

Report

Report Type: REF Accessibility Statement
Development: Ryde Secondary College
Date of Report: 29th August 2022

1. Introduction

i. Purpose of the Report

This report forms part of an environmental assessment under Part 5 of the *Environmental Planning and Assessment Act, 1979* for proposed upgrades to Ryde Secondary College. The proposed works are deemed permitted without consent by Section 3.37 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* which provides that:

- (1) *Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing school –*
 - (a) *Construction, operation or maintenance, more than 5 metres from any property boundary with land in a residential zone and more than 1 metre from any property boundary with land in any other zone, of –*
 - (ii) *a portable classroom (including a modular or prefabricated classroom that is not more than 2 storeys high*
 - (b) *Minor alterations and additions...*
 - (e) *demolition of structures or buildings*

ii. Ryde Secondary College

Ryde Secondary College is located at 5 Malvina Street, Ryde (Lot 284 and 285 in DP752035) within the City of Ryde Local Government Area. Ryde Secondary College has approximately 1,362 students currently enrolled. An aerial photograph of the site is provided in **Figure 1** below.

Existing development includes single and double storey classrooms buildings, a multipurpose hall, covered outdoor learning areas, sports courts, demountable classrooms, landscaping, pathways and hardstand areas, vehicle circulation and carparking.

The site has frontage to Malvina Street (north-western boundary) and Forrest Road (north-eastern boundary) with low density residential development along the opposite road frontages. The site adjoins low density residential on the south-western boundary, Buffalo Creek along the southern boundary and Barton Reserve along the south-eastern boundary.



Figure 1 Aerial Photograph

iii. Proposed Upgrades

The scope of works subject to this environmental assessment are known as Stage 1 works in the master-planned redevelopment of Ryde Secondary College. Stage 1 works include:

- Demolition in the vicinity of the proposed pavilion;
- Two (2) storey pavilion building comprising:
 - Thirteen (13) GLS;
 - Learning commons;
 - Fitness lab;
 - Seminar spaces;
 - Staff room;
 - Store; and
 - Change rooms;
- Lift, stair and ramp access;
- Associated adjustments to the existing sports court; and
- Removable of demountable classrooms.

2. Accessibility Review

A review of the drawings indicates that the proposal will achieve compliance with the accessibility requirements of the BCA and Access To Premises Standard. This can be achieved through complying with the DTS provisions or the performance requirements. Our review indicates that compliance via the DTS provisions can be achieved.



Howard Moutrie

ACAA Accredited Access Consultant No 177