



Artist impression of the Winbourne Street courtyard

West Ryde Multi-Sports Facility

Project update | December 2022

Investing in the community

As NSW is experiencing population growth in Sydney and major regional centres, integrated government planning is needed to optimise use of facilities. This will ensure that NSW residents have access to open spaces as well as community, recreational and sporting infrastructure.

The NSW Government is making sure new and upgraded school infrastructure is planned, designed and constructed with communities' needs in mind. The NSW Department of Education's joint use strategy places school sites at the heart of their communities, opening them up for a broader range of uses.

Project overview

A project is underway to redevelop the original Marsden High School site to a new community multi- sports facility with a focus on one of NSW's highest participation sports, netball.

Subject to planning approval, the project will deliver:

- a new 5,000sqm indoor courts facility with 4 multipurpose courts and ancillary spaces for use by a number of indoor sports
- 32 outdoor netball courts and associated amenities
- landscaping, including the addition of an E2 ecological protection zone, communal space with open lawns, picnic tables and seating
- new car and bicycle parking spaces.

Progress summary

The planning proposal to rezone the site from educational to recreational use and to create an ecological protection zone was endorsed by City of Ryde Council on 22 November 2022.

The DA for construction of the facility and outdoor courts was publicly exhibited by City of Ryde Council until 30 September 2022. Submissions are now closed.

A third community information session was held in person on Thursday 15 September 2022 to provide an update on the project and information about the planning proposal and development application (DA). Neighbours had the opportunity to ask questions of the project team ahead of the DA exhibition. All materials from the session are available online on the project webpage 'Library' tab: <https://www.schoolinfrastructure.nsw.gov.au/projects/w/west-ryde-multi-sports-facility.html#library-tab>

Above and below ground demolition of the former Marsden High School buildings was completed in November 2022.

What we heard from the community

It was great to meet so many neighbours and community members to talk about the new facility. The information boards, information packs and project updates published on our website answer most of those questions in more detail, but we have provided some key information below regarding the common themes raised at the session.

What you asked about	Response
How will you ensure there is enough car parking for visitors?	<p>The current proposal allows for 296 parking spaces, which includes 7 accessible parking spaces. This figure exceeds the City of Ryde Council Development Control Plan requirement of 256 spaces. Parking will be provided within a car park to be located on the northern part of the site and within a basement level car park beneath the indoor facility.</p> <p>It is important to note that the number of car parking spaces in the final design of the facility is not yet resolved. We will continue to consult with stakeholders and work with City of Ryde Council to ensure this facility meets the parking needs of visitors without impacting on nearby residents and neighbours.</p>
How will the extra traffic be managed?	<p>We are working with the City of Ryde Council to develop a traffic management plan that ensures any additional traffic is managed with minimal impact on neighbouring residents once the facility is operational. We have been working with Traffic NSW to ensure that any impact on the surrounding road networks is considered in the larger traffic masterplan for the area.</p>
How will you manage safety risks to neighbours caused by strangers to the facility?	<p>The proposal seeks to provide a healthy and safe environment for all visitors, promoting active lifestyles, social cohesion, privacy for neighbours and security at all times. The internal facility will be locked when not in use.</p> <p>Enhanced lighting and security for the personal safety of night time visitors around the facility, including car park and public transport stops in the surrounding area of the site, is considered in the design and operation. We are also exploring opportunities to enhance pedestrian connections between the site, surrounding facilities and surrounding neighbourhoods to encourage active transport and promote physical activities (e.g. wayfinding, adequate shade, public art).</p>
Flooding	<p>The overland flow of the site has been modelled to ensure any issues with Archer Creek and flooding will be effectively managed. Currently our design has provisioned for grass courts within the retention basin, which is part of the Archer Creek overflow. The overland flow will be maintained through the full site, including the C2 ecological zone.</p>



<p>What actions will be taken to address noise impacts on neighbours when the facility is operational?</p>	<p>The design of the facility has considered sound impacts on nearby properties through the development of a detailed acoustic model. Outdoor courts typically project noise further the higher they are. With that in mind, the external courts will be placed downhill from residences to minimise sound. Our modelling shows that sounds generated at the playing courts will be lower than the Australian standard for this type of facility.</p> <p>An important part of planning public infrastructure involves assessments of any potential social impacts. These assessments are conducted by independent and certified professionals with vast amounts of experience in their fields. The acoustic assessment for this project has recommended that we install additional fencing to minimise noise impacts on immediate neighbours. We have made a submission to City of Ryde Council to replace the fence adjoining 22 and 44 Winbourne Street, through to 4 Daphne Steet on the northern side of site. The application includes the replacement of the fencing adjoining 22, 20 & 18 Winbourne Street. Subject to Council approval, this permanent solution will minimise noise and privacy impacts on nearby residences when the facility becomes operational.</p> <p>The Department of Education is committed to being a good neighbour to the communities we operate in. Any noise associated with construction of the facility and its ongoing operation will be managed in accordance with the Environmental Protection Agency’s policy on managing noise: https://www.epa.nsw.gov.au/your-environment/noise</p>																																	
<p>What are the hours of operation for the facility?</p>	<p>The indicative operating hours for the facility are listed below. Please note that these operating hours are subject to DA approval:</p> <table border="1" data-bbox="461 982 1521 1726"> <thead> <tr> <th>Activity Area</th> <th>Day(s)</th> <th>Open</th> <th>Close</th> </tr> </thead> <tbody> <tr> <td>Internal courts and gym</td> <td rowspan="2">Monday to Friday</td> <td>6.00am</td> <td>11.00pm</td> </tr> <tr> <td>External courts</td> <td>6.00am</td> <td>10.00pm</td> </tr> <tr> <td>Internal courts and gym</td> <td rowspan="2">Saturday</td> <td></td> <td></td> </tr> <tr> <td>External courts</td> <td>6.00am</td> <td>10.00pm</td> </tr> <tr> <td>Internal courts and gym</td> <td rowspan="2">Sunday and Public Holidays</td> <td>8.00am</td> <td>9.00pm</td> </tr> <tr> <td>External courts</td> <td>8.00am</td> <td>7.00pm</td> </tr> <tr> <td>Internal courts and gym</td> <td rowspan="2">Christmas Day and Easter Sunday</td> <td colspan="2" rowspan="2">Closed</td> </tr> <tr> <td>External courts</td> </tr> </tbody> </table>				Activity Area	Day(s)	Open	Close	Internal courts and gym	Monday to Friday	6.00am	11.00pm	External courts	6.00am	10.00pm	Internal courts and gym	Saturday			External courts	6.00am	10.00pm	Internal courts and gym	Sunday and Public Holidays	8.00am	9.00pm	External courts	8.00am	7.00pm	Internal courts and gym	Christmas Day and Easter Sunday	Closed		External courts
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<p>What heat impact will the hard court and paved areas have on the environment?</p>	<p>Environmental concern is at the forefront of the design, with a C2 ecological zone included in the facility perimeter. The inclusion of trees and green areas will help to minimise any associated heat reflection from the external courts.</p> <p>Large amounts of paved areas can increase the heat island effect, where hard surfaces absorb and retain heat, and raise the temperature of surrounding areas. We are committed to reducing heat impact on neighbours and have included the following strategies in the design to address this:</p> <ul style="list-style-type: none"> • Tree planting within the carpark and to the perimeter of court areas to provide shade • Increased canopy on site by planting two trees for every one that is removed • All netball courts will be painted in light blue and constructed from painted asphalt on compacted subbase. This will reflect more heat and result in a lower thermal mass than concrete courts and unpainted asphalt • The roof of the multi-purpose facility will be white, which will help reduce absorbed heat on the site • Landscaping will be provided along the edges and between the paved areas. This will help to break up areas of paving as well as isolate heat sources from the surrounding properties.
<p>How will you manage the visual disturbance to neighbours caused by flood lights on the external courts?</p>	<p>Careful consideration has been given to the design of the external courts by balancing sporting needs with environmental light spill. Our solution is to shield the lights to ensure directional distribution to the courts and not toward residences. The light poles will be installed at the minimum height to help maintain lighting in the required areas. Also, the lighting will include a dual setting which will allow the lights to be reduced during non-official event use, such as training or social games. This lower setting is 50% of light intensity compared to that of official competition requirements.</p>
<p>Why are you building new netball courts when there are already courts at Meadowbank and Brush Farm? Why not just fix them?</p>	<p>Netball is one of the fastest growing sports in NSW, and participation is expected to increase along with population growth. Demand for netball in the Ryde area requires that the Brush Farm Park courts are maintained. The existing courts at Meadowbank are approaching their end of life. We have received complaints that the surface of the courts, which is both aging and rain affected, has deteriorated to the point that the risk of injury is increasing. The new courts at the West Ryde Multi-Sports Facility will be owned by the NSW Department of Education, meaning that Council, and therefore residents, will not be responsible for their future maintenance.</p>

Please note: The above outlines only the most commonly asked questions at the recent information session.



Next steps

Now that the planning proposal has been endorsed by City of Ryde Council it will progress to the Department of Planning and the Parliamentary Counsel's Office for gazettal, which is the final stage of the rezoning process.

We will continue to develop the design of the facility in response to public submissions through consultation with City of Ryde Council. School Infrastructure NSW and City of Ryde Council will work together to address the issues raised via public submission during the DA exhibition period. This will continue until Council is satisfied that the matters raised by the public have been sufficiently resolved to allow the DA to be recommended to the Regional Planning Panel for final determination.

With demolition works now complete, the site will become idle while we await approval of the DA. Our contractor, Stephen Edwards Constructions, will hold possession of the site through to completion of the project. Although no work will occur until the appropriate authority approvals are achieved, we will hold periodic environmental inspections and audits to make sure Stephen Edwards Construction are maintaining the site in line with their engaged requirements.

Following planning approval, main construction works will begin. As we prepare for establishment onsite and works to start, we will update the community on how we will manage and mitigate impacts of construction. We expect works to begin early to mid-2023.



You can stay up to date about this project by visiting the webpage at <http://edu.nsw.link/WestRydeMSF> or by scanning the above QR code.

If you have any queries or concerns about this project you can contact School Infrastructure NSW during business hours on 1300 482 651. School Infrastructure NSW will be closed from 5pm Friday 23 December 2022 to 9am Monday 9 January 2023, inclusive, in line with the NSW Government shut down period. During this time, if there is an urgent issue please contact the site manager listed on the construction site entry. In an emergency, please call triple zero (000).



For a **Translation and Interpreting Service**, call **131 450** and ask them to call the Department of Education - School Infrastructure NSW on **1300 482 651**.