

## Department of Planning and Environment

Our ref: Pymble Ladies College - Grey House Precinct - SSD-17424905

Ms Kate Bimson  
Project Director  
PYMBLE LADIES SCHOOL  
20 AVON ROAD, PYMBLE 2073

19 May 2022

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Subject: **Request for additional information- Pymble Ladies College - Grey House Precinct (SSD-17424905)**

Dear Ms Bimson

I refer to Response to Submissions for the Pymble Ladies College - Grey House Precinct (SSD-17424905). After careful consideration, the Department of Planning and Environment (Department) is requesting that you provide additional information to address issues identified in the Response to Submissions (RtS) as detailed below:

1. The Department previously requested that a clear table assessing the proposal against the principles of Schedule 4 of the State Environmental Planning Policy (Educational Establishment and Child Care Centres) 2017 (Education SEPP), as applicable at the time of lodgement, be submitted. In this regard, the Department notes that the EIS indicates that the Design Report includes this table, however the report does not include such an assessment table for the school component.

The submitted RtS also does not include a complete table of assessment against the design principles. The RtS table includes an assessment against the Principles 1, 5 and 7.

You are requested to provide a complete table assessing the consistency of the proposal against the various design principles of the Education SEPP. The Department notes that Kuring-Gai Council (Council) maintain their concerns regarding the compatibility of the bulk and scale of the building is with the low-density character of the dwellings that immediately adjoin the precinct to its south (facing Pymble Avenue). Consequently, further detailed clarification regarding the computability of the development with the adjoining precinct and th appropriateness of the context, would be required in the assessment of the development against the design principles.

2. The open space area allocation for early learning centre (ELC) students is not clear. The child care assessment table submitted with the EIS does not include any numerical data regarding the unencumbered outdoor and indoor play areas to demonstrate their compliance with the relevant standards (the childcare assessment table include incomplete highlighted information rather than a number). The Department has previously requested this; however the information has not been submitted.

The Department requires you to clearly demonstrate on the architectural plans and in a table., the delineation of the unencumbered outdoor and indoor play area for the proposed ELC, to comply with the requirements of the Education SEPP.

3. The architectural drawings and supporting documents in the RtS, demonstrate that the northern portion of the building footprint has been reduced. This implies a change in the overall gross floor area (GFA) of the development. Please provide an amended schedule of the GFA to indicate the extent of its reduction.

4. Please confirm whether the site area for the Grey House Precinct is 0.3ha or 0.06ha.
5. The Department notes the justification provided with regard to overlooking and visual privacy. However, the Department is concerned that the level 3 classroom windows and level 2 balcony of the proposed building may directly overlook on to the swimming pool and courtyards of the residential properties to the south (facing Pymble Avenue).

In this regard, the Department requires you to provide a more detailed view analysis diagram to demonstrate the extent of such overlooking (if any). Should the development result in adverse impacts on the privacy of the neighbouring properties, alternate solutions such as privacy glazing (obscure glass) or highlight windows should be explored and included in the design.

6. The submitted diagrams, showing the views from the site to 57 and 59B Pymble Avenue, do not show the location and/or boundary fence height. The diagrams should be amended to include a reference to the fence to clearly demonstrate the extent of overlooking.
7. Table 4 of the amended Traffic Impact Assessment Report (TIA), states that the average delay at the intersection between Pacific Highway and Beechworth Avenue during the PM peak hour would be 482.2 seconds per vehicle in the post development scenario, where in the existing scenario the delay is 484.2 seconds per vehicle. The report indicates that this intersection would be slightly improved after the development. Please clarify how the delay would be reduced with additional traffic post operation of the ELC.
8. The updated TIA says that *“there are a number drop-off and pick-up activities occurring along the adjacent streets, including Pymble Avenue (largely due to the presence of Grey House Walk). The students who drive to the College are not allowed to park within the College grounds, and therefore students park along the adjacent streets. This has ultimately led to an increase in traffic and parking demand along Avon Road and Pymble Avenue”*.

The TIA states that ‘No Parking’ and ‘No Stopping’ zones prevail on Pymble Avenue on school days. It also states that to enable some drop-off/pick-up, the Applicant would consult with Council to ensure that time limited parking can be provided on Pymble Avenue. However, the RtS indicates that this recommendation has been removed in response to Council’s comments.

The two above statements are contradictory given that drop-off/pick-up cannot be permitted on Pymble Avenue, if Council does not agree to time limited parking on this road. Consequently, the TIA needs to clarify the drop-off/pick-up area for the students that are proposed to use the Grey House walk, noting the parking restrictions on this street.

9. Council has reviewed the RtS and raised concerns regarding the impacts of the proposal on Arilla Road, Mayfield Avenue and Allawah Road due to additional traffic that would be generated by the proposed ELC. Council have suggested that traffic calming measures be introduced or proposed (in concept) on these routes, in consultation with surrounding residents. Council’s comments to the RtS are attached to this letter (Attachment A).

The Department requires you to address Council’s concerns in this regard and proposed additional measures on these surrounding roads.

10. The Environment and Heritage Group (EHG) have reviewed the RtS and advised that the previous concerns raised by the Government agency have not been adequately addressed. Additionally, the

EHG have also requested clarification regarding several areas of the Biodiversity Assessment Report (BDAR) submitted with the RtS. The comments from EHG are attached to this letter (Attachment B).

You are requested to review the comments and provide a response to each of the pending issues raised by EHG.

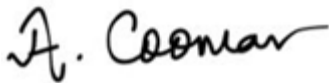
11. Drawing no AR-DA-D10-AA-03, issue 5, Sections-Sheet 3, does not include any name and the texts on the levels are unclear. Please provide amended drawings to address this issue.
12. The N-S section on Page no 23, of the Design report addendum 1 is not consistent with the N-S section in the drawing AR-DA-D10-AA-02, Issue 7. Please provide an amended version of the Design Report to be consistent with the architectural drawings.

Please note that the Department is still awaiting advice on the RtS from Government Architect NSW (GANSW). Further information may be requested following receipt of comments from GANSW.

Please provide the information or notify us that the information will not be provided, by Wednesday 09 June 2022. If you cannot meet this deadline, please provide and commit to an alternative timeframe for providing this information.

If you have any questions, please contact Nahid Mahmud, on 99955228 or at Nahid.Mahmud@dpie.nsw.gov.au.

Yours sincerely,



Aditi Coomar

Team Leader

School Infrastructure Assessments

Enclosed/Attached:

Attachment A – Council's comments.

Attachment B – EHG comments.