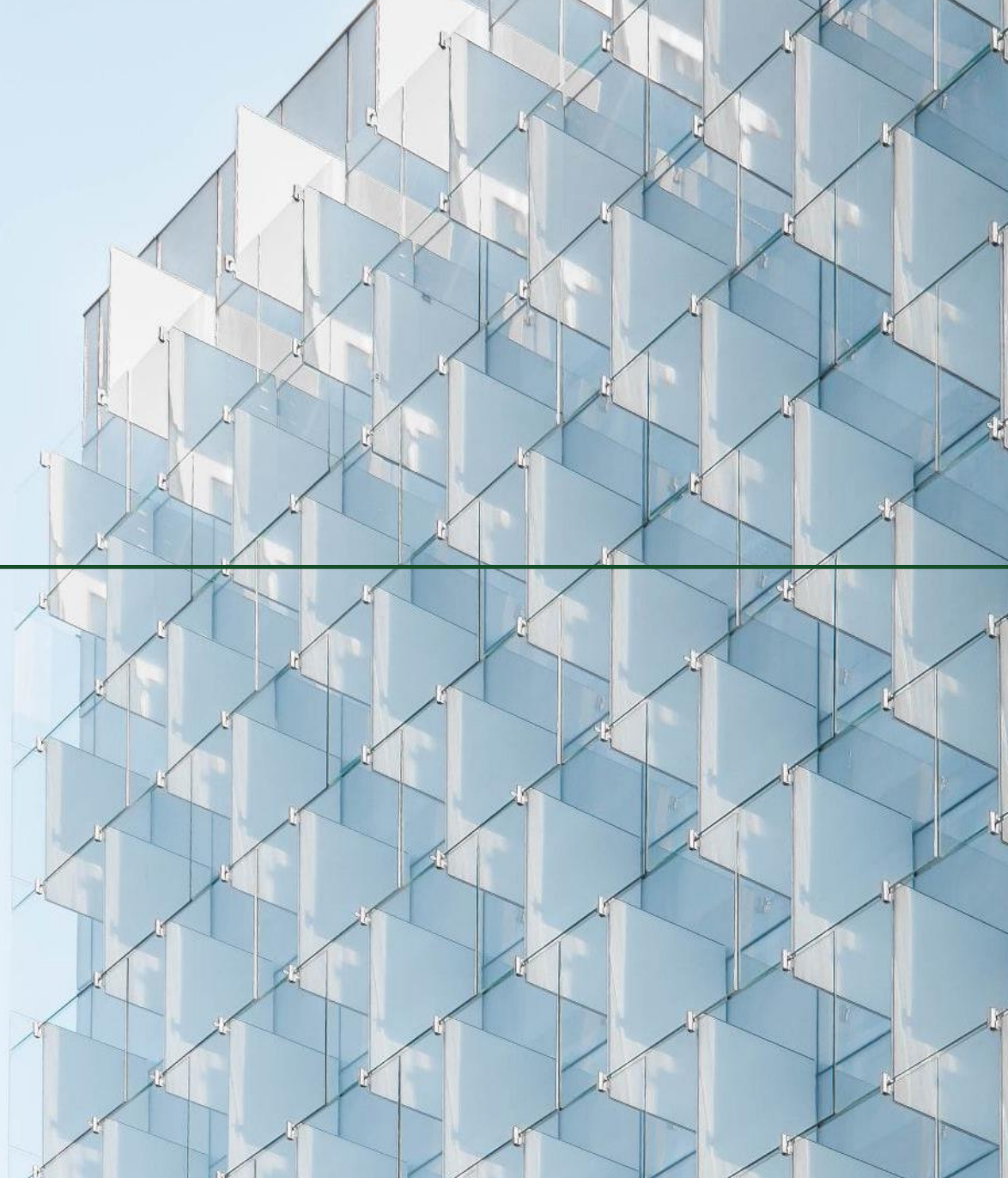


Ref: **SSD-1742905**
WTJ21-087



WILLOWTREE PLANNING

RESPONSE TO SUBMISSIONS: PYMBLE LADIES COLLEGE – GREY HOUSE PRECINCT

20 Avon Road, Pymble
LOT 1 DP 69541

—
Prepared by Willowtree Planning Pty Ltd
on behalf of Pymble Ladies College

4 May 2022

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WILLOWTREE
PLANNING

RESPONSE TO SUBMISSIONS REPORT

Pymble Ladies College – Grey House Precinct
20 Avon Road, Pymble (Lot 1 DP 69541)

SSD-17424905

DOCUMENT CONTROL TABLE

Document Reference:	WTJ21-087		
Contact:	Sally Prowd		
Version and Date	Prepared by	Checked by	Approved by
Version No. 1 – 17/11/2021	Sally Prowd Associate	Sally Prowd Associate	Chris Wilson Managing Director
Version No. 2 – 21/02/2022	Sally Prowd Associate	Sally Prowd Associate	Chris Wilson Managing Director
Version No. 3 – 28/02/2022	Sally Prowd Associate	Sally Prowd Associate	Chris Wilson Managing Director

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TABLE OF CONTENTS

TABLE OF CONTENTS	ii
TABLES	iii
PART A PRELIMINARY	5
1.1 PROJECT OVERVIEW	5
1.2 APPLICATION PROCESS OVERVIEW	5
1.3 PURPOSE OF THIS REPORT	5
1.4 CHANGES TO THE PROPOSAL AS EXHIBITED	6
PART B SUMMARY OF SUBMISSIONS	7
2.1 SUBMISSIONS PROCESS.....	7
2.2 SUBMISSIONS RECEIVED	7
2.3 KEY MATTER AND APPLICANT’S RESPONSE.....	7
2.4 DEPARTMENT OF PLANNING AND ENVIRONMENT	8
2.5 RURAL FIRE SERVICE	8
2.6 HERITAGE NSW	8
2.7 TRANSPORT FOR NSW	8
2.8 SYDNEY WATER	8
2.9 ENVIRONMENT PROTECTION AUTHORITY	8
2.10 ENVIRONMENT ENERGY AND SCIENCE	8
2.11 KU-RING-GAI COUNCIL	9
2.12 GENERAL PUBLIC	9
PART C SUMMARY OF CHANGES	11
3.1 PROJECT DESCRIPTION	11
3.2 PROJECT CHANGES.....	11
PART D ENVIRONMENTAL IMPACT ASSESSMENT	13
4.1 BUILT FORM AND DESIGN	13
4.2 SOLAR ACCESS AND OVERSHADOWING	14
4.3 VISUAL PRIVACY	14
4.4 VIEWS	15
4.5 HERITAGE	15
4.6 BIODIVERSITY AND TREES	15
4.7 ACCESS	15
4.8 TRAFFIC AND PARKING	16
4.9 SOCIAL IMPACT	16
PART E MITIGATION MEASURES	17
PART F CONCLUSION	18



ATTACHMENT K SUBMISSIONS REGISTER 19

TABLES

Table 1. Summary of Public Submissions9
Table 2. Mitigation Measures17



ATTACHMENTS

Attachment A	Revised Architectural Plans
Attachment B	Design Report Addendum
Attachment C	Visual Impact Addendum
Attachment D1	Traffic Impact Assessment
Attachment D2	Green Travel Plan
Attachment E	Access Statement Report Addendum
Attachment F	Biodiversity Assessment Report (BDAR)
Attachment G	Social Impact Assessment Addendum Letter
Attachment H	Heritage Impact Statement Addendum
Attachment I	Landscape Addendum
Attachment J	Ku-Ring-Gai Development Control Assessment
Attachment K	Submissions Register
Attachment K1	Response to DPIE Submissions
Attachment K2	Response to Public Submissions
Attachment K3	Response to Agency Submissions
Attachment K4	Response to Council Submissions
Attachment L	Letter of Support from PLC
Attachment M	Response to SDRP #3



PART A PRELIMINARY

1.1 PROJECT OVERVIEW

The proposal includes the redevelopment of the Grey House Precinct within the grounds of the established College. The key objective of the proposal is to provide modern teaching and learning facilities to support the ongoing evolution of the College in accordance with the needs of students, staff and the broader community.

Pursuant to this SSD, the Grey House Precinct is proposed to incorporate Junior School classrooms (Years 5 and 6), Science, Technology Engineering and Mathematics (STEM) labs, health and wellbeing facilities (consulting rooms and wards), a dance academy, Out of School Hours Care (OSHC) facilities, an Early Learning Centre (ELC), and a range of outdoor learning spaces. The proposed development would replace existing temporary (dismountable) teaching spaces, providing a better environment for both students and teachers.

In response to the current and future needs of the school, it has been determined that the proposed redevelopment of the Greys House Precinct is required to support the continual provision of high quality education opportunities for current and future students.

The applicant, Pymble Ladies College, and its specialist consultant team have reviewed and considered all matters raised in the submissions. This report provides a detailed response to the key matters raised and outlines the proposed amendments to the exhibited EIS matters. The items raised in the submissions have been addressed through the provisions of the further information contained in this response report, which relates to traffic, building design, heritage, acoustic and student number. Where individual issues are not discussed in this report, a detailed assessment can be found in **Attachment K**. In response to a number of issues raised, the Architectural Drawings prepared by BVN have been amended and accompany this submission as **Attachment A**. The amendments made are discussed in detail in **Part C** of this report

1.2 APPLICATION PROCESS OVERVIEW

The proposal is classified as SSD pursuant to Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). Clause 15 of Schedule 1 relates to Educational Establishments and subclause 15(2) provides that *development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing School* is SSD.

In accordance with section 89F of the EP&A Act and the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), the Environmental Impact Statement (EIS) for the proposal is required to be placed on exhibition for not less than 30 days.

The proposal was exhibited from 9 November 2021 to 6 December 2021, during which a number of submissions were provided to the NSW Department of Planning, Industry and Environment (DPIE), as discussed herein.

Submissions received by NSW DPIE outside the exhibition period have also been addressed in this report.

1.3 PURPOSE OF THIS REPORT

The purpose of this Response to Submissions (RTS) Report is to detail and respond to matters raised in the submissions received for SSD-174224905

The RTS report has been set out to address each submission matter, and is structured as follows:



- **PART A** provides an overview of the project, the application process and the RTS Report purpose and structure;
- **PART B** provides a detailed response table of the submissions received;
- **PART C** provides responses to each of the issues raised in submissions received;
- **PART D** provides a revised project description and addresses an additional environmental assessment requirements.

1.4 CHANGES TO THE PROPOSAL AS EXHIBITED

Following the exhibition phase, and upon review of all submissions received, several amendments have been made to the proposal. These amendments include:

- Setback level 4 to the North-east;
- Brick podium base increased to a consistent 2 storey level;
- Recessed level 2 façade to create a shadow gap expression;
- Additional horizontal articulation including an awning at Level 2;
- Reduction in number of picture windows on the southern elevation;
- Reduction in extent of ceramic fin façade;
- Additional planting and greening of the building façade, with a green roof to the setback on the North-east;
- Changes to the materiality of the upper levels; and
- Increased scallop depth to the atrium;

These amendments are further detailed in **Part C**.



PART B SUMMARY OF SUBMISSIONS

2.1 SUBMISSIONS PROCESS

The proposal was exhibited from 9 November 2021 to 6 December 2021 during which a number of submissions were provided to the NSW DPIE.

Clause 82 of the EP&A Regulation permits the Planning Secretary of the NSW DPIE to request that the Applicant to provide a written response in relation to the issues raised within any submissions made during public exhibition. This RTS Report aims to fulfil the request from the Planning Secretary.

2.2 SUBMISSIONS RECEIVED

In total 136 submissions were received in response to the public exhibition of the EIS. The submissions were from both government agencies and the general public, as summarised below:

- 7 Responses from various agencies including:
 - The Rural Fire Service;
 - Heritage Council of NSW;
 - Department of Transport;
 - Sydney Water;
 - Ku-Ring-Gai Council;
 - Environment Protection Authority;
 - Environment Energy and Science.
- 129 responses from the general public.

Of the 136 submissions:

- Government Agencies: eight (8) submissions:
 - Eight (8) submissions provided support and/or comment.
- General Public: 129 submissions:
 - Three (3) submissions provided comments;
 - 126 submissions objected.

The Department of Planning, Industry and Environment (DPIE) also prepared a formal letter outlining additional information or clarifications required prior to the completion of the final assessment and determination of the application.

Clause 82 of the *Environmental Planning and Assessment Regulation 2000 (as amended)* (EP&A Regulation) permits the Planning Secretary of the DPIE to require the applicant to provide a written response to issues raised in submissions. This Response to Submissions (RTS) aims to fulfil the request from the Director-General.

2.3 KEY MATTER AND APPLICANT'S RESPONSE

The Part of the report provides a detailed response to the key matters raised by DPIE, Government Agencies, and Organisations and the General Public during the public exhibition process of the proposal.

A response to each of the individual issues raised by Government Agencies and Authorities, Council and the public is provided in this report as well as responses to the submission made by DPIE is attached at **Appendix K1, K2, K3 and K4** accompanying this application. PLC has also provided an additional letter outlining the importance and consideration of the project to the school and community (**Attachment L**).



An overview of the parties who made submissions, and their key issues/matters raised for consideration, is provided below.

2.4 DEPARTMENT OF PLANNING AND ENVIRONMENT

The Department of Planning and Environment (DPE), as the assessing authority, provided an overarching letter, summarising the key matters to be addressed and additional information to be provided.

A response to each of the individual issues raised by the DPE have been addressed in **Attachment K1**.

It is noted that an additional State Design Review Panel (SDRP) was held on the 16 March 2022 with the fully revised scheme. The feedback from this recent SDRP was highly supportive of the design changes and has been responded to at **Attachment M**. The SDRP comments from the recent meeting as well as SDRP #2 (25 November 2021) have been addressed in the Design Report Addendum at **Attachment B**.

2.5 RURAL FIRE SERVICE

The Rural Fire Service (RFS) did not have any comments and required no further consultation.

2.6 HERITAGE NSW

Heritage NSW did not have any comments and required no further consultation.

2.7 TRANSPORT FOR NSW (TfNSW)

TfNSW provided commentary and recommendations regarding the following matters:

- Green Travel Plan
- Mode Share
- Travel Access Guide
- Monitoring and Measuring
- End of Trip Facilities
- Walking
- Implementation

The comments have been responded to in detail in **Attachment K3** and are accompanied by updated Traffic Impact Assessment (**Attachment D1**) and an updated Green Travel Plan (**Attachment D2**).

TfNSW has also made recommendations which can be conditioned accordingly, these have been addressed in further detail within **Attachment K3**.

2.8 SYDNEY WATER

Sydney Water provided comments around requirements for water and wastewater servicing. No further consultation is required until the connections are required.

2.9 ENVIRONMENT PROTECTION AUTHORITY (EPA)

The EPA had no comments and required no further consultation on the project.

2.10 ENVIRONMENT ENERGY AND SCIENCE

The Environment Energy and Science (EES) department, have provided detailed commentary regarding the Biodiversity Assessment Report (BDAR). EES requested clarification regarding tree removal and the wider site context. EES provided proposed conditions, which are supported by the applicant.

A detailed response to the commentary is provided at **Attachment K3**. An updated BDAR responding to the comments is provided at **Attachment F**.



2.11 KU-RING-GAI COUNCIL

Ku-Ring-Gai Council objected to the proposal, and provided a detailed response regarding:

- Strategic context;
- Ku-ring-gai Development Control Plan;
- Ecologically Sustainable Development;
- Overshadowing;
- Height and Bulk;
- Traffic and Parking;
- Landscaping;
- Noise and Health and Safety.

This objection and Councils comments have been addressed in detail at **Attachment K4**.

2.12 GENERAL PUBLIC

A total of 129 submissions were received from the general public in response to the exhibition of the EIS.

In summary 126 submissions objected to the proposal with 3 providing comments on the development.

Table 1 below provides a breakdown of the key matters raised throughout the public submissions.

Table 1. Summary of Public Submissions	
Matter Raised	Frequency
Traffic and Parking	122
Student Numbers	61
Built Form	36
Construction	34
Heritage	29
Noise	26
Loss of Vegetation	25
Accessibility	13
Impact on Streetscape	10
View Loss	6
Safety	4
Property Value	3
Contamination	3
Wind Impact	3
ESD	3
Landscaping	3
Solar Access	2
Fire	1

A detailed discussion of matters raised by the community is provided in **Appendix K2**. Overall, it is considered that the concerns raised have been addressed adequately within the EIS and Appendices and through the Attachments to this RTS. Many of these concerns relate to the existing school and are not directly related to the proposed development or are not planning considerations. It is considered that all the relevant impacts have been considered, addressed accordingly and where



RESPONSE TO SUBMISSIONS REPORT

Pymble Ladies College – Grey House Precinct
20 Avon Road, Pymble (Lot 1 DP 69541)

SSD-17424905

necessary mitigated. Furthermore, it is anticipated conditions would be placed on any consent to ensure the development is undertaken in accordance with the documentation provided.



PART C SUMMARY OF CHANGES

In reviewing the submissions received from various agencies, some amendments to the project are proposed, including key design changes to reduce the perception of bulk and scale. It is noted that many of the matters raised required further clarification, and did not result in the need for large scale changes to the development as a whole. Items for clarification and their related responses are provided within **Attachments K1, K2, K3 and K4** submitted alongside this RTS Report.

The following subsections outline the project amendments, further environmental assessment has been undertaken in **Part D**.

3.1 PROJECT DESCRIPTION

Development consent is sought for the redevelopment of the Grey House Precinct within the boundaries of the existing College, located at 20 Avon Road, Pymble. Whilst the overall site comprises multiple lots, the proposal specifically relates to Lot 1 in Deposited Plan (DP) 69541.

The key objective of the proposal is to provide modern teaching and learning facilities to support the ongoing evolution of the College in accordance with the needs of students, staff and the broader community.

Specifically, the Grey House Precinct is proposed to incorporate:

- Junior School classrooms (Years 5 and 6);
- Science, Technology Engineering and Mathematics (STEM) labs;
- Health and wellbeing facilities (consulting rooms and wards);
- a dance academy including 6 dance studios;
- Out of School Hours Care (OSHC) facilities;
- an Early Learning Centre (ELC);
- A range of outdoor learning spaces.

The proposed development would replace existing temporary (demountable) teaching spaces, providing a better environment for both students and teachers. PLC is committed to delivery a high quality learning environment that benefits the school and wider community (**Attachment L**).

3.2 PROJECT CHANGES

The proposed development in response to the submissions received has been modified in order to further mitigate any impacts and provide a high quality built form that provides modern teaching and learning facilities. These changes include:

- Setback level 4 to the North-east;
- Brick podium base increased to a consistent 2 storey level;
- Recessed level 2 façade to create a shadow gap expression;
- Additional horizontal articulation including an awning at Level 2;
- Reduction in number of picture windows on the southern elevation;
- Reduction in extent of ceramic fin façade;
- Additional planting and greening of the building façade, with a green roof to the setback on the North-east;
- Changes to the materiality of the upper levels; and
- Increased scallop depth to the atrium.

These design changes were presented to the SDRP and were looked upon as being positive changes that addressed the issues around perceived bulk and scale.



RESPONSE TO SUBMISSIONS REPORT

Pymble Ladies College – Grey House Precinct
20 Avon Road, Pymble (Lot 1 DP 69541)

SSD-17424905

These design changes are clearly shown within the updated Architectural Plans at **Attachment A**, and the rationale to these changes and additional design documentation is provided within the Design Report addendum at **Appendix B**.



PART D ENVIRONMENTAL IMPACT ASSESSMENT

The exhibited EIS assessed the potential impacts of the overall development against a range of matters relevant to the proposed development. Except where addressed in this report, the conclusions of the original assessment remain unchanged. The following matters were assessed in the exhibited EIS:

- Planning matters including assessment against the relevant State and Local Planning Policies;
- Built Form, Architecture and Urban Design;
- Environmental amenity, including solar access, acoustic privacy, visual privacy, views and wind impacts;
- Landscaping;
- Traffic and parking, including during construction and operation;
- Sustainability;
- Social impacts;
- Biodiversity;
- Noise and vibration;
- Services and utilities;
- Sediment and erosion control;
- Stormwater management and drainage;
- Geotechnical matters;
- Heritage;
- Ecological Sustainable Design;
- BCA;
- Access;
- Fire Engineering; and
- Waste management.

In response to the matters raised, the following consultant reports and supporting documentation has been updated in support of the EIS:

- Architectural Plans
- Design Statement
- Visual Impact Addendum
- Traffic Impact Assessment
- Green Travel Plan
- Access Statement Report Addendum
- Biodiversity Assessment Report (BDAR)
- Social Impact Assessment Addendum Letter
- Heritage Impact Statement Addendum
- Landscape Addendum
- Ku-Ring-Gai Development Control Assessment

The matters requiring further assessment are addressed below. These sections should be read in conjunction with the matrixes included in **Appendix K1, 2, 3 and 4**.

4.1 BUILT FORM AND DESIGN

It is anticipated that a number of design changes are proposed in order to further improve the design of the building, alleviate the sense of bulk and scale of the building and ensure a positive design outcome for PLC. The revised design includes;

- Setback level 4 to the North-east;
- Brick podium base increased to a consistent 2 storey level;
- Recessed level 2 façade to create a shadow gap expression;
- Additional horizontal articulation including an awning at Level 2;
- Reduction in number of picture widows on the southern elevation;
- Reduction in extent of ceramic fin façade;
- Additional planting and greening of the building façade, with a green roof to the setback on the North-east;



- Changes to the materiality of the upper levels; and
- Increased scallop depth to the atrium.

Further detail of these changes is outlined in the Architectural Plans and Design Report Addendum **(Attachment A and B)**.

It is considered that these design changes will further reduce the perception of bulk and scale, especially slightly reducing the tallest point of the building through a small setback at Level 4. This stepping of the building improves the relationship between the junior school and surrounding residential premises. The additional horizontal articulation and creation of a shadow gap, alongside the reduction in vertical ceramic fins, reduces the perception of bulk of the building, giving the upper levels a lighter feel. The additional greening of the building also softens the façade and creates the connection to the landscaping on the edge of the site and assists in further connecting the building to the landscape.

The revised design is considered to be compatible with the surrounding context and will provide a high quality built form that will provide essential learning spaces for Pymble Ladies College. It is considered that the revised design provides for an improved architectural outcome, that fits into the surrounding area and is a positive contribution to the school campus.

4.2 SOLAR ACCESS AND OVERSHADOWING

The revised design further improves the solar access to the adjoining two residential dwellings located to the south of the site. It is considered that the proposed development will ensure adequate sunlight and solar access to the key living spaces of these dwellings. It is considered there would be no undue impacts to the solar access of surrounding development due to the proposed development. Extensive solar analysis for the two adjoining residential dwellings is provided at **Attachment A and B**.

The residential dwelling at 57A Pymble Avenue receives 3 hours and 28 minutes of solar access to private open space and living areas on the 21 June between 9am to 3pm. Furthermore, at 3pm on the 21 June 45% of the private open space of this dwelling would still receive sunlight.

The dwelling at 59A Pymble Avenue receives 4 hours and 2 minutes of solar access to the living and private open space areas at 21 June. At 1pm on the 21 June, there would still be 54% of the private open space receiving sunlight.

It is considered that both these dwellings still receive ample solar amenity and that the proposed development would not have undue impacts in relation to solar access and overshadowing.

4.3 VISUAL PRIVACY

As confirmed in the Design Report Addendum **(Attachment B)**, there is limited opportunity for overlooking from the proposed development. The windows of the proposed building are setback 19.2m from the adjoining boundary, which is further setback from the dwelling houses themselves. The terrace spaces are setback 11.6m from the boundary, with the additional setback to the actual dwelling houses. Given the topography, the houses are located below the ground level of the school site. These diagrams demonstrate that it would be extremely difficult for any direct views into the adjoining dwelling windows or into the minimal area of private open space to the rear of these dwellings. Further extensive planting along this boundary will further act as screening.



The additional horizontal articulation and reduction in the number of picture windows further reduces the opportunity for any views towards the existing residential dwellings. It is further noted that the upper level of the building, is clinical spaces and not where main classroom space is provided in the building, further reducing the opportunity for any overlooking from this part of the building. Furthermore, extensive planting is provided to this boundary as shown in the Landscape Plans (**Appendix 12**), which as it matures further screens the proposed development and views into or out of the building.

Detailed sections show that due to the existing residential dwellings and the proposed development, setbacks and window elements, there would be no impacts to privacy on adjoining residential development.

4.4 VIEWS

As confirmed by the Visual Impact Addendum (**Attachment C**) the revised design does not have any impact on any significant views and is largely compatible with the streetscape. Given the proposal is not visible from many public vantage points, only the Pymble Avenue view has been updated. It is considered that the revised design is consistent with the findings of the original EIS.

4.5 HERITAGE

The Independent Heritage Assessment undertaken by GML Heritage Pty Ltd as requested by DPE has confirmed that there would be no impacts on the heritage conservation area, nearby heritage items or internal significant buildings from the proposed development. It is noted that this report recommends that no further mitigation with regards to heritage would be required. An Heritage Addendum (**Attachment H**) has been provided in response to the queries raised by the independent report to ensure that the relevant heritage considerations have been included within this State Significant Development (SSD) application.

It is noted that the revised design is considered to have no material change with regards to impacts to the surrounding heritage conservation area and is considered to further improve the overall built form outcome for the site.

4.6 BIODIVERSITY AND TREES

As confirmed in the updated BDAR, the proposed development is considered to ensure there is no net loss to biodiversity values on the site.

The Arborist report notes that 30 trees will be impacted by the proposal, with only 29 requiring removal, including 25 in Vegetation Zone 1 and 4 in Vegetation Zone 2. An updated BDAR Report has been provided (**Attachment F**). Overall, it is considered that the proposed development, would not have any undue impacts to biodiversity that cannot be appropriately mitigated through on-site planting or offset contributions, which have been calculated accordingly.

The revised design maintains the same development footprint and would have no additional impacts on biodiversity across the site.

4.7 ACCESS

As confirmed in the updated Architectural Plans and detailed in the Design Report Addendum (**Attachment A and B**), the building allows for step free access to all relevant spaces within the building and onto each associated terrace/ outdoor area. An additional connection ramp has been provided from the proposed development to the Junior school to maintain this important connection. Pymble Ladies College is committed to the ongoing accessibility of the College campus and anticipates that further opportunities to create better and more accessible pathways throughout the campus will be available as the wider site develops into the future.



4.8 TRAFFIC AND PARKING

As demonstrated in the revised Traffic Impact Assessment (TIA) (**Appendix 13** of the original SSDA), the proposed development will be suitably accommodated on the existing road infrastructure and will not unreasonably compromise neighbouring amenity. Notwithstanding, a number of matters have been raised following the exhibition period that required further clarification.

A revised TIA (**Attachment D1**) has been prepared that has provided further clarification regarding overall traffic generation, with some additional modelling undertaken on one of the key intersections. This SIDRA modelling can be shared as required. As the results of the modelling show there would be minimal impacts to the network, no further intersections were considered.

An updated Green Travel Plan (GTP) has been prepared (**Attachment D2**), which provides detail on mode shares, recommends the development of a Travel Access Guide (TAG) and a travel action plans to assist in promotion of sustainable transport options.

Overall, given the redevelopment of the school is considered to have negligible impacts on the surrounding network capacity and a GTP has been developed, additional traffic management or mitigation measures have not been proposed.

4.9 SOCIAL IMPACT

As demonstrated in the Social Impact Statement (**Appendix 31** of the original SSDA), the proposed development is not considered to have any negative impact on any surrounding sensitive uses. Further clarification has been provided in the Social Impact Statement Addendum (**Attachment G**). This includes clarification that there are no sensitive receivers within 500m of the site, and that internal receivers of the school have been considered. As detailed in the Traffic Impact Assessment, it is not anticipated that there would be intensification of the Grey house walkway, as the proposed development is an addition to the overall school campus, and does not change the overall school operation and the intention that only local students would utilise this pathway.



PART E MITIGATION MEASURES

The collective measures required to mitigate the impacts associated with the proposed works are detailed in below. These measures replace those outlined in the original EIS where applicable.

Table 2. Mitigation Measures

Bulk and Scale	The proposed development will be built in accordance with the updated Architectural Plans provided at Attachment A .
Solar Access	The proposed development will be built in accordance with the updated Architectural Plans provided at Attachment A .
Accessibility	Additional step free access has been provided to the Junior School as shown in the Architectural Plans provided at Attachment A .
Traffic and Parking	PLC will operate in accordance with the Green Travel Plan (Attachment D2).



PART F CONCLUSION

The applicant, Pymble Ladies College (PLC) and its expert consultant team have considered all submissions made in relation to the public exhibition of the proposal. A considered and detailed response to all submissions made has been provided within this report and the accompanying documentation.

In responding and addressing the range of matters raised by government agencies and authorities, PLC has sought to refine the project design in order to ensure a greater overall outcome and high quality built form.

As outlined within this report, the analysis of the amendments to the proposed development confirms that all key elements of the proposed development, as originally proposed and exhibited, have remain unchanged. To the benefit of the overall project, the environmental impacts of the amended development remain consistent with, or represent an improvement on, the original application. The proposal continues to have significant planning merits as it:

- Will create additional jobs during construction and operation, and represents an investment in the local economy;
- Has been designed to limit the overall bulk and scale;
- Is of a high architectural standard, and the built form is compatible with the surrounding character of the locality;
- Ensures there is adequate solar access by surrounding properties;
- Limits the opportunity for any overlooking or issues of privacy to nearby residential properties;
- Will ensure there is no impact to the nearby heritage conservation area;
- The proposed development will result in an improved educational environment for the School through:
 - Enabling an excellent academic space;
 - Providing appropriate and functional open space for students;
 - Will allow for state of the art educational facilities for future generations;
 - Create an inclusive, supportive and secure environment.
- The proposal will make a positive contribution to the built form of the School.

In summary, the development warrants the support of the Minister and we therefore recommend that approval be granted to the proposal, subject to conditions.



**ATTACHMENT K
SUBMISSIONS
REGISTER**



RESPONSE TO SUBMISSIONS REPORT

Pymble Ladies College – Grey House Precinct
20 Avon Road, Pymble (Lot 1 DP 69541)

SSD-17424905

SSD-17424905– SUBMISSIONS REGISTER			
Group	Name	Matters	Addressed
Public authorities	NSW DPIE	Bulk, Scale and Visual Impact	Please see Attachment K1.
		Amenity Impacts	
		Traffic Impacts	
		Accessibility	
		Biodiversity Impact Assessment (BDAR)	
		Delineation of the site area and relationship with the masterplan	
		Social Impact Assessment (SIA)	
		Details on the plans	
	NSW Rural Fire Service	No concerns raised	Please see Attachment K3.
	EPA	No concerns raised	
	NSW Environmental, Energy and Science	BDAR Waiver Request	
		Number of Trees to be removed	
		Sydney Turpentine-Ironbark Forest	
		Management of STIF	
		Mitigation Measures	
	Heritage NSW	No concerns raised	Please see Attachment K3.
	Sydney Water	Water Servicing	
		Wastewater Servicing	
	Transport for NSW	Green Travel Plan Objectives	
		Mode Share Targets	
Travel Access Guide			
Monitoring and Measuring the Green Travel Plan			



RESPONSE TO SUBMISSIONS REPORT

Pymble Ladies College – Grey House Precinct
20 Avon Road, Pymble (Lot 1 DP 69541)

SSD-17424905

SSD-17424905– SUBMISSIONS REGISTER			
Group	Name	Matters	Addressed
		End of Trip (EOT)	
		Pedestrian Walking	
		Implementation Strategy	
Councils	Ku-Ring-Gai Council	Strategic Context	Please See Attachment K4
		Ku-ring-gai DCP	Please See Attachment J
		Ecologically Sustainable Development	Please See Attachment K4
		Overshadowing Impact	Please See Attachment K4
		Height and bulk of the building	Please See Attachment K4
		Childcare Assessment Table	Please See Attachment K4
		Traffic and parking	Please See Attachment K4
		Green Travel Plan	Please See Attachment K4
		Landscape Design report and Landscape Package	Please See Attachment K4
Individuals	Withheld	Traffic and Parking Issues	Please see Attachment K2.
		Increase in Student Numbers	
		Built Form Unacceptable	
		Construction Noise	
		Impact on Heritage Conservation Area	
		Operational Noise	
		Loss of Vegetation	
		Accessibility Unacceptable	
		Impact on Streetscape	
		View Loss	
		Child Safety	
		Property Value	



RESPONSE TO SUBMISSIONS REPORT

Pymble Ladies College – Grey House Precinct
20 Avon Road, Pymble (Lot 1 DP 69541)

SSD-17424905

SSD-17424905– SUBMISSIONS REGISTER			
Group	Name	Matters	Addressed
		Site Contamination	
		Wind Impact	
		ESD	
		Landscaping	
		Solar Access	
		Fire Safety	
Stakeholder Groups	N/A	N/A	N/A



