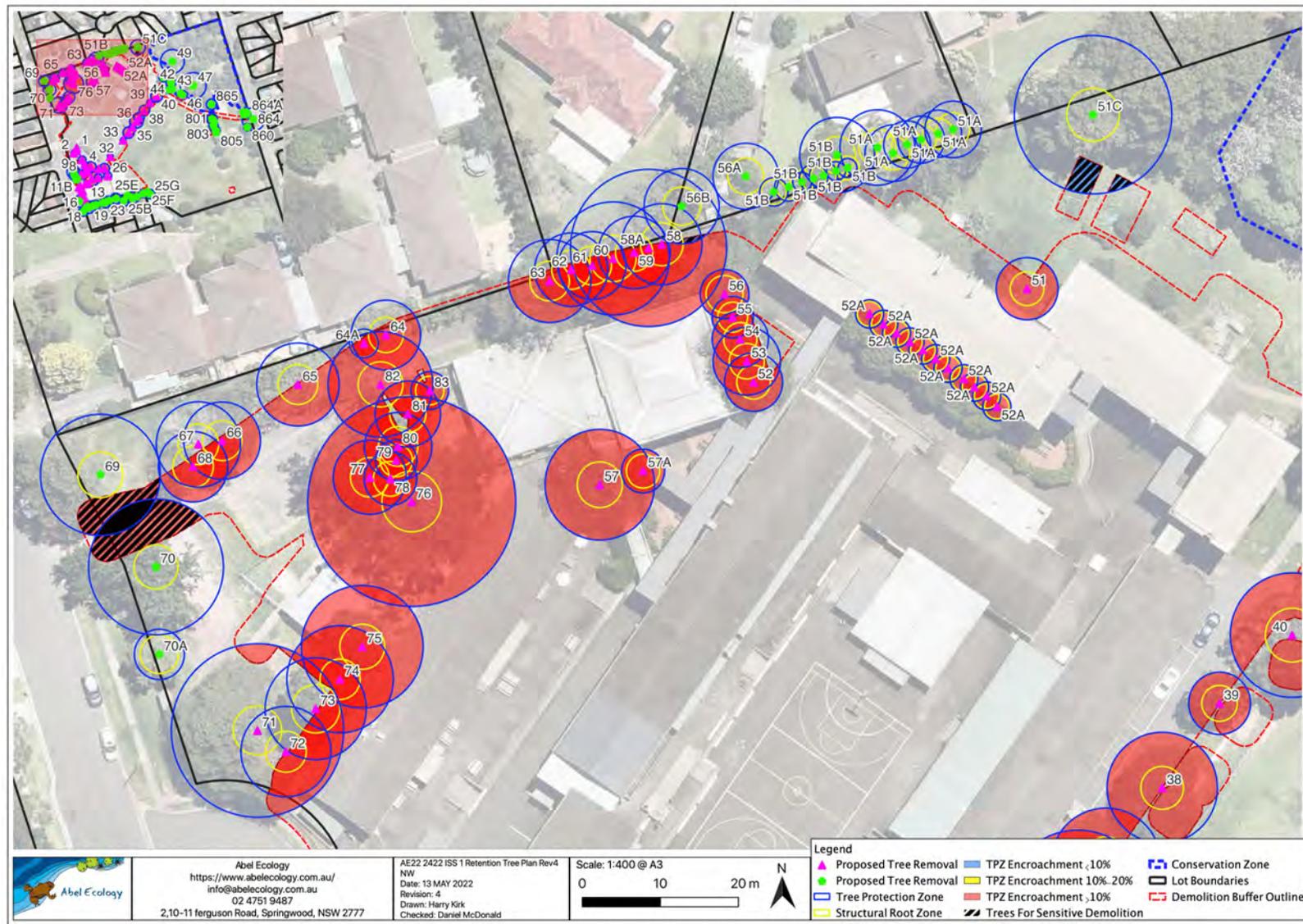
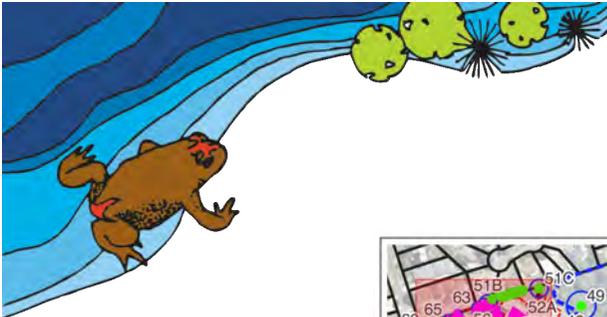


Figure 6 Tree Retention Plan - North West

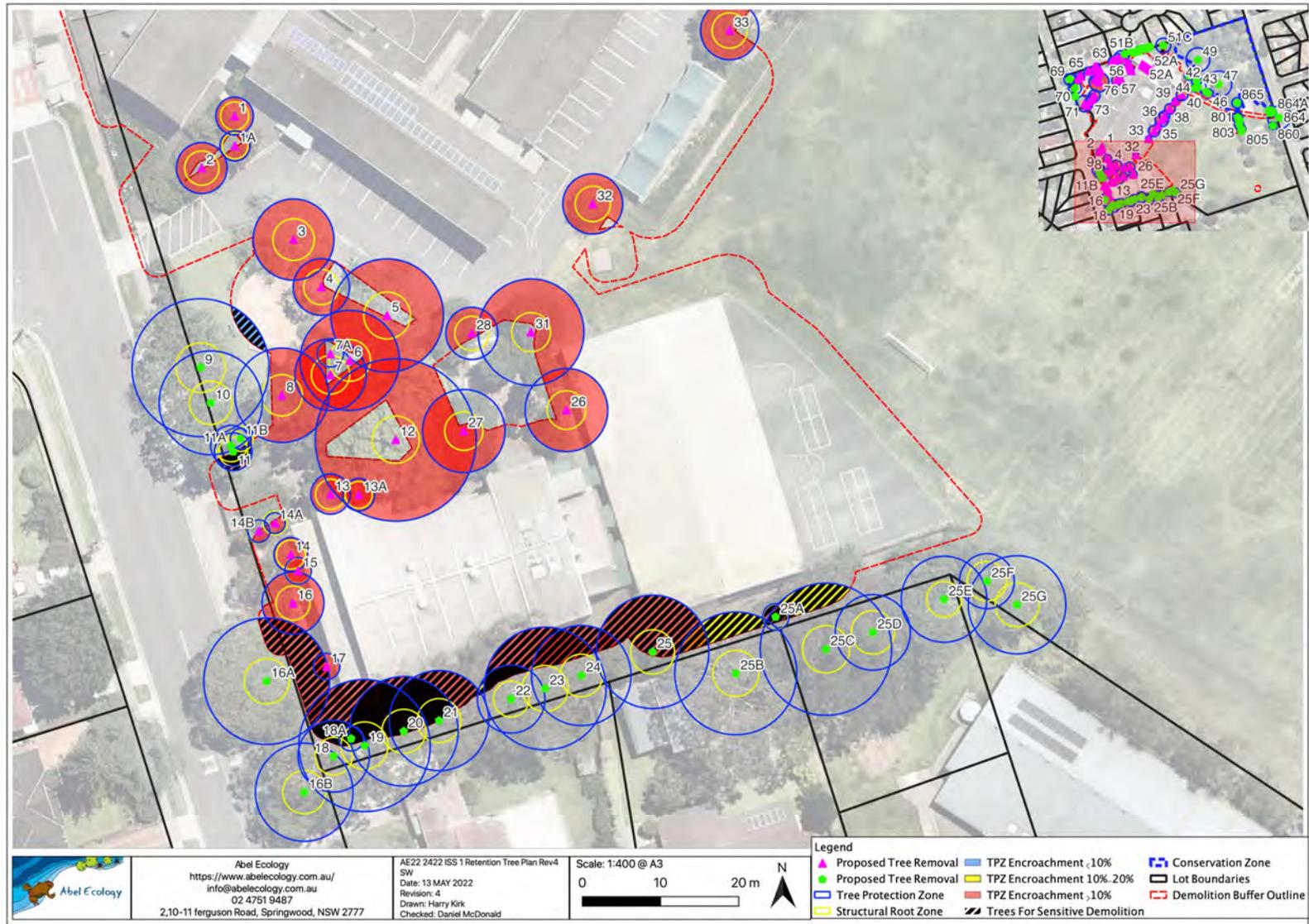


Figure 7 Tree Retention Plan - South West.

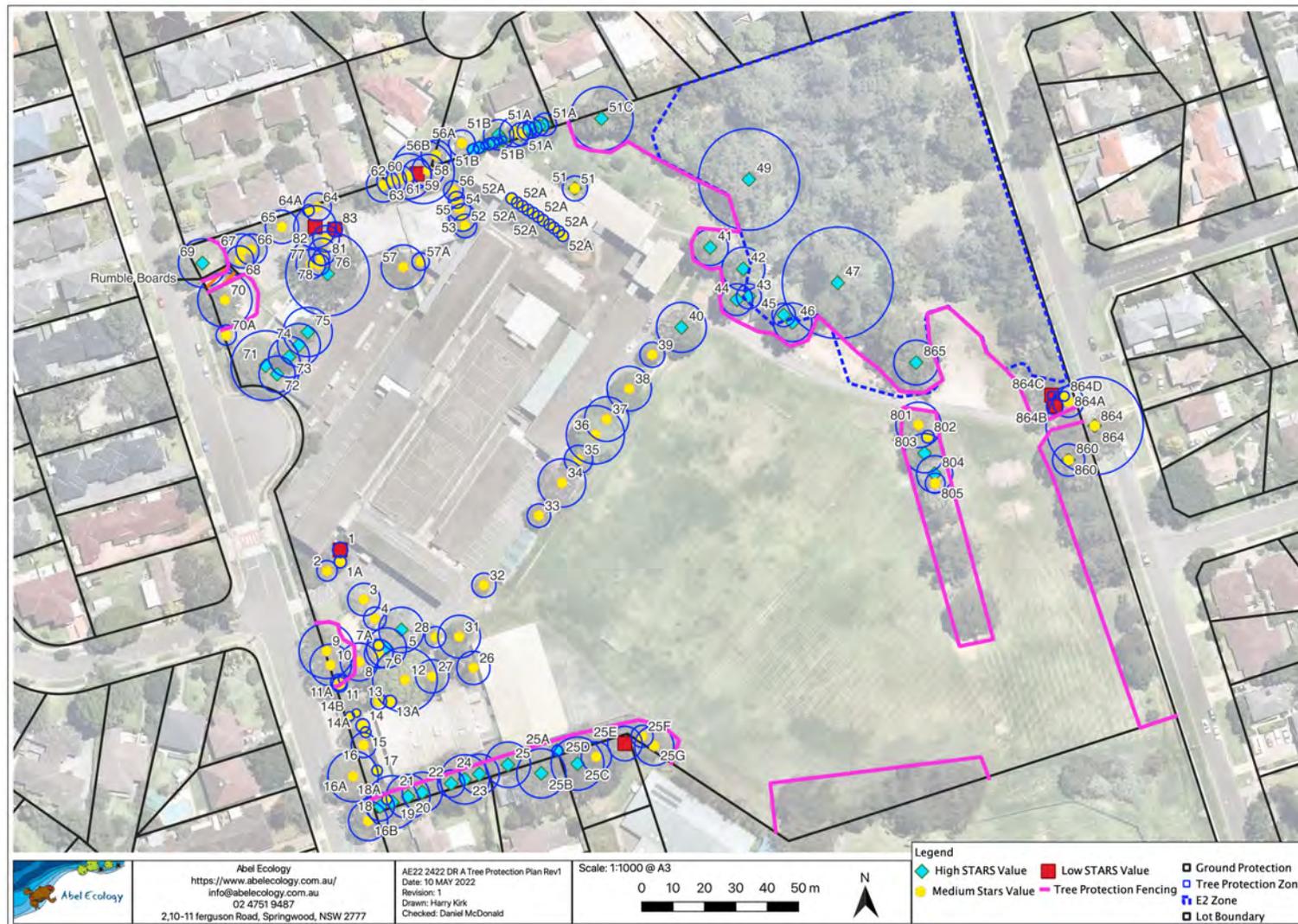
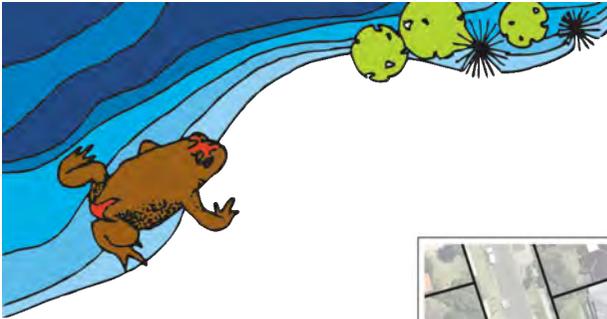


Figure 8 Tree Protection Plan.



LEGEND

- CD → CATCH DIVERSION DRAIN
- TM → TRAFFIC MANOEUVRING
- OFP → OVERLAND FLOW PATH
- PROPOSED SEDIMENTATION FENCE
- PROPOSED VEHICLE SHAKER GRID
- PROPOSED STABILISED SITE ACCESS
- PROPOSED STOCKPILE LOCATION
- PROPOSED HAYBALE FILTER
- PROPOSED HAYBALE FILTER
- PROPOSED MESH & GRAVEL INLET FILTER

SEDIMENT & EROSION CONTROL NOTES

- ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED, PLACED AND MAINTAINED IN ACCORDANCE WITH CITY OF RYDE COUNCIL SPECIFICATIONS AND LANDCOM'S 'SOIL AND CONSTRUCTION' MANUAL.
- ALL PERIMETER & SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN EARTH WORKS AND/OR CLEARING.
- THE SEDIMENT & EROSION CONTROL PLAN MAY REQUIRE FUTURE ADJUSTMENT TO REFLECT CONSTRUCTION STAGING. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THEIR OWN SEDIMENT AND EROSION CONTROL PLAN WHICH SUITS THE DESIGNED CONSTRUCTION STAGING.
- FILTRATION BUFFER ZONES ARE TO BE FENCED OFF AND ACCESS PROHIBITED TO ALL PLANT AND MACHINERY.
- ALL TEMPORARY EARTH BERMS, DIVERSIONS & SILT DAM EMBANKMENTS ARE TO BE MACHINE COMPACTED, SEEDED & MULCHED FOR TEMPORARY VEGETATION COVER AS SOON AS THEY HAVE BEEN FORMED.
- ALL SEDIMENT TRAPPING STRUCTURES AND DEVICES ARE TO BE INSPECTED AFTER STORMS FOR STRUCTURAL DAMAGE OR CLOGGING. TRAPPED MATERIAL IS TO BE REMOVED TO A SAFE LOCATION.
- ALL TOPSOIL IS TO BE STOCKPILED ON SITE FOR REUSE (AWAY FROM TREES AND DRAINAGE LINES). MEASURES SHALL BE APPLIED TO PREVENT EROSION OF THE STOCKPILES.
- ALL EARTHWORK AREAS SHALL BE ROLLED EACH EVENING TO SEAL THE EARTHWORKS.
- ALL FILLS ARE TO BE LEFT WITH A LIP AT THE TOP OF THE SLOPE AT THE END. ALL CUT AND FILL SLOPES ARE TO BE SEEDED AND STRAW MULCHED WITHIN 14 DAYS OF COMPLETION OF FORMATION U.N.O. BY LANDSCAPE ARCHITECTS.
- UPON COMPLETION OF ALL EARTHWORKS OR AS DIRECTED BY COUNCIL SOIL CONSERVATION TREATMENTS SHALL BE APPLIED SO AS TO RENDER AREAS THAT HAVE BEEN DISTURBED, EROSION PROOF WITHIN 14 DAYS.
- EROSION AND SILT PROTECTION MEASURES ARE TO BE MAINTAINED AT ALL TIMES.

Sediment and Erosion Control Plan

EXISTING FLOOD BASIN TO BE UTILISED AS SEDIMENT BASIN DURING CONSTRUCTION. BASIN TO BE PUMPED OUT IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS AND LANDCOM'S SOIL AND CONSTRUCTION MANUAL.

SEDIMENT & EROSION CONTROL PLAN

SCALE: 1:500

SCALE 1:500

SURVEY INFORMATION
SURVEYED BY LTS
DATUM: A.H.D.
ORIGIN OF LEVELS: PM1439 RL30.479

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
01	FOR DA ONLY	NH	NH	29.11.2021					

Client
SCHOOLS INFRASTRUCTURE NSW

Architect
COX ARCHITECTURE

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Project
22 WINBOURNE ST, WEST RYDE NSW

Title
SEDIMENT & EROSION CONTROL PLAN

Drawn	Designed	Date
M.Pereira	N.Heazlewood	MARCH 2021
Checked	Approved	Scale @A1
N.Heazlewood	A.Francis	1:500
Drawing number	Revision	
20D04_DA_SE11	01	

DRAFT CONDITIONS OF CONSENT

DEVELOPMENT DESCRIPTION:

Demolition of structures and associated hardstand areas and removal of trees.

GENERAL

The following conditions of consent included in this Part identify the requirements, terms and limitations imposed on this development.

- Approved Plans/Documents.** Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:

Document Description	Date	Plan No/Reference
Plans		
Demolition Plan – Structures	08.03.2022	A-11-07, Revision C
Demolition Plan – Hydraulic	08.03.2022	A-11-07, Revision C
Demolition Plan – Electrical	08.03.2022	A-11-07, Revision C
Tree Removal Plan (as amended in red)	16.05.2022	A-11-03, Revision E
Sediment and Erosion Control Plan	29.11.2021	20D04_DA_SE11, Revision 1
Sediment and Erosion Control Typical Sections and Details	29.11.2021	20D04_DA_SE02, Revision 1
Reports		
Detailed Site Investigation (Contamination) Report prepared by Douglas Partners	10.03.2022	99872.01, R.002.Rev7
Transport Impact Assessment prepared by Stantec	09.05.2022	300303425, Revision B
Preliminary Construction Management Plan prepared by CBRE	15.03.2022	-
Demolition Waste Management Plan prepared by WSP	17.05.2022	PS127646, Revision F
Construction Noise and Vibration Management Plan prepared by Marshall Day Acoustics	28.02.2022	Rp 001 r03 20210967
Construction Traffic Management Plan	22.02.2022	SCT_00219
Arborist Impact Assessment Report prepared by Abel Ecology (as amended by the conditions below)	17.05.2022	AE22-2422-Issue-1
Aboriginal Archaeological Due Diligence Assessment prepared by Comber Consultants	17.05.2021	IS395, Revision H

The following amendments shall be made (as marked in red on the approved plans):

- (a) Trees 3, 4, 5, 6, 7, 7A, 9, 10, 11, 11A, 11B, 12, 16A, 16B, 18, 18A, 19, 20, 21, 22, 23, 24, 25, 25A, 25B, 25C, 25D, 25E, 25F, 25G, 27, 28, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 49, 51A (group), 51B (group), 51C, 56A, 56B, 58, 58A, 60, 61, 62, 63, 64, 64A, 65, 66, 67, 68, 69, 70, 70A, 71, 76, 77, 78, 79, 80, 81, 801, 802, 803, 804, 805, 860, 864, 864A, 864B, 864C, 864D and 865 as shown on the Tree Removal Plan and Arborist Impact Assessment are required to be retained and protected.

The Development must be carried out in accordance with the amended plans approved under this condition.

(Reason: To ensure the development is carried out in accordance with the determination).

2. **Site Maintenance.** For the period the site remains vacant of any development the subject of this consent or any subsequent consent, the site is to be regularly maintained in a tidy manner such that it does not become overgrown with weeds or become a repository for the leaving or dumping of waste.

(Reason: To protect the amenity of the locality).

Protection of Adjoining and Public Land

3. **Hours of work.** Building activities (including demolition) may only be carried out between 7.00am and 6.00pm Monday to Friday (other than public holidays) and between 8.00am and 1.00pm on Saturday. No building activities are to be carried out at any time on a Sunday or a public holiday.

(Reason: To ensure reasonable standards of amenity for occupants of neighbouring properties).

4. **Illumination of public place.** Any public place affected by works must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

(Reason: To ensure public safety).

5. **Development to be within site boundaries.** The development must be constructed wholly within the boundaries of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath.

(Reason: To ensure that development occurs within the site boundaries).

6. **Public space.** The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without prior approval from Council.

(Reason: To ensure public safety).

Works on Public Road

7. **Public Utilities.** Compliance with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council etc) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.

(Reason: Access to public utilities).

8. **Roads Act.** Any works performed in, on or over a public road pursuant to this consent must be carried out in accordance with this consent and with the Road Opening Permit issued by Council as required under section 138 of the Roads Act 1993.

(Reason: To ensure compliance with the requirements of the Roads Act 1993).

City Works – Traffic

9. **Traffic Management.** Traffic management procedures and systems must be in place prior to any demolition works commencing and practised during demolition works to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems. These procedures and systems must be in accordance with AS 1742.3 - 2019 and Part 8.1 of City of Ryde *Development Control Plan 2014: Construction Activities*.

(Reason: This condition is to ensure that appropriate measures/controls are in place to assist with the safety of all affected road users within the public domain when construction works are being undertaken).

Landscape Architect/Arborist

10. **Tree Retention.** The following trees (as referenced in the Arborist Impact Assessment Report prepared by Abel Ecology and dated 17 May 2022) must be retained and protected: Trees 3, 4, 5, 6, 7, 7A, 9, 10, 11, 11A, 11B, 12, 16A, 16B, 18, 18A, 19, 20, 21, 22, 23, 24, 25, 25A, 25B, 25C, 25D, 25E, 25F, 25G, 27, 28, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 49, 51A (group), 51B (group), 51C, 56A, 56B, 58, 58A, 60, 61, 62, 63, 64, 64A, 65, 66, 67, 68, 69, 70, 70A, 71, 76, 77, 78, 79, 80, 81, 801, 802, 803, 804, 805, 860, 864, 864A, 864B, 864C, 864D and 865.

(Reason: To ensure all trees capable of retention are appropriately retained and protected).

11. **Tree Removal.** The following trees (as referenced in the Arborist Impact Assessment Report prepared by Abel Ecology and dated 17 May 2022) are approved for removal: Trees 1, 1A, 2, 8, 13, 13A, 14, 14A, 14B, 15, 16, 17, 26, 31, 51, 52, 52A (group), 53, 54, 55, 56, 57, 57A, 59, 72, 73, 74, 75, 82 and 83.

(Reason: To facilitate the proposed demolition works).

12. **Project Arborist.** A Project Arborist with minimum AQF level 5 qualifications is to be engaged to ensure adequate tree protection measures are put in place for all trees to be retained on the subject site and neighbouring allotments in accordance with AS4970-2009 Protection of trees on development sites and the Arborist Impact Assessment Report prepared by Abel Ecology dated 17 May 2022. All trees are to be monitored to ensure adequate health throughout the construction period is maintained. Additionally, all work within the Tree Protection Zones is to be supervised by the Project Arborist throughout construction. Details of the Project Arborist are to be submitted to Council prior to work commencing.

(Reason: To ensure a suitably qualified Arborist is appointed and made responsible for the protection of trees).

PRIOR TO COMMENCEMENT OF WORKS

Prior to the commencement of any demolition, excavation, or building work the following conditions in this Part of the Consent must be satisfied, and all relevant requirements complied with at all times during the operation of this consent.

13. **Site Sign**
- (a) A sign must be erected in a prominent position on site, prior to the commencement of construction:
- (i) showing the name, address and telephone number of the Licensed Demolition Company or person responsible for carrying out works;

- (ii) showing the name of the principal contractor (if any) or the person responsible for the works and a telephone number on which that person may be contacted outside working hours; and
- (iii) stating that unauthorised entry to the work site is prohibited.

(b) Any such sign must be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(Reason: Statutory requirement).

14. Excavation adjacent to adjoining land

- (a) If an excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must, at their own expense, protect and support the adjoining premises from possible damage from the excavation, and where necessary, underpin the adjoining premises to prevent any such damage.
- (b) The applicant must give at least seven (7) days notice to the adjoining owner(s) prior to excavating.
- (c) An owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

(Reason: Statutory requirement).

15. Safety fencing. The site must be fenced throughout demolition and/or excavation and must comply with Safework NSW requirements and be a minimum of 1.8m in height.

(Reason: Statutory requirement).

16. Digital Photographic Archival Recording. Prior to the commencement of any works, including the dismantling of fabric or demolition, a simplified and digital Photographic Archival Recording shall be undertaken and submitted to Council.

Written confirmation must also be obtained from Council's Heritage Advisor, confirming that the Photographic Archival Recording is of an acceptable quality that satisfies the requirements of this condition.

One complete digital copy of the Photographic Archival Recording shall be submitted to Council and shall contain:

- i) A brief report or introduction which explains the purposes of the Photographic Archival Recording and gives a brief description of the subject site, as well as details of the sequence in which images were taken. The report may also address the limitations of the photographic record;
- ii) A site plan and floor plan showing the existing site / building conditions / configuration, marked up to indicate where the photographs were taken from and the directional view of the photograph;
- iii) A catalogue of digital photographic images, which shall include:
 - a. Views to and from the site (possible from four compass points)
 - b. Views showing relationships to other relevant structures, landscape features and moveable items
 - c. All external elevations
 - d. Views of all external and internal spaces (e.g. courtyards, rooms, roof spaces, etc)
 - e. External and internal detail (e.g. joinery, construction joints, decorative features, paving types, windows, ceilings etc)

The Photographic Archival Recording is to be submitted to Council in a digital format as a single PDF document in high resolution.

(Reason: Heritage conservation).

17. **Pre-Demolition Dilapidation Survey.** A dilapidation survey is to be undertaken that addresses all properties (including any public place) that may be affected by the demolition work. The report is to include the existing public infrastructure in the vicinity of the development site and along the travel routes of all construction vehicles, up to 100m either side of the development site.

A copy of the dilapidation survey is to be submitted to the Certifying Authority and Council prior to commencement of works.

(Reason: To identify the condition of properties prior to works commencing.)

Environmental Health

18. **Asbestos (hazardous management strategy).** The preparation of an appropriate hazard management strategy by an appropriately licensed asbestos consultant pertaining to the removal of asbestos material is required. This strategy shall ensure that any such proposed demolition works involving asbestos are carried out in accordance with the requirements of the 'Code of Practice: How to Safely Remove Asbestos' published by WorkCover NSW. The strategy shall be submitted to Council prior to the commencement of any works. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated and that the site is rendered suitable for the development.

(Reason: To ensure risks associated with the demolition have been identified and addressed prior to demolition work commencing).

19. **Asbestos (signage).** On demolition sites where buildings are known to contain friable or non-friable asbestos material, standard warning signs containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm are to be erected in a prominent position on site visible from the street kerb. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site. Advice on the availability of these signs can be obtained by contacting the NSW WorkCover Authority hotline or their website www.workcover.nsw.gov.au.

(Reason: To comply with the requirements of the NSW WorkCover Authority).

City Works – Traffic

20. **Work Zones and Permits.** Prior to commencement of the demolition works, the applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site. Separate application is required with a Traffic Management Plan for standing of construction vehicles in a trafficable lane.

(Reason: Specific activities on public roads where Council is the consent authority requires Council approval prior to such activities being undertaken).

Landscape Architect/Arborist

21. **Tree Protection Plan and Specification.** A dedicated and detailed Tree Protection Plan and Specification is to be prepared by an AQF Level 5 consulting Arborist who is registered as a consulting arborist with either Arboriculture Australia or the Institute of Australian Consulting Arboriculturists. This document is to provide details and guidance as to how existing trees to be retained are to be protected during the demolition works. This document is to take into consideration all trees on site, on neighbouring property allotments and within the public

domain which may be affected by the proposal. The Tree Protection Plan and Specification is to be submitted to Council for review and approval prior to works commencing.

(Reason: To provide a suitable framework and guidance for tree protection prepared by a qualified professional).

22. **Tree Protection.** All tree protection works including installation of any fencing is to be undertaken prior to any demolition or site clearing works on site.

(Reason: To ensure suitable tree protection is in place prior to the commencement of any demolition works).

DEMOLITION CONDITIONS

The following conditions are imposed to ensure compliance with relevant legislation and Australian Standards, and to ensure that the amenity of the neighbourhood is protected.

A Construction Certificate is not required for Demolition.

23. **Provision of contact details/neighbour notification.** At least 7 days before any demolition work commences:

- (a) Council must be notified of the following particulars:
 - (i) The name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
 - (ii) The date the work is due to commence and the expected completion date
- (b) A written notice must be placed in the letter box of each property identified in the attached locality plan advising of the date the work is due to commence.

(Reason: To ensure adequate details are provided to Council and properties in the immediate area of the proposed works).

24. **Compliance with Australian Standards.** All demolition work is to be carried out in accordance with the requirements of the relevant Australian Standard(s).

(Reason: Statutory requirement).

25. **Excavation**

- (a) All excavations and backfilling associated with the development must be executed safely, properly guarded and protected to prevent the activities from being dangerous to life or property
- (b) A Demolition Work Method Statement must be prepared by a licensed demolisher who is registered with Safework NSW in accordance with AS 2601-2001: *The Demolition of Structures*, or its latest version. The applicant must provide a copy of the Statement to Council prior to commencement of demolition work.

(Reason: To ensure work is completed in an appropriate manner).

26. **Sediment/dust control.** No sediment, dust, soil or similar material shall leave the site during demolition work.

(Reason: To protect the amenity of the area).

27. **Asbestos.** Where asbestos is present during demolition work, the work must be carried out in accordance with the guidelines for asbestos work published by Safework NSW.

(Reason: Safety).

28. **Asbestos – disposal.** All asbestos wastes must be disposed of at a landfill facility licensed by the New South Wales Environmental Protection Authority to receive that waste. Copies of the disposal dockets must be retained by the person performing the work for at least 3 years and be submitted to Council on request.

(Reason: Safety).

29. **Waste management plan.** Demolition material must be managed in accordance with the approved waste management plan.

(Reason: To ensure demolition materials are disposed in an appropriate manner).

30. **Disposal of demolition waste.** All demolition waste must be transported to a facility or place that can lawfully be used as a waste facility for those wastes.

(Reason: To ensure demolition materials are disposed in an appropriate manner).

31. **Protection of Aboriginal Heritage.** During works the recommendations of the Aboriginal Archaeological Due Diligence report prepared by Comber Consultants and dated May 2021 shall be implemented. The area surrounding Archer Creek which comprises high value biodiversity is to be protected by fencing as this area may contain items or areas of Aboriginal significance. Unexpected finds protocols are to be in place during works, such as test excavations. Should any items of Aboriginal significance be identified, the applicant is responsible for applying for an Aboriginal Heritage Impact Permit (AHIP) and implementing the salvage measures required by the AHIP.

(Reason: To protect the Aboriginal significance of items should they be identified on the site during works).

32. **Post-demolition dilapidation report.** At the completion of demolition works, a post-demolition dilapidation report is to be prepared which clearly details the final condition of all property, infrastructure, natural and man-made features that were recorded in the pre-commencement dilapidation report. A copy of the dilapidation report is to be submitted to the Certifying Authority and Council at the completion of demolition works.

(Reason: To provide a record of any damage to adjoining properties and any public place at the completion of demolition works).

City Works – Traffic

33. **Demolition Pedestrian and Traffic Management Plan.** A Demolition Pedestrian and Traffic Management Plan (DPTMP) shall be prepared by a suitably qualified traffic engineering consultant and submitted to and approved by Council's Transport Department prior to the commencement of any demolition work.

Truck movements will be restricted during school zone periods between 8:00am – 9:30am and 2:30pm – 4:00pm due to the close proximity of the development site to the Meadowbank Primary and Secondary Schools. Truck movements must be agreed with Council's Traffic and Development Engineer prior to submission of the DPTMP.

All fees and charges associated with the review of this plan are to be paid in accordance with Council's Schedule of Fees and Charges with payment to be made prior to receipt of approval from Council's Transport Department for the DPTMP.

The DPTMP must include but not limited to the following:

- i. Make provision for all construction materials to be stored on site, at all times.
- ii. The DPTMP is to be adhered to at all times during the project.

- iii. Specify that all demolition vehicles are to enter & exit the site and/or work zone in a forward direction.
- iv. Specify construction truck routes and truck rates. Nominated truck routes are to be restricted to State Roads or non-light vehicle thoroughfare routes where possible.
- v. Specify the number of truck movements to and from the site during the demolition phase of the works. Temporary truck standing/ queuing in a public roadway/ domain in the vicinity of the site is not permitted unless approved by City Works Directorate.
- vi. Include Traffic Control Plan(s) prepared by a SafeWork NSW accredited designer for any activities involving the management of vehicle and pedestrian traffic and results in alterations to the existing traffic conditions in the vicinity of the site.
- vii. Specify appropriate parking measures for construction staff and sub-contractors to minimise the impact to the surrounding public parking facilities.
- viii. Specify that a minimum fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measures.
- ix. Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes, structures proposed on the footpath areas (hoardings, scaffolding or temporary shoring) and extent of tree protection zones around Council street trees.
- x. Take into consideration the combined construction activities of other development(s) and/or roadworks in the surrounding area. To this end, the consultant preparing the DPTMP must engage and consult with relevant stakeholders undertaking such works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities. These communications must be documented and submitted to Council prior to work commencing on site.
- xi. Specify spoil management process and facilities to be used on site.
- xii. Specify that the roadway (including footpath) must be kept in a serviceable condition for the duration of demolition. At the direction of Council, undertake remedial treatments such as patching at no cost to Council.
- xiii. Comply with relevant sections of the following documents:
 - The Australian Standard *Manual of Uniform Traffic Control Devices (AS1742.3-2019)*,
 - TfNSW' *Traffic Control at Work Sites* technical manual; and
 - Part 8.1 of City of Ryde *Development Control Plan 2014: Construction Activities*.

(Reason: This condition is to ensure that a plan is prepared to address traffic impacts during demolition works to minimise any inconvenience and safety risks to the public).

34. **Implementation of Demolition Pedestrian and Traffic Management Plan.** All works and demolition activities are to be undertaken in accordance with the approved Demolition Pedestrian and Traffic Management Plan (DPTMP). All controls in the DPTMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate SafeWork NSW accreditation. Should the implementation or effectiveness of the DPTMP be impacted by surrounding major development not encompassed in the approved DPTMP, the DPTMP measures and controls are to be revised accordingly and submitted to Council's Transport Department for approval. A copy of the approved DPTMP is to be kept onsite at all times and made available to the accredited certifier or Council on request.

(Reason: This condition is to ensure that the measures/protocols stated in the approved DPTMP are carried out by the builder when demolition works are being undertaken).

Environmental Health: Sediment and Erosion Control

35. **Sediment and Erosion Control measures.** Erosion and sediment control measures are to be installed in accordance with the publication 'Urban Stormwater: Soils and Construction "The Blue Book" 2004 (4th edition) prior to the commencement of any demolition, excavation or construction works upon the site. These measures are to be maintained throughout the entire works.

(Reason: To ensure soil and water management controls are in place before site works commence).

36. **Erosion and sediment control measures.** Works are not to result in sedimentation and or run-off from the approved works onto the adjoining properties and or public lands. The person having the benefit of this consent must ensure sediment is not tracked out from the development site.

(Reason: To ensure no adverse impacts on neighbouring properties).

Environmental Health: Waste Removal

37. **Asbestos (records of disposal and licensed waste facility).** During works involving demolition of asbestos containing materials, the contractor must submit to the applicant, copies of all receipts issued by the EPA licensed waste facility for friable or non-friable asbestos waste as evidence of proof of proper disposal within 7 days of the issue of the receipts.

(Reason: To ensure appropriate disposal of asbestos materials).

38. **Asbestos (handled and disposed of by licensed facility).** During demolition all friable and non-friable asbestos-containing waste material on-site shall be handled and disposed off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guidelines – Part 1 Classifying Waste (EPA 2014) and any other regulatory instrument as amended.

(Reason: To ensure appropriate disposal of asbestos materials).

39. **Waste data maintained.** During demolition a Waste Data file is to be maintained, recording building/demolition contractor's details and waste disposal receipts/dockets for any demolition or construction wastes from the site. These records must be retained and made available to Council on request.

(Reason: To confirm waste minimisation objectives are met).

40. **Storage and removal of wastes.** During demolition all demolition and construction wastes must be stored in an environmentally acceptable manner and be removed from the site at frequent intervals.

(Reason: To prevent any nuisance or danger to health, safety or the environment).

41. **Hazardous/intractable waste disposal.** During demolition hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of SafeWork NSW and the EPA, and with the provisions of:

- (a) Work Health and Safety Act 2011;
- (b) NSW Protection of the Environment Operations Act 1997 (NSW); and
- (c) NSW Department of Environment and Climate Change Environmental Guidelines; NSW EPA Waste Classification Guidelines.

(Reason: To ensure that the land is suitable for the proposed development and any contaminating material required to be removed from the property is removed in accordance with the prescribed manner).

Environmental Health: Contamination

42. **Contamination and Remediation.** The recommendations of the Detailed Site Investigation (Contamination) Report prepared by Douglas Partners and dated March 2022 shall be implemented, as follows:

- For buildings requiring demolition, the removal and disposal of the identified hazardous materials by an appropriately licensed and qualified contractor, at an appropriately licensed disposal facility;
- Validation / clearance of the demolition works area by a qualified occupational hygienist upon completion of demolition and removal of the buildings, confirming that there are no residual asbestos-containing materials or other hazardous materials remaining on the site;
- Additional investigation in building footprints (post demolition) including the analysis for herbicides within the footprint of the groundskeeping area of the school buildings; and
- Implementation of an Unexpected Finds Protocol such that any finds of contamination (e.g., asbestos) can be documented and managed under an appropriate management procedure.

(Reason: To comply with the statutory requirements of State Environmental Planning Policy (Hazards and Resilience) 2021).

43. **Requirement to notify about new contamination evidence.** Any new information which comes to light during demolition works which has the potential to alter previous conclusions about site contamination shall be notified to the Council and the Licensed Demolition Company or person responsible for carrying out works immediately.

(Reason: To ensure that the land is suitable for its proposed use and poses no risk to the environment and human health).

44. **Contaminated Land: Discovery of Additional Information.** Council and the applicant / person responsible for carrying out works must be notified as soon as practicable if any information is discovered during demolition work that has the potential to alter previous conclusions about site contamination.

(Reason: To ensure that the land is suitable for its proposed use and poses no risk to the environment and human health).

Environmental Health: Acoustic Impacts

45. **Acoustic Impacts.** The recommendations of the Construction Noise and Vibration Management Plan prepared by Marshall Day Acoustics and dated 28.02.2022 shall be implemented at all times.

Environmental Health: Contamination – Post Demolition

46. **Detailed site investigation report (post demolition).** The applicant must submit a detailed site investigation report for Council's consideration that assesses the building footprints. The detailed site investigation report must comply with the *Guidelines for Consultants Reporting on Contaminated Sites* (EPA, 1997) and demonstrate that the site is suitable for the intended future use, or that the site can be remediated to the extent necessary for the intended future use.

If remediation is required, the report should also set out the remediation options available for the site.

(Reason: To comply with the statutory requirements of State Environmental Planning Policy (Hazards and Resilience) 2021).

47. **Validation and clearance (post demolition).** The applicant must engage an Occupational Hygienist that has full membership with the Australian Institute of Occupational Hygienists to assess the impact of material that may contain asbestos upon the premises and the surrounding area. The assessment should include any areas with the potential to be affected

by asbestos contamination. The report prepared by the Occupational Hygienist assessing the premises shall be submitted to Council at the completion of the assessment.

(Reason: To ensure that the land poses no risk to the environment and human health).

Landscape Architect/Arborist

48. **Excavation within Tree Protection Zone.** Any excavation or grading/re-grading within the identified Tree Protection Zones of trees to be retained shall be carried out by hand using manual, non-motorised hand tools. Roots greater than 25mm are not to be damaged or severed without the prior written approval of the Project Arborist.

(Reason: To ensure all excavation works do not result in damage to existing tree roots).

49. **Fill Requirements.** All fill to be placed within the Tree Protection Zones is to be gap graded structural soils which allows for gaseous exchange and future root growth. The Project Arborist is to confirm suitability of the proposed material prior to installation.

(Reason: To ensure any fill to be placed within root zones is of a suitable type to minimise impacts to existing trees).

50. **Root Pruning.** Where root pruning is required, roots shall be severed with clean, sharp pruning implements and retained in a moist condition during the construction phase using hessian material or mulch where practical. Severed roots shall be treated with a suitable root growth hormone.

(Reason: To reduce the stress and negative impacts caused by any root pruning required for construction).

51. **Final Assessment of Trees.** At the completion of all demolition works, the Project Arborist is to carry out an assessment of all trees required to be retained as part of the development. This assessment is to be documented and submitted to Council and Licensed Demolition Company or person responsible for carrying out works. The document will also specify any necessary remediation works necessary to ensure the ongoing health and viability of trees required to be retained.

(Reason: To ensure the ongoing health and viability of trees nominated for retention).

52. **Site Amenities.** The temporary toilets and amenities to be installed at the site for worker's use are to be appropriately located in a position suitably distanced from the adjoining residential properties and maintained so as to avoid noise and odour impacts to neighbouring residents. The site amenities are to be removed from the site at the conclusion of demolition works.

(Reason: To protect the amenity of neighbouring properties).

End of conditions.