

Item 1**162 Wicks Road, Macquarie Park – LDA2025/0024****Replacement of the existing staff building.****Report prepared by:** Assessment Officer- Town Planner**Report approved by:** Senior Coordinator Development Assessment and Acting
Manager Development Assessment**City of Ryde
Local Planning Panel Report**

DA Number	LDA2025/0024
Site Address & Ward	162 Wicks Road, Macquarie Park Lot 15 DP 841065 East Ward
Zoning	E4 General Industrial
Proposal	Replacement of the existing office/staff room
Property Owner	City of Ryde
Applicant	Graham Bakewell
Report Author	Shafagh Sharifian
Lodgement Date	21 February 2025
Notification - No. of Submissions	24 February 2025 to 26 March 2025 – Notice from Lane Cove Council advising no objections
Cost of Works	\$82,500.00
Reason for Referral to LPP	Conflict of interest – Schedule 1: 1(a) Development for which the applicant or landowner is the Council.

Recommendation	Approval
Attachments	Attachment 1: Conditions of Consent Attachment 2: Proposed Plans

1. Executive Summary

This report considers a development application (DA) under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) at 'Porters Creek Depot' on land at 162 Wicks Road, Macquarie Park, which is legally described as Lot 15 DP 841065.

In accordance with the EP&A Act and Section 9.1 – Directions by the Minister, this application is reported to the Ryde Local Planning Panel for determination as it constitutes conflict of interest as the land is owned by City of Ryde.

This DA (LDA2025/0024) was lodged on 21 February 2025 and seeks consent for the replacement of an existing prefabricated staff building with a new prefabricated staff building of the same size within a small cluster of buildings near the site entrance of a waste facility with an area of 8.22 hectares.

This DA was notified between 24 February 2025 to 26 March 2025. Correspondence was received from Lane Cove Council stating they have no objections. No submissions were received objecting to the proposal.

Having regard to the matters for consideration under Section 4.15 of the EP&A Act, it is recommended DA No. LDA2025/0024 be approved subject to the recommended conditions of consent provided at Attachment 1.

2. The Site & Locality

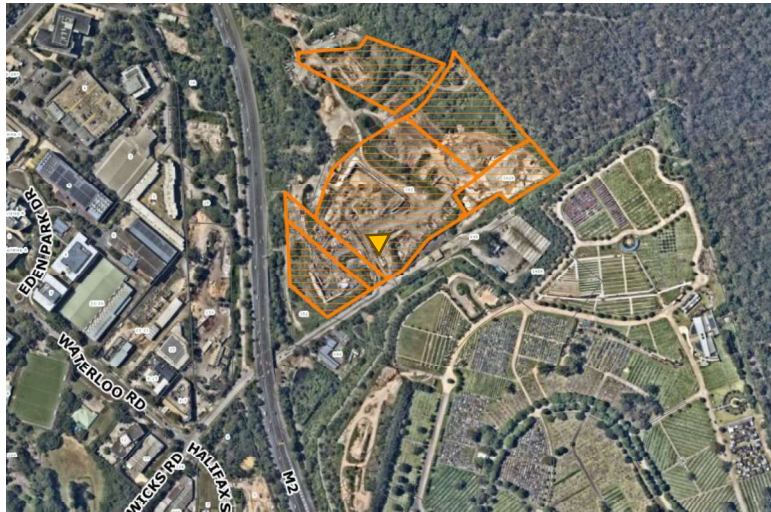


Figure 1 Aerial photograph of the site and locality

The site is legally described as Lot 15 DP 841065 and is known as 162 Wicks Road, Macquarie Park known as Porters Environmental Construction Materials Recycling Facility (ECoMRF), also commonly known as Porters Creek Depot.

Porters Creek Depot is Council's construction waste recycling site. It processes thousands of tonnes of concrete and asphalt annually. Recycled materials, including crushed asphalt and crushed concrete, are used in Council projects and sold to commercial customers. The facility services commercial customers such as landscaping and construction companies and is closed to the general public.

The site is irregular in shape with an area of 8.22 hectares and a frontage of approximately 406 metres to Wicks Road. The site is located at the eastern end of Wicks Road.

The site is a large waste facility and there is a small cluster of buildings near the site entrance that accommodate staff working at the site. Vehicular access is located adjacent to the office building for authorised vehicles only.

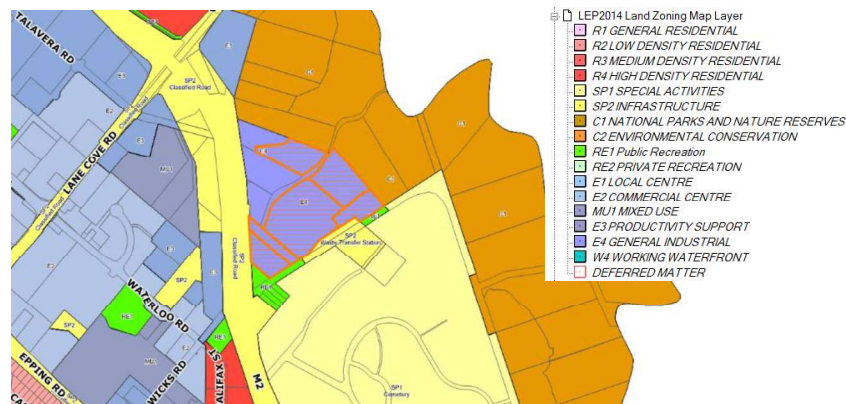


Figure 2 Zoning Map

The site is subject to Slope Instability Extensive Fill and is in proximity of Local Heritage Item 44 which is Northern Suburb Cemetery commonly known as Macquarie Park Cemetery and Crematorium. Parts of the north of the site is affected by flood and bushfire which are not in proximity of the proposed works.



Figure 3 Extract from Ryde Maps indicating areas mapped as containing Slope Instability Extensive Fill



Figure 4 Local Heritage Item 44 Northern Suburb Cemetery in proximity

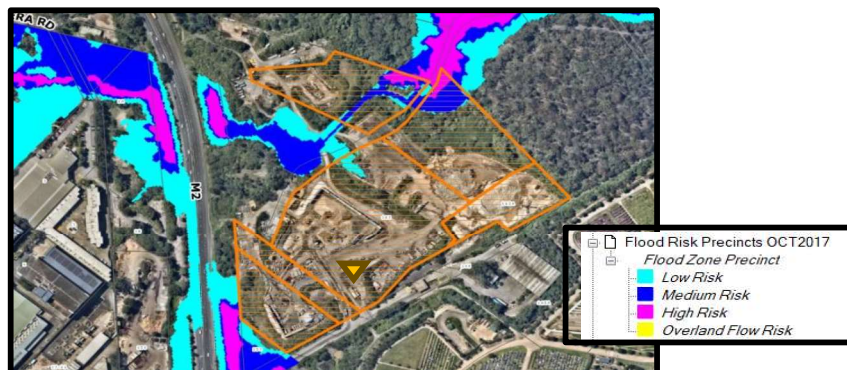


Figure 5 Extract from Ryde Maps indicating areas affected by flood

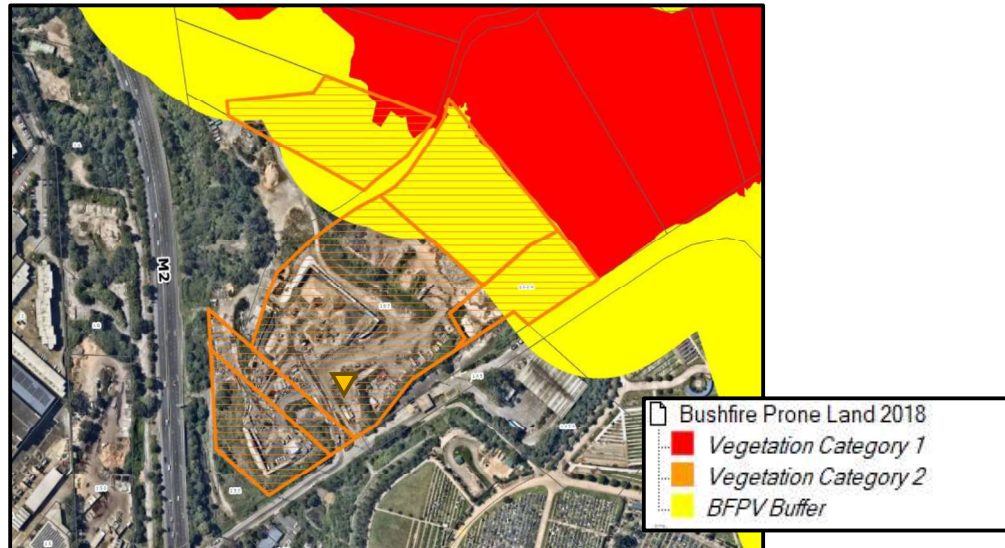


Figure 6 Extract from Ryde Maps indicating areas affected by Bushfire and BFPV Buffer



Figure 7 The site as viewed from Wicks Road

Adjoining properties

The site is adjoined to the east and north by Lane Cove National Park. The site is adjoined to the west by M2 Hills Motorway, and to the south by Wicks Road and No. 145 Wicks Road which is a privately owned Cleanaway Ryde Resource Recovery Centre. Macquarie Park Cemetery and Crematorium is to the south opposite Wicks Road.

3. The Proposal

The proposal involves replacing the existing prefabricated staff building with a new prefabricated staff building of the same size (3m x 6m) and in the same location. The building has a setback of 18m to Wicks Road.

The new staff building will have the same layout as the previous one, with the same entry location, one window at the front, and another at the rear. A sink will be added to the interior. The material of the wall and roof will be cladding with Colourbond steel Shale Grey colour.

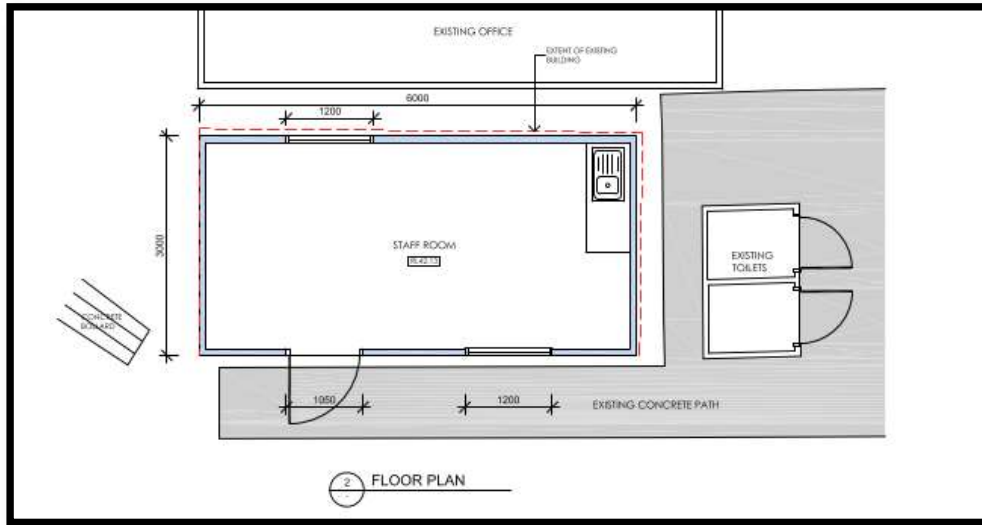


Figure 8 Proposed Floor Plan.



Figure 9 Existing demountable staff building.

4. Site and DA History

The subject site is an existing waste facility, acquired by Council in 1967 for waste management purposes, with operations commencing in 1970. The site is currently used for processing and reclaiming Council's engineering waste materials. In addition, it serves commercial customers, including landscaping and construction companies, and is closed to the general public.

The history of the current application is as follows:

Date	Comment
24 February 2025	Subject DA lodged with Council.
24 February 2025 – 26 March 2025	The DA was notified to surrounding properties. In response, correspondence was received from Lane Cove Council stating they have no objections. No submissions were received objecting to the proposal.
25 March 2025	A site inspection was conducted by the Assessment Officer.

5. PLANNING ASSESSMENT

Environmental Planning and Assessment Act 1979

Objects of EP&A Act

Section 1.3 of the EP&A Act contains the following relevant objectives:

1.3 Objects of Act

(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,

(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,

(c) promote the orderly and economic use and development of land,

(g) to promote good design and amenity of the built environment,

(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,

(j) to provide increased opportunity for community participation in environmental planning and assessment.

The proposed development replaces an existing rundown office/staff room with a new and identical office/staff room. This will be consistent with the orderly and economic use of the land. As a result, the proposal is consistent with the relevant objects of the EP&A Act.

5.1 State Environmental Planning Instruments

Instrument	Proposal	Compliance
State Environmental Planning Policy (Biodiversity and Conservation) 2021		
Chapter 2 Vegetation in non-rural areas		
The objective 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 proposal does not include tree removals and is considered satisfactory.	Yes
Chapter 6 Water catchments		
This Plan applies to the whole of the Ryde Local Government Area. The aims of the Plan are to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways by establishing	Given the nature of the project and the location of the site, there are no specific controls that directly apply to this proposal.	Yes

planning principles and controls for the catchment as a whole.		
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5.2 Ryde Local Environmental Plan 2014 (RLEP 2014)

Under the provisions of RLEP 2014, the subject site is zoned E4 General Industrial. The proposal is for the replacement of a demountable office/staff room associated with the existing Porters Creek Depot. The proposal does not seek change of use, and the premises will continue to be used as a resource recovery facility, which is defined as:

Resource recovery facility means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration.

A resource recovery facility is permitted with consent under Zone E4 General Industrial. The proposed replacement of the existing office/staff room is an ancillary use of the facility.

The relevant objectives for the E4 General Industrial zone are as follows:

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial use.
- To encourage employment opportunities.

The replacement of the demountable office/staff room supports the provision of industrial and related uses by enhancing staff facilities within the resource recovery facility. This upgrade ensures the continued efficient and viable use of the land for industrial purposes and promotes employment opportunities by improving working conditions for staff.

Consideration of Part 4 Principal development standards

There are no requirements for height of buildings and floor space ratio for this site.

The proposal is for replacement of the staff building in an industrial site with a total site area of 8.22 hectares. The height and floor area of this new structure is consistent with the existing office/staff room.

Additional RLEP Clauses

Clause	Proposed	Compliance
5.10 - Heritage Conservation		
The objectives of this clause are: a) to conserve the environmental heritage of Ryde, b) to conserve the heritage significance of heritage items and heritage conservation	The site is in proximity of following local heritage item: <ul style="list-style-type: none"> • Item 44 - The Macquarie Park Cemetery and Crematorium. 	Yes

Clause	Proposed	Compliance
<p>areas, including associated fabric, settings and views,</p> <p>c) to conserve archaeological sites,</p> <p>d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>This heritage item is located to the south of the site across Wicks Road.</p> <p>The Macquarie Park Cemetery and Crematorium holds historical significance as an example of 1920s cemetery design, reflecting the social and cultural history of the local and Northern Suburbs communities.</p> <p>Due to the size of the development, distance from the heritage items, and the demountable office/staff room, being a replacement of the existing one, no adverse impact is anticipated.</p>	
5.21 - Flood Planning		
<p>The objectives of this clause are as follows:</p> <p>(a) to minimise the flood risk to life and property associated with the use of land,</p> <p>(b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change</p> <p>(c) to avoid significant adverse impacts on flood behaviour and the environment,</p> <p>(d) to enable the safe occupation and efficient evacuation of people in the event of a flood.</p>	<p>While a portion of the north of the site is designated as flood-prone, the area subject to flooding is situated at a significant distance from the proposed development.</p> <p>No objections have been raised by the Council Drainage Engineer regarding the proposal.</p>	Yes
5.23 - Public bushland		
<p>The objective of this clause is to protect and ensure the ecological viability of bushland, including rehabilitated areas in urban areas, by—</p> <p>(a) preserving biodiversity, habitat corridors and links between public bushland and other nearby bushland, and</p> <p>(b) preserving bushland as a natural stabiliser of the soil surface, and</p> <p>(c) preserving existing hydrological landforms, processes and functions, including natural drainage lines, watercourses, wetlands and foreshores, and</p> <p>(d) preserving the recreational, educational, scientific, aesthetic, environmental, ecological and cultural values and potential of bushland,</p>	<p>Lane Cove National Park is located to the north and east of the site. The proposal will not impact this adjoining bushland and is considered acceptable.</p>	Yes

Clause	Proposed	Compliance
(e) and mitigating disturbance caused by development.		
6.1 - Acid Sulphate Soils		
The objective of this clause is to ensure that development does not disturb, expose or drain acid sulphate soils and cause environmental damage.	The site is not mapped as being subject to acid sulphate soils.	Yes
6.2 - Earthworks		
The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	No earthworks proposed under this application. The proposal is considered to be consistent with the provisions of Clause 6.2(3).	Yes
6.4 - Stormwater management		
The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.	The proposal does not alter the stormwater management system for the site and the development remains consistent with the provisions of Clause 6.4(3)	Yes

5.3 Draft Environmental Planning Instruments

Nil.

5.4 Development Control Plans

Ryde Development Control Plan 2014 (RDCP 2014)

The RDCP 2014 does not contain specific controls relating to development in land zoned E4 General Industrial. The development is replacement of a small-scale demountable building with a floor area of 19m² and a setback of 18m from the Wicks Road boundary.

The proposal is subject to the provisions of the following parts of RDCP 2014:

- Part 7.2: Waste Minimisation & Management
- Part 8.2: Stormwater & Floodplain Management
- Part 9.3: Parking Controls
- Part 4.5: Macquarie Park Corridor

Consideration of the relevant controls is as follows:

Waste Minimisation and Management

As required by the DCP, a satisfactory Site Waste Minimisation and Management Plan is included with the application. Conditions are imposed requiring its implementation.

Stormwater Management

It is proposed that the rainwater from the new building roof will drain as the existing building does. Council's development engineer found the solution satisfactory.

Parking Controls

The staff numbers on the site will not change and the proposal will therefore not generate requirement for any extra parking.

Macquarie Park Corridor

The site is highlighted in yellow in the Macquarie Park Corridor Map below. This part of the RDCP 2014 mainly contains controls relating to the urban structure of Macquarie Park and are not directly applicable to the proposed development. The proposal is consistent with this part of the DCP.

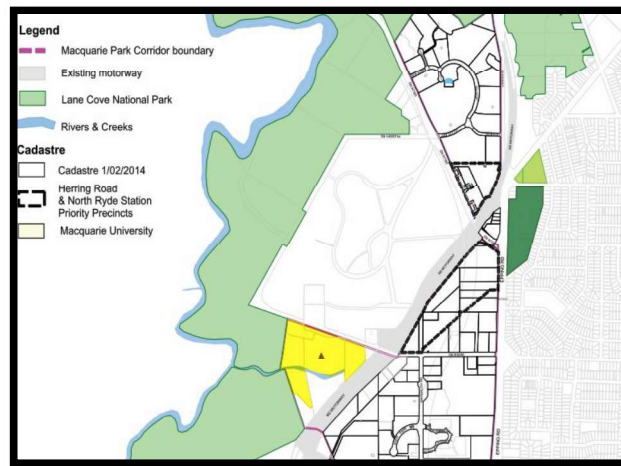


Figure 8 Location of the site within Macquarie Park Corridor

5.5 Planning Agreements OR Draft Planning Agreements

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

5.6 City of Ryde Section 7.11 Development Contributions Plan 2020

The City of Ryde Section 7.11 and Section 7.12 Contributions Plans apply to this site. This plan calculates a contribution given the anticipated increase in demand to local infrastructure which is calculated off an increase in residential units or gross floor area. As this development does not propose any increase in residential units or GFA, no council contribution is required to be paid under section 7.11.

The NSW Housing Productivity Contribution commenced on 1 October 2023. This contribution is calculated based off an increase in residential or commercial floor space. This DA does not propose an increase in either.

5.7 Any matters prescribed by the regulations

Environmental Planning and Assessment Regulation 2021

The Regulation underpins the day-to-day operation of the NSW planning system. The Regulation guides the processes, plans, public consultation, impact assessment and decisions made by local councils, the Department of Planning and others. Standard conditions are recommended relating to compliance with BCA and AS.

Section 66A – Council-related development applications

Section 66A ‘Council-related development applications—the Act, s 4.16(11)’ of the Regulation specifies that:

- 1) *A council-related development application must not be determined by the consent authority unless—*
 - (a) *the council has adopted a conflict of interest policy, and*
 - (b) *the council considers the policy in determining the application.*
- (2) *In this section—*
 - conflict of interest policy means a policy that—
 - (a) *specifies how a council will manage conflicts of interest that may arise in connection with council-related development applications because the council is the consent authority, and*
 - (b) *complies with the Council-related Development Application Conflict of Interest Guidelines published by the Department and available on the NSW planning portal, as in force from time to time.*

City of Ryde council adopted *Conflicts of Interest Policy: Council-Related Development Applications* on 4 April 2023. Under Clause 5.1 Management Controls and Strategies, the assessment of a low-risk application may be undertaken by Council staff.

A Low risk council related development under Section 3 Definitions of the policy includes DAs for the following kinds of development:

- a) *Internal alterations and additions to any building that is not a heritage item*
- b) *Advertising signage that complies with Council’s Development Control Plan requirements*
- c) *Maintenance and restoration of a heritage item*
- d) *Minor building structures projecting from the building façade over public land (such as awnings, verandas, bay windows, flagpoles, pipes, and services and sunshade structures*

The Policy sets out that the assessment of a low risk application may be undertaken by Council staff; and determination may be undertaken by the Manager Development Assessment under delegation. While the proposed development of replacing a like-for-like building is not a listed type of development; the proposal is considered consistent with the ‘flexibility’ offered within ‘*Council-related Development Application Conflict of Interest Guidelines*’ that reads *inter alia*:

In some circumstances, council may determine the risks associated with a council-related development are sufficiently low and no specific controls are

warranted. Where this is the case, council should still publicly communicate that fact to ensure transparency.

Where a council determines for a particular class of development that the risks of a conflict of interest are very low, it may decide to not have any management controls for a specified type of development unless there is some direct involvement of a councillor or a council staff member in their private capacity. This DA has been assessed by a Council Officer given its minor nature involving replacement of an existing office/staff room (being an ancillary use) with a similar office/staff room. The proposal is considered as having minimal impact; the use is not sensitive; and the site is not near any sensitive land uses. The DA is a 'like-for-like' replacement which is considered non-controversial and small-scale.

The consent authority for this DA is the RLPP in accordance with Schedule 1 of the Section 9.1 – Directions by the Minister, due to a conflict of interest as the landowner is Council.

6. The likely impacts of the development

The assessment demonstrates that the proposal will not have any noticeable adverse impacts upon any adjoining properties or the environment in general due to the nature of the development. All relevant issues regarding environmental impacts of the development are discussed within this report. The development is considered satisfactory in terms of environmental impacts.

7. Suitability of the site for development

The site is zoned E4 General Industrial. The proposal is for the replacement of an existing office/staff room. The assessment demonstrated in the proposal is consistent with the statutory requirements and policy controls. The assessment demonstrates the proposal will not result in any significant adverse impacts upon adjoining properties or the streetscape. Accordingly, the continued use of the site as a Resource recovery facility and associated office/staff room is considered to be suitable for the proposed development subject to the accompanying recommended conditions of consent.

8. The Public Interest

The public interest is best served by the consistent application of the requirements of relevant Environmental Planning Instruments and by Council ensuring that any adverse effects on the surrounding area and the environment is minimized. The proposal has been assessed against the relevant planning instruments and is considered to be acceptable. The proposal does not result in any significant adverse impacts upon adjoining properties or the streetscape. On this basis, the proposal is not considered to raise any issues that would be contrary to the public interest.

9. Submissions

In accordance with the Ryde Community Participation Plan the proposal was notified to owners of surrounding properties from 24 February 2025 to 26 March 2025. During the notification period, correspondence was received from Lane Cove Council stating they have no objections. No submissions were received objecting to the proposal.

10. Referrals

Development Engineer

The council's Senior Development Engineer supports the proposal, subject to conditions which are included in the recommended conditions of consent at Attachment 1.

Development Engineer's comment: The development essentially proposes the reconstruction of a relatively small office building and has no discernible impacts or changes in terms of Development Engineering matters (i.e. stormwater, parking, etc.). Conditions are advised.

11. Conclusion

After consideration of the development against section 4.15 of the *Environmental Planning and Assessment Act 1979* and the relevant statutory and policy provisions, it is recommended that the application be approved for the following reasons:

- The proposal is consistent with the objectives of the E4 General Industrial zone.
- The proposal is consistent with the statutory provisions set out in the *Environmental Planning and Assessment Act 1979*.
- The proposal does not result in any significant adverse impacts upon adjoining properties or the streetscape.
- The continued industrial use of the site is suitable, and the proposal is not contrary to the public interest.

12. Recommendation

- a) That the Ryde Local Planning Panel, as the consent authority, grant approval to Development Application No. LDA2025/0024 for the replacement of the existing office/staff room at 162 Wicks Road, Macquarie Park, subject to the recommended conditions of consent in **Attachment 1**.
- b) That Lane Cove Council be notified of the Panel's decision.

ATTACHMENTS

- 1 Recommended Conditions of Consent
- 2 Proposed plans

Report prepared by:
Shafagh Sharifian
Town Planner

Report approved by:
Holly Charalambous
Senior Coordinator Development Assessment

Sohail Faridy
Acting Manager Development Assessment

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	LDA2025/0024 PAN-511131
Applicant	G Bakewell C/- Graham Bakewell Architect 8 / 37 Harnett Avenue MARRICKVILLE NSW 2204
Description of development	Replacement of the existing office/staff room
Property	162 Wicks Road Macquarie Park Lot 15 DP 841065
Determination	Approved Consent Authority <ul style="list-style-type: none">Local Planning Panel
Date of determination	8/5/2025
Date on which the consent lapses	8/5/2030

Under section 4.18(1) of the Environmental Planning and Assessment Act 1979 (EP&A Act), notice is given that the above development application has been determined by the granting of consent using the power in section 4.16(1)(a) of the EP&A Act, subject to the conditions specified in this notice.

Shafagh Sharifian
Development Planner - Assessment Officer

Person on behalf of the consent authority

For further information, please contact the person above via Council's Customer Service Centre on 9952 8222.

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

GENERAL CONDITIONS

1)	<p>Approved plans and supporting documentation</p> <p>Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.</p> <table><tr><td>Plan Number:</td><td>Plan Title</td><td>Drawn by</td><td>Date of Plan</td></tr><tr><td>Project No. 2448, DWG No. DA02 Issue 1</td><td>Site Plan</td><td>Graham Bakewell</td><td>17.2.2025</td></tr><tr><td>Project No. 2448, DWG No. DA03 Issue 1</td><td>Plans</td><td>Graham Bakewell</td><td>17.2.2025</td></tr><tr><td>Project No. 2448, DWG No. DA05 Issue 1</td><td>Elevation</td><td>Graham Bakewell</td><td>17.2.2025</td></tr></table> <table><tr><td>Documents:</td><td>Prepared by</td><td>Date</td></tr><tr><td>Waste Management Plan</td><td>Graham Bakewell</td><td>4.2.2025</td></tr></table> <p>In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.</p> <p>Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>	Plan Number:	Plan Title	Drawn by	Date of Plan	Project No. 2448, DWG No. DA02 Issue 1	Site Plan	Graham Bakewell	17.2.2025	Project No. 2448, DWG No. DA03 Issue 1	Plans	Graham Bakewell	17.2.2025	Project No. 2448, DWG No. DA05 Issue 1	Elevation	Graham Bakewell	17.2.2025	Documents:	Prepared by	Date	Waste Management Plan	Graham Bakewell	4.2.2025
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Documents:	Prepared by	Date																					
Waste Management Plan	Graham Bakewell	4.2.2025																					
2)	<p>Design and Construction Standards</p> <p>All engineering plans and work inside the property shall be carried out in accordance with the requirements of the relevant Australian Standard. All Public Domain works or modification to Council infrastructure which may be located inside the property boundary, must be undertaken in accordance with Council’s DCP Part 8.5 (Public Civil Works) and Part 8.2 (Stormwater and Floodplain Management), except otherwise as amended by conditions of this consent.</p> <p>Condition Reason: To ensure that all works are undertaken in accordance with any relevant standard and DCP requirements.</p>																						
3)	<p>Hoardings</p> <p>(a) A hoarding or fence must be erected between the work site and any adjoining public place.</p> <p>(b) Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed.</p> <p>Condition Reason: To ensure public safety.</p>																						
4)	<p>Public Utilities and Service Alterations</p> <p>All mains, services, poles, etc., which require alteration due to works associated with the development, shall be altered at the Applicant’s expense. The Applicant shall comply with the requirements (including financial costs) of the relevant utility provider (e.g. AusGrid, Sydney Water, Telstra, TfNSW, Council, etc) in relation to any connections, works, repairs, relocation, replacement and/or adjustments to public infrastructure or services affected by the development.</p> <p>Condition Reason: Protection of infrastructure and compliance with relevant Authorities requirements.</p>																						
5)	<p>Restoration</p> <p>Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure as a result of the construction works associated with this development site, shall be undertaken by the Applicant in accordance with Council’s standards and specifications, and DCP Part 8.5 (Public Civil Works), to the satisfaction of Council.</p> <p>Condition Reason: To ensure the amenity and state of the public domain is maintained.</p>																						

6)	Road Activity Permits
	Prior to carrying out any work in, on or over a road reserve, consent from Council is required as per the Roads Act 1993. The applicant is required to review the "Road Activity Permits Checklist" (available from Council's website: https://www.ryde.nsw.gov.au/files/assets/public/forms-and-documents/2023-07-road-activity-permits-checklist.pdf) and apply for the relevant permits for approval by Council. Types of road activity permits potentially required include Road Use Permit, Work Zone Permit, Road / Footpath / Driveway / Nature Strip / Kerb & Gutter Opening Permit, Temporary Placement of Elevated Tower, Crane or Concrete Pump, Operation of a Crane Over Air Space Permit, Construction Hoarding Permit and Skip Bin on Nature Strip Permit. Penalties apply for failure to comply.
	Condition Reason: To ensure the amenity and state of the public domain is maintained.
7)	Protection of Public Domain
	The public domain must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without prior approval from Council.
	Condition Reason: To ensure public safety.

DEMOLITION CONDITIONS

8)	Compliance with Australian Standards
	All demolition work is to be carried out in accordance with the requirements of the relevant Australian Standard(s).
	Condition Reason: Statutory requirement.
9)	Waste Management Plan
	Demolition material must be managed in accordance with the approved waste management plan.
	Condition Reason: To ensure demolition materials are disposed in an appropriate manner.
10)	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.
	Condition Reason: To ensure demolition materials are disposed in an appropriate manner.

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

There are no conditions relevant to this section.

BEFORE BUILDING WORK COMMENCES

11)	Compliance with Australian Standards
	The development is required to be carried out in accordance with all relevant Australian Standards. Details demonstrating compliance with the relevant Australian Standard are to be submitted to the certifier prior to works commencing.
	Condition Reason: Statutory requirement.
12)	Safety Fencing
	Before any site works commences, the part of the site the subject of the approved works must be fenced and maintained throughout demolition and construction and must comply with SafeWork NSW requirements and be a minimum of 1.8m in height.
	Condition Reason: Statutory requirement.
13)	Site Sign
	A sign must be erected in a prominent position on site, prior to the commencement of construction:

	<p>(i) showing the name, address and telephone number of the certifier for the work,</p> <p>(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</p> <p>(iii) stating that unauthorised entry to the work site is prohibited.</p> <p>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.</p>
	Condition reason: Statutory requirement.

DURING BUILDING WORK

14)	<p>Hours of work</p> <p>Site work must only be carried out between the following times:</p> <ul style="list-style-type: none"> Monday to Friday - 7.00am and 7.00pm (other than public holidays) Saturday - 8.00am and 4.00pm <p>Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.</p> <p>Condition Reason: To protect the amenity of the surrounding area.</p>
15)	<p>Site maintenance</p> <p>The applicant must ensure that:</p> <ul style="list-style-type: none"> building materials and equipment are stored wholly within the work site unless an approval to store them elsewhere is held; the site is clear of waste and debris at the completion of the works. <p>Condition Reason: To ensure the site is appropriately maintained during construction.</p>
16)	<p>Traffic Management</p> <p>Traffic management procedures and systems must be implemented during the construction period to ensure a safe environment and minimise impacts to pedestrian and other vehicle traffic. Any traffic management procedures and systems must be in accordance with AS 1742.3 2019 and the DCP 2014 Part 8.1 (Construction Activities).</p> <p>Condition Reason: To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems.</p>
17)	<p>Stormwater Management</p> <p>Appropriate measures are to be implemented, such as the grading of surface levels in the vicinity of the works and extension of the stormwater system, to ensure that stormwater runoff from the development does not adversely impact downstream property and is managed in a manner which generally complies with the objectives of Council's DCP 2014 Part 8.2 (Stormwater and Floodplain Management) and associated annexures.</p> <p>Condition Reason: To ensure the works are aligned with the objectives of the City of Ryde 2014 DCP part 8.2.</p>

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

18)	<p>Removal of waste upon completion</p> <p>Prior to occupation:</p> <ol style="list-style-type: none"> all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of in accordance with the approved waste management plan; and written evidence of the waste removal must be provided to the satisfaction of the principal certifier.
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	Condition reason: To ensure waste material is appropriately disposed or satisfactorily stored.
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General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Council means the City of Ryde.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Local planning panel means Ryde Local Planning Panel.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

the collection of stormwater,

the reuse of stormwater,

the detention of stormwater,

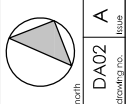
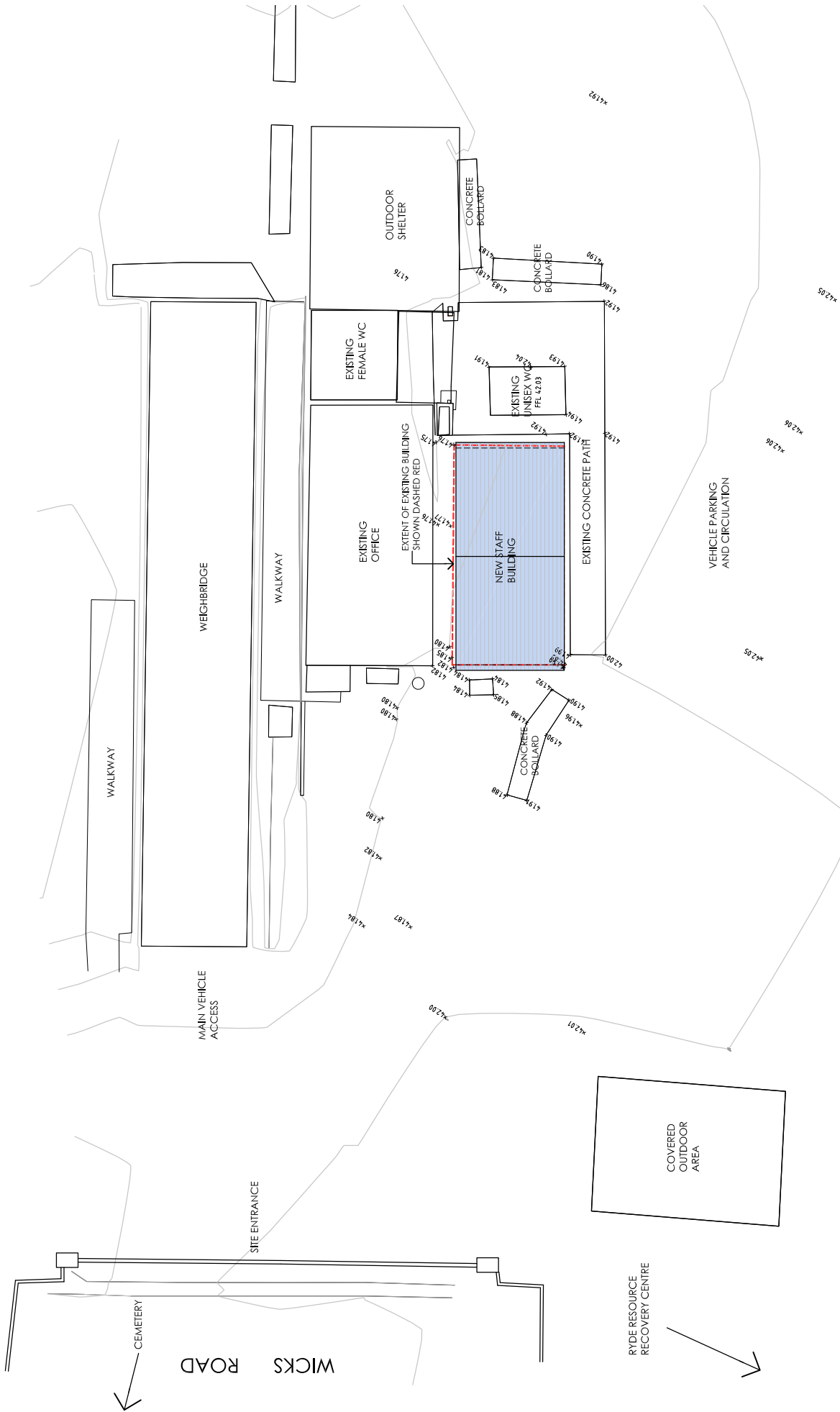
the controlled release of stormwater, and
connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means Sydney North Planning Panel (SNPP).



2448	project
1:120 @ A3	scale
January 2025	date

City of Ryde	client
Site & Site Analysis	project

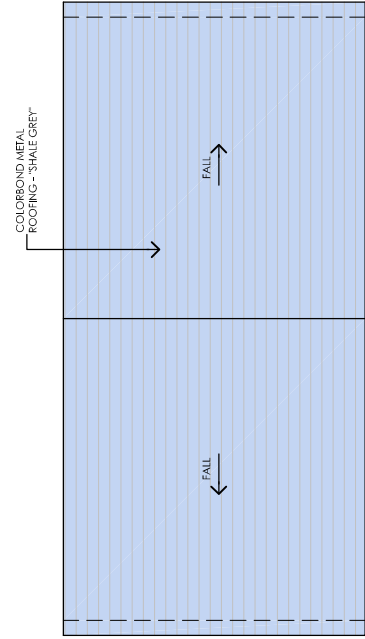
Replacement Staff Facilities	project
City of Ryde Depot	
160 Wicks Road	
North Ryde NSW	



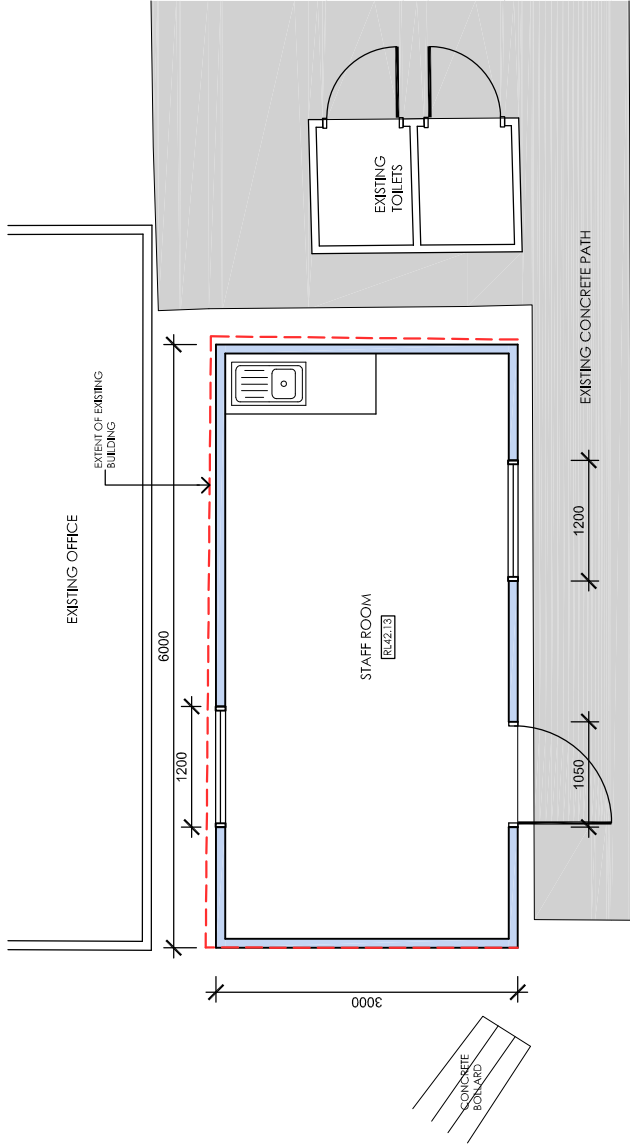
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architect	

All dimensions and levels are to be checked on site prior to any fabrication or commencement of work. The drawings are to be read in conjunction with the specification and contract documents. The drawing is COPYRIGHT © and shall not be used without consent of the architect.

	issue	date
A	Issue for DA Submission	17.02.25



1 ROOF PLAN



2 FLOOR PLAN

Issue	Date
A. Issue for DA Submission	17.02.25

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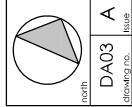
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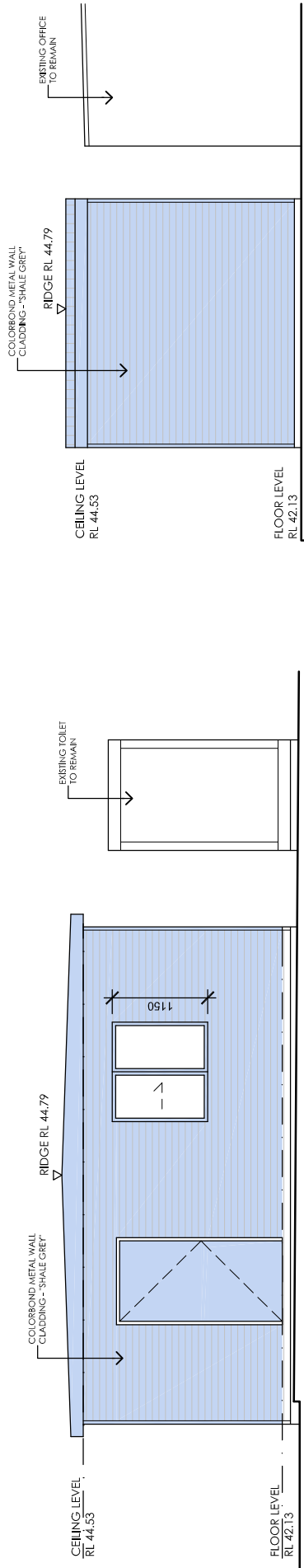


Replacement Staff Facilities
City of Ryde Depot
160 Wicks Road
North Ryde NSW

City of Ryde
Plans
drawing

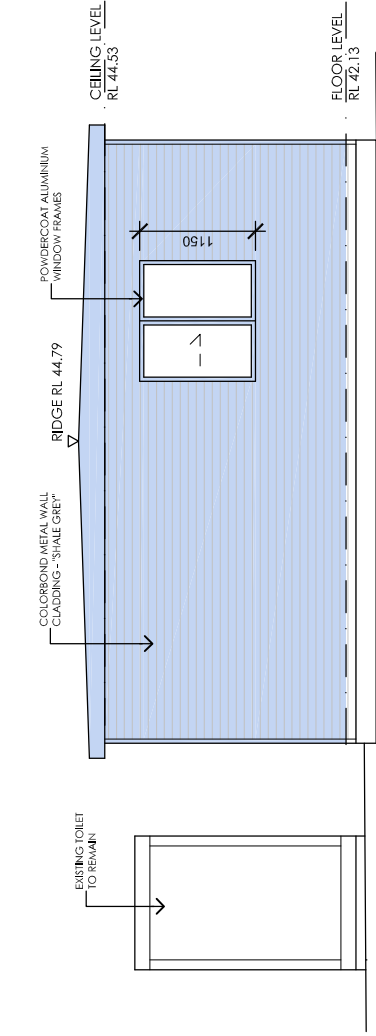
2448
project
1:50 @ A3
scale
January 2025
date





1 EAST ELEVATION

2 NORTH ELEVATION



3 WEST ELEVATION

4 SOUTH ELEVATION

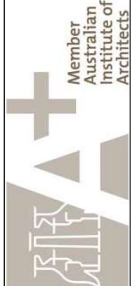


WALL & ROOF CLADDING -
COLORBOND STEEL 'SHALE GREY'

Issue	Issue	Date
A	Issue for DA Submission	17.02.25

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Replacement Staff Facilities
City of Ryde Depot
160 Wicks Road
North Ryde NSW

City of Ryde
Elevations

Project	Scale	Date	North	Issue
2448	1:50 @ A3	January 2025	DA05	A