

Ben Eveleigh - RE: Pymble Ladies College SSD 5314

From: "Grant Walsh" <gwalsh@kmc.nsw.gov.au>
To: "Ben Eveleigh" <Ben.Eveleigh@planning.nsw.gov.au>
Date: 4/4/2013 11:27 AM
Subject: RE: Pymble Ladies College SSD 5314
Attachments: Pre-DA Minutes (1).DOC

Dear Ben,

Please find attached pre da minutes which were sent to the applicant regarding the above development.
Please consider the minutes as Council's submission.

Kind regards

Grant Walsh | Executive Assessment Officer | Ku-ring-gai Council
P: 9424 0000 | F: 9424 0001
E: gwalsh@kmc.nsw.gov.au | www.kmc.nsw.gov.au
Ku-ring-gai: Sydney's green heart

From: Ben Eveleigh [mailto:Ben.Eveleigh@planning.nsw.gov.au]
Sent: Monday, 18 March 2013 4:36 PM
To: Grant Walsh
Subject: Pymble Ladies College SSD 5314

Hi Grant,

The exhibition of the Environmental Impact Statement for Pymble Ladies College Staged Development Proposal (SSD 5314) concludes today (18 March 2013). Council's referral letter for the exhibition is attached for your information.

Can you advise if Ku-ring-gai Council will be providing a submission on this application?

Please feel free to contact me if you have any questions?

Kind regards,

Ben

Ben Eveleigh
Planner, Metropolitan and Regional Projects North
NSW Department of Planning and Infrastructure
GPO Box 39 | Sydney NSW 2001 | T 02 9228 6391 | E ben.eveleigh@planning.nsw.gov.au



>>> "Grant Walsh" <gwalsh@kmc.nsw.gov.au> 6/29/2012 11:44 am >>>

Dear Ben,

Reference is made to the Departments letter of 7 June 2012 seeking comments relating to the above mentioned request for DGR's. Council undertook a formal pre-lodgement consultation with the applicant regarding the proposal and provided minutes. Please find attached Council's pre da minutes and consider them as Council's response.

Kind regards

Grant Walsh | Executive Assessment Officer | Ku-ring-gai Council
P: 9424 0000 | F: 9424 0001
E: HYPERLINK "<mailto:x@kmc.nsw.gov.au>" gwalsh@kmc.nsw.gov.au | HYPERLINK "<http://www.kmc.nsw.gov.au/www.kmc.nsw.gov.au>"
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<<Pre-DA Minutes (1).DOC>>

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PRE-DEVELOPMENT APPLICATION MEETING REPORT

REFERENCE No:	PRE0011/12		
SITE ADDRESS:	20 Avon Road PYMBLE NSW 2073		
PROPOSAL:	Staged development proposal for school facilities		
DATE OF MEETING:	12 March 2012		
PRESENT AT MEETING:	Council		
	Name	Title	
	Richard Kinninmont	Team Leader	
	Rebecca Hoschke	Town Planner	
	Tempe Beaven	Senior Landscape	
	Kathy Hawken	Team Leader Engineers	
	Karen Boulter	Health	
	Damien O'Shannassy	Building	
	Applicant's representatives		
	Name	Capacity	
	Stan Kafes	Traffic	
	DavidnSexton	PLC – Operations	
	Ian Glendinning	Town Planner – Glendinningminto	
	Andrew Pender	Architect, PMDL	
	Alex Coutts	Architect, PMDL	
PLAN REFERENCES:	Plan no.	Drawn by	Dated
	DA007, Overall staging plan	Pmdl	Jan 2012
	DA100, Stage 1 site plan	Pmdl	Jan 2012
	DA101, Aquatic centre ground level plan	Pmdl	Jan 2012
	DA102, Aquatic centre lower ground level plan	Pmdl	Jan 2012
	Da103, Aquatic centre upper level plan	Pmdl	Jan 2012
	DA010, Overall Ground Level Site Plan	Pmdl	Jan 2012
	SK1605, Aquatic Centre Sections	Pmdl	Jan 2011
DOCUMENTS/REPORTS:	Document(s)		Dated
	Letter, Glendinning Minto		27 Feb 2012
	Bushfire Hazard Assessment Report		27 Feb 2012
	Email from Wayne Tucker, Bushfire consultant		24 Feb 2012
	Letter by Nick Drayton, Sydney All Services		1 Feb 2012

	Letter by S Kafes, Colston Budd Hunt & Kates Pty Ltd	22 Feb 2012	
	Letter by Mark A Kokot, Raintree consulting	22 Feb 2012	
KEY ISSUES:			

EXECUTIVE SUMMARY

Zoning:	Special Uses 5(a) School
Permissible Development:	Applicant to address permissibility in the Statement of Environmental Effects, in particular any non-school related activities occurring on site (available to the general public or the wider school community)
Relevant Environmental Planning Instruments & Codes	<p>Ku-ring-gai Planning Scheme Ordinance</p> <p>DCP 28 – Advertising signs</p> <p>DCP 31- Access</p> <p>DCP 40 – Waste Management</p> <p>DCP 43 – Car Parking</p> <p>DCP – 47 Water Management</p> <p>DCP 56 – Notification policy</p> <p>Council Riparian Policy 2004</p> <p>Section 94 – Development Contribution Plan</p> <p>Tennis Court Policy</p> <p>Swimming Pool Safety</p> <p>School Development Code</p> <p>SEPP 19 – Bushland in urban areas</p> <p>SEPP 55 – Remediation of land</p> <p>SEPP (BASIX) 2004</p> <p>SEPP (Sydney Harbour Catchment) 2005</p> <p>SEPP (Infrastructure) 2007</p> <p>Threatened Species Conservation Act 1995(TSC Act)</p> <p>Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)</p>
Relevant external referrals:	Eg RTA, NSW Office of Water (watercourse impacts) Railcorp, RFS
Bushfire Prone Land:	<p>Category 1 – Bushfire prone vegetation</p> <p>Bushfire prone vegetation buffer</p>

	(Integrated development – to be referred to RFS as part of any development application process)
Riparian Zone:	
Vegetation/Endangered Species:	Blue Gum High Forest
In the vicinity of Urban Bushland:	
Heritage Item:	No
In the vicinity of a Heritage Item	
Urban Conservation Area:	
Aboriginal heritage:	
Visual Character Study Category:	1920-1945
Easement, covenants, reserves, road widening etc	Yes, easement for water adjacent to the north-eastern (side) boundary of lot 26 towards the rear of the allotment and into the school grounds.

SITE ANALYSIS/ENVIRONMENTAL CONSTRAINTS

DESCRIPTION OF THE SITE AND ITS LOCATION: High/low side of street, irregular/regular in shape, site area, frontage, site depth	Can use dot points
Topography (slope) of the site: Towards/away from the street, flat, gently, moderately, significantly sloping	
Significant features on the site: Eg Vegetation, watercourse, easement etc	
CONTEXT OF THE SITE AND SURROUNDING DEVELOPMENT:	Eg residential, commercial, mix-use Single and two storey dwelling houses Multi-unit development

APPLICATION HISTORY:

- DA5663/98 - ?
- DA5680/98 – New preparatory school
- DA0824/99 – New carpark and landscaping
- DA1264/99 – Library

- DA1917/99 – Incorporation of disabled lift in chapel
- DA0982/00 – Tennis and minkey courts
- DA1284/00 – Alterations and additions
- 1378/00 – Alterations
- DA234/01 – Administration entry refurbishment
- DA469/03 – Performing arts centre
- DA0287/04 – Alterations to main hall (internal works)
- DA0555/04 – Alterations and additions to junior school
- DA0618/06 – Storage facility for flammable liquids
- DA1435/06 – Alterations and additions to residence for use as a staff childcare facility
- DA1253/07 – New palisade fencing
- DA0862/08 – 2 temporary demountables containing 7 classrooms
- Pre0018/09 – alterations and additions to school including construction of an IT data centre, seniors learning centre and carpark, demolition of 2 buildings, upgrade existing service entrance to provide car and bus access to new carpark, relocate exist driveway and new line marking
- DA0295/09 – demolition of 2 existing buildings and construction of new building, carpark and alterations to existing library
- DA0429/09 – Alterations and additions to junior school
- Mod0160/10 – Mod of DA295/09 proposing removal of trees
- PreDA069/11 – Change to vehicular access arrangements at Avon Road frontage
- DA0507/11 – Minor internal road works at both southern and northern entries of school and demolition of structures as required
- Mod0238/11 – Mod of DA295/09 proposing changes to alterations to existing library and use of areas for uniform shop, book shop and IT centre
- Mod0012/12 – Mod of DA507/11 for inclusion of plan showing widening of existing exit driveway at Main entry gates (Avon Road).

BACKGROUND:

Under the School Master Plan (Campus Vision 2008 – 2016), Phase 1 works have been approved under DA507/11 involving internal road works.

THE PROPOSAL:

Phase 2 works under the School Master Plan (Campus Vision 2008-2016), include a 4 staged development proposal including detailed proposal of stage 1 (new aquatic and fitness centre).

the following:

- Stage 2A

New aquatic and fitness centre, relocation of Mollie Dive field west of the existing location (to accommodate the aquatic centre facilities), associated landscaping, provision of service paths, and upgrade of the existing Jeanette Buckham PE Centre.

The works involve replacing the existing outdoor pool facility. The new indoor aquatic and fitness centre includes a 52m pool with intermediate boom and diving boards, a Learn to Swim pool, grandstand seating, administration and staff areas and new fitness studio.

This facility is to be utilised by the school as well as to provide a community facility to service non-school related persons.

“The new aquatic/fitness centre, including a learn to swim facility will be available for use by other schools and the wider Ku-ring-gai community. The use of this facility by others will only be available outside the normal school hours, when on-site parking within the college is available. The additional car park beneath the raised hockey field (Stage 2B) will provide additional parking for the aquatic facility for use before and after school and on weekends.”

- Stage 2B

Raise the Mollie Dive Field to provide carparking under (@240 carparking spaces), provision of terrace to Aquatic and fitness centre, new piazza and connecting avenue between the existing Lang House and Goodlet House.

The carparking area is intended to connect with the Phase 1 works approved under DA507/11). The existing at-grade parking area located on the western side of the playing field will be retained.

- Stage 2C

New dining facility (north of the Mollie Dive Field), associated landscaping works and upgrade of boarding courtyards and service areas.

The dining and function centre will accommodate boarding student and staff dining and will also cater for 600 seat functions for college events. The new facility is intended to replace existing facilities within the college. The function centre will provide for functions which are currently held in the college hall.

- Stage 2D

New health care centre, associated landscaping and pavement works.

This centre is intended to consolidate the college's counselling and support services into one area.

It is anticipated these works will be progressively undertaken over the next 5-7 years.

No additional students or staff are proposed as part of the development. It is intended that the works will provide for new and improved facilities for existing students and improved vehicular access arrangements.

RESPONSE TO ISSUES

PLANNING COMENTS

KPSO

Development Control Plan 14 – Development in Business Zones

Development Control Plan 28 – Advertising signs

Development Control Plan 31 – Access

Development Control Plan 40 – Waste management

Development Control Plan 43 – Car Parking

Development Control Plan 47 – Water management

Council Riparian Policy

LANDSCAPE COMMENTS – CHECK COMMENTS ARE FINAL

Potential Issues

a) Significant Existing Trees

Existing trees located on the site that are visually prominent and appear to be in good condition should be retained as part of the design proposal (4a, Schools Development Control Code, Ku-ring-gai Council 1983; Section 1.2, School Facilities Standards (SFS) Landscape Standard).

All impacts on existing trees due to the proposed works related to the masterplan, including construction impacts, are to be included in the arborist report. To preserve the health and condition of the trees to be retained, construction setbacks should be in accordance with AS4970-2009 Protection of Trees on Development Sites.

b) Landscape cut and fill

To preserve natural landscape, excessive cut and fill for landscape works should be avoided. Level changes across the site are to be primarily within the buildings. Details of all proposed cut and fill including top of wall heights of retaining walls, is to be provided.

c) Landscape works in vicinity of the existing boarding houses

The school website states that 'Marden and Lang were both opened in 1916 when the College took its first students. They were originally named First and Second House but were renamed after the death of Dr Marden, the College's first Principal. Goodlet House was opened in 1926'. The buildings are not under any heritage listing, Local or State, however they have been recognised as having historical significance. Proposed landscape works to the rear of Goodlet House and Marden/Hammond/Lang House should conserve the heritage significance of these buildings.

d) Landscape works along western boundary of Molly Dive Field

The proposed relocation of Molly Dive Field will remove a visually significant belt of trees that currently provide landscape amenity along the western boundary of the sporting precinct. To preserve the existing landscape amenity along western boundary of the site, replacement canopy tree planting along the western boundary should be included in the Master Plan.

Information required to be submitted with any development application

1. Arborist Report

A detailed Arborist Report is to be included as part of the development application. The report should be specific to the proposed scope of works and identify and detail the health and significance of all existing trees located on site or associated with the site including drainage easements (if applicable) and trees on adjoining properties adjacent to the site boundaries. The consulting Arborist should calculate Tree Protection Zones and proposed encroachment of works and prepare a Tree Protection Plan in accordance with AS4970-2009 Protection of Trees on Development Sites. Recommended setbacks from existing trees to be retained and design considerations to retain trees should also be provided. All trees are to be clearly numbered and the location clearly shown on an appropriately scaled site plan.

2. Landscape Plan

A detailed landscape plan is to be submitted at minimum 1:100 scale as part of the development application (Refer Council's DA Guide). A site survey is to be submitted at the same scale as the Landscape Plan.

The landscape design should include,

- All proposed and existing planting
- All proposed and existing external surfaces, fences and structures
- All existing trees indicated as retained/removed and include trunk and canopy dimensions and spot levels at the base of tree.
- All proposed drainage structures including rainwater tanks, absorption trenches and bioretention basins.
- Proposed finished levels of all external areas, top of wall heights.
- Consistency with the Arborist Report and Hydraulic Engineer's drawings

3. Environmental Site Management Plan

Location of temporary access, site sheds and material handling areas are to be shown located outside of TPZ of existing trees in accordance with recommendations in arborist report.

ENGINEER COMMENTS

Paste here or Attachment X

ECOLOGICAL COMMENTS

Paste here or Attachment X

ENVIRONMENTAL HEALTH COMMENTS

The following issues should be considered in any development application lodged for the above use:

Noise

The main potential sources of noise impact from the proposed additional school facilities would include:

- People noise whilst using the playing fields, pool, gym/fitness centre;
- Noise associated with mechanical plant, including mechanical exhaust ventilation systems, air intakes for the underground car park area, any new air conditioning systems, and amplified sound equipment in the fitness centre; and
- Traffic noise associated with the proposed new uses of the school.

There are residential properties in the vicinity of the site and, in order to understand what the impacts on these properties would be, a full acoustic assessment which includes the following items should be submitted:

- Background noise level test results (including on weekends should use occur on those days);
- Locations of any affected residential receivers;
- Assessment of the proposal against relevant noise criteria;
- Potential traffic noise impacts;
- Recommendations and construction techniques eg mechanical plant noise - The noise level from these sources can generally be attenuated with engineering controls, however, details of the proposed location of this equipment should be submitted at this stage along with an assessment as to their potential impacts. If enclosures are required, these should be considered in the planning process.

Food preparation - Kitchen

The proposed food preparation areas (kitchen and pool kiosk) within the premises will need to comply with the construction and hygiene requirements of the Australia New Zealand Food Standards Code.

A general consent condition for food premises would require:

- The construction of all food preparation and storage areas shall be in accordance with the requirements of the *Food Act 2003*, Food Standards Code 3.2.3 (Food Premises and Equipment) and Australian Standard 4674-2004 (Design Construction and Fit-out of Food Premises).

Reason: To ensure compliance with food standards.

Garbage and recycling facilities

- An appropriate area shall be provided at the premises for the storage of garbage bins and recycling containers and all waste and recyclable material generated by this premises. The garbage storage area shall be covered and all internal walls be rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained to the sewer with a tap in close proximity to facilitate cleaning. Details of the waste storage area indicating compliance with the above, are to be provided to the Principal Certifying Authority (PCA) prior to issue of a Construction Certificate.

Reason: To prevent pollution of the environment and to protect the amenity of the area.

Paste here or Attachment X

RIPARIAN/CATCHMENT MANAGEMENT COMMENTS

Paste here or Attachment X

BUSHFIRE COMMENTS

Standard text to be inserted here...

ANY OTHER RELEVANT MATTERS DISCUSSED

INFORMATION TO BE SUBMITTED

- Refer to Council's DA Guide

http://www.kmc.nsw.gov.au/resources/documents/DA_Guide.pdf

- All plans (survey plan, architectural plans, landscape plans, stormwater plans, compliance diagrams) must be at a consistent and workable scale (1:100 preferable or 1:200). All plans must show consistent detail.

- The plans must be clear and legible and sharp in detail. Poor photocopied plans will not be accepted.
- Ensure correct and complete owner's consent is provided with development application. **Owners consent for adjoining properties also to be supplied where works impact adjoining trees.**

CONCLUSION

Dot point summary of response to issues

The current proposal for XXXXXXXXX requires re-design to address the following issues:

- XXX
- XXX
- XXX

The following re-design options were discussed/recommended at the meeting:

XXXX

Optional - The amendments/ additional information needed for your proposal to be acceptable are substantial. Further, given the above issues Council staff cannot guarantee that further issues would not be raised that may be significant in arriving at the optimal environmental outcome for the site. In this regard, we believe your proposal would highly benefit from a further pre-DA meeting prior to lodgement of a formal development application.

Or

The following fundamental issues have been identified:

X
X
X

In this regard, it is unlikely an application of this nature would be supported.

While the pre-lodgement meeting and these minutes attempt to identify significant issues during the initial phases of design, the assessment provided in these minutes does not have the benefit of a full planning assessment and should not be considered exhaustive.

We hope that this advice assists you. If you have any further enquires please contact XXXXXXXXXXXX on 9424 0888 during normal business hours.

ASSESSMENT OFFICER

TEAM LEADER – DEVELOPMENT ASSESSMENT

DATED:

DISCLAIMER

The aim of pre development application consultation is to provide a service to people who wish to obtain the views of Council staff about the various aspects of a preliminary proposal, prior to lodging a development application (DA). The advice can then be addressed or at least known, prior to lodging a DA. This has the following benefits: -

- Allowing a more informed decision about whether to proceed with a DA; and
- Allowing matters and issues to be addressed especially issues of concern, prior to lodging a DA. This could then save time and money once the DA is lodged.

All efforts are made to identify issues of relevance and likely concern with the preliminary proposal. However, the comments and views in this letter are based only on the plans and information submitted for preliminary assessment and discussion at the pre DA consultation. You are advised that: -

- The views expressed may vary once detailed plans and information are submitted and formally assessed in the development application process, or as a result of issues contained in submissions by interested parties;
- Given the complexity of issues often involved and the limited time for full assessment, no guarantee is given that every issue of relevance will be identified;
- Amending one aspect of the proposal could result in changes which would create a different set of impacts from the original plans and therefore require further assessment and advice;
- This Pre-DA advice does not bind Council officers, the elected Council members, or other bodies beyond Council in any way whatsoever.