

SYDNEY WESTERN CITY PLANNING PANEL
12 Darcy Street,
Parramatta NSW 2150
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Dear SWCPP,

I refer to case number #PPSSWC-84 – Liverpool City Council – DA-616/2016/A – 95-105 Seventeenth Avenue, Austral – The modification seeks to amend Stage 1 of the approved School Development to include temporary demountable classrooms, and to increase overall Staff number from 35 to 45, at any given time.

With reference to the proposed DA Condition 48a;

Current Condition 48a. “Prior to the issue of a Construction Certificate for Stage 3 works, a Demolition Plan and Waste Management Plan for the removal of the temporary demountable buildings is to be submitted Council and is to be approved by the Certifying Authority to ensure the appropriate measures are undertaken on-site consistent with the conditions of consent relating to the demolition of structures”

We would like to make the request that the panel considers the proposed condition instead, as we do not believe a Waste Management Plan, (WMP), is required.

Proposed Condition

48a (If Applicable) - “Prior to the issue of a Construction Certificate for Stage 3 works, a Demolition Plan and Waste Management Plan for the removal of the temporary demountable buildings is to be submitted to Council, *if the buildings are to be demolished*, and is to be approved by the Certifying Authority to ensure the appropriate measures are undertaken on-site consistent with the conditions of consent relating to the demolition, of structures”.

We currently do not have the intention to demolish the demountable buildings in preparation for stage 3 construction. These buildings will rather be dismantled and sold back to the manufacturer or via private sale. We intend on selling the demountable buildings in future to utilise the funds towards stage 3 building works. Due to the cost associated with the demountable buildings and ease of relocating, we believe it is highly unlikely that the buildings will be demolished in preparation for stage 3 construction.

The normal process of dismantling the demountable buildings involves the separation of the demountable via the steel chassis column. Each modular is made up of 3 sections which are then mounted together via the chassis and placed on the piers available onsite. It is expected that upon dismantling, we will require the use of cranes to enter the site and remove each section accordingly for relocation.

As there is no demolition involved, I do not believe it is necessary to provide a WMP. In the unlikely event that we do decide to demolish the demountable buildings, I would be happy to provide the council with an updated WMP outlining our procedure for disposal at the time.

Your assistance and support of our application are most appreciated.

Yours faithfully,

Hussein Oubani
Applicant
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