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**Contact:** Bonnie Yue

24<sup>th</sup> February 2025

Director Social and Infrastructure Assessments,  
Planning and Assessment,  
Department of Planning, Housing and Infrastructure  
Locked Bag 5022, Parramatta NSW 2124

Dear Traki,

Council refers to Department of Planning, Housing and Infrastructure (DPHI)'s request for comment on the modification Application No. SSD-17424905-Mod-3 (Pymble Ladies Collage – Grey House Precinct) at 20 Avon Road, Pymble on 3<sup>rd</sup> February 2025.

The modification report, prepared by Willowtree Planning and dated October 2024, outlines that the proposed modifications include replacing the approved 1.8m high palisade balustrade at level 2 of the Early Learning Centre (ELC)'s outdoor play boundary to a 1.8m high screen of solid construction. While there are no revised south-east and south-west elevations plan provided with the modification application, the report states that the solid construction fence will be in "masonry, Perspex, glass or the like". To minimise the visual bulk of the building is minimise, it is preferred that the solid fence not be constructed from masonry.

The application was also referred to Council's specialist officers and areas for comment includes Landscape and Ecology, Heritage, Engineering, Traffic and Environmental Health. Upon reviewing the application, there are no issues raised from the majority of the specialist officers. The comments from Council's Senior Environmental Health Officer are as follows:

*"There is no concern about the proposal to increase the height of solid screening to the outdoor play areas.*

*In relation to the unrestricted use of the outdoor play areas between 7am and 6:30pm this may create noise impacts for the nearby residents. The acoustic report provided with the modification documents, does not include any recent acoustic assessments, details of the background noise levels in the nearby residential properties or the likely noise levels that may be expected should a large amount of children be using the outdoor play areas simultaneously. The acoustic report should include details such as times when background noise levels may be anticipated to be lower such as between 7am and 8am or after school hours and a breakdown of predicted noise levels when all 90 children are playing in the outdoor spaces simultaneously, then 45 children playing in the outdoor spaces, 30 children playing etc to determine appropriate controls to minimise noise levels.*

*To address potential noise impacts from unlimited use of the outdoor play spaces conditions should be included:*

- 1. restricting use of the outdoor play spaces prior 8am and after 4pm;*
- 2. requiring all doors opening to outdoor play areas be closed when outdoor play areas are not permitted to be used; and*
- 3. restricting the number of children that can simultaneously use the play areas throughout the day."*

If you have any questions in relation to this submission, please contact me on 9424 0000.

Regards

Bonnie Yue  
Senior Assessment Officer  
Ku-ring-gai Council

