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9 December 2024

Our reference: COR2017/32/1/7

Dear Mr Gotsis,

Meadowbank School Project - Modification 6 - Modification 6 (SSD-9343)

Modification to conditions to amend out of hours use by external parties including conditions E1, E3 and E9.

Introduction

Thank you for consulting with Council in regard to MOD 6 (SSD-9343). The Section 4.55(1A) application proposes to modify SSD-9343 to incorporate a definition for external parties into the consent and, to amend conditions E1, E3 and E9 to more clearly define external party use of the school.

In review of the application and supporting documentation, Council is generally supportive of the modifications, as they don't dilute the intent of the original approval. Modification 6 has been amended to address the concerns raised by Council in Mod-5 and the information provided considered the wider community impact that could be caused by holding community events.

Council recognises the importance of using existing halls and facilities to support community events as outlined in the City of Ryde Halls and Facility Strategy. The Strategy recognises the role that non-Council owned facilities can play in meeting the needs for community facility space.

From a traffic perspective Council has considered the revised report provided with the application and is supportive of the conclusions and recommendations. Should DPHI be of the mind to approve the development, it is recommended that conditions be imposed that require patrons be able to utilise the school's available onsite parking during the events. This will reduce impact on on-street parking.

Council is supportive of the application on the basis that additional noise mitigation measures as outlined in the exhibited acoustic assessment are implemented.

It's noted that the applicant seeks to amend condition E3. The applicant's proposed condition does not provide sufficient scope in incorporating the important acoustic

mitigation measures outlined in their acoustic report, as such Council provides the below condition that should be imposed (if approved):

E3. Use of school facilities by external parties (community use) shall be restricted to between the hours of 7am to 10pm only. No loud amplified music can be played in any external sporting area. The use of external PA systems must be kept to a minimum. Primary and High School outdoor uncovered areas on Level 2 should not be used.

The application is generally supportable subject to the imposition of conditions that ensure that appropriate parking is available for community patrons on the school campus and that appropriate noise mitigation measures are incorporated into the proposed conditions.

Finally, City of Ryde staff will be happy to meet with the Department of Planning, Housing and Infrastructure or the Applicant to clarify any issues.

Yours sincerely



Sanju Reddy
Acting Manager Development Advisory Service