

# WILLOWTREE PLANNING



8 August 2022

REF: WTJ21 -087

C/- Department of Planning and Environment

## **Attention: Independent Planning Commission**

### **PROPERTY AT 20 AVON ROAD, PYMBLE – PYMBLE LADIES COLLEGE SSD 17424905 – GREY HOUSE PRECINCT**

Dear Sir/Madam,

We are writing to you in reference to the development contributions requested for SSD 17424905, the Grey House Precinct development, located within Pymble Ladies College at 20 Avon Road, Pymble. We have received draft conditions and note that a contributions estimate has been provided in accordance with the Ku-ring-gai s94A Development Contributions Plan 2015. It is requested that this contribution be waived due to the nature of Pymble Ladies College being not-for-profit and from the community benefit provided by the development.

It is noted that under this plan, there is consideration given under Section 1.6 for merit-based exemptions. It is noted that Council may consider exemptions where development provides a community benefit (including provision of childcare services etc). It is requested that Council consider the community benefits proposed by the Grey House Precinct development and apply a reduction to the total contributions.

Pymble Ladies College (PLC) is a not-for-profit organisation, as demonstrated in **Appendix 1**. All services provided by PLC are provided at a cost recovery rate to cover any maintenance, cleaning or staffing required to deliver these facilities. Further, the proposed development (GHP) provides the following community benefits:

- Vacation Care (Out of School Hours Care) is open to the wider community.
- A minimum of 58 spaces of the early learning centre would be available to the wider community.
- The dance academy is proposed to allow for the community or other schools to utilise the facilities.

For reference and consideration, PLC and the facilities, benefits the community as a whole, for example through the following:

- Netball courts (indoor and outdoor) – used by local club teams, representative teams;
- Swimming pool – local club water polo competitions, local public school carnivals, Swimming Metro North East, Learn to swim is open to all community members, squad swimming open to all community members;
- Tennis courts – holiday tennis camps for community,

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- Holiday and vacation care – open to school students, siblings and other local community,
- Gymnasium – rhythmic gymnastics open to all, available for hire for arts, dance, music groups;
- PLC funds a crossing supervisor outside of regular school crossing hours.

As outlined below, it is considered that this contribution proposed is still substantially higher than anticipated given the proposed developments benefits, nature of the organisation and in comparison to a number of other projects. As such an exemption is requested, or where this is not considered appropriate, a significant reduction.

The proposed contribution appears to be dissimilar and not in keeping with that of similar developments within Ku-ring-gai and other School development across NSW. As outlined in **TABLE 1** below, a substantial reduction, or in some cases no contributions have been required for similar development.

<b>TABLE 1. PROJECT EXAMPLES</b>					
<b>Development</b>	<b>Council</b>	<b>Date Approved</b>	<b>CIV</b>	<b>Contribution</b>	
Trinity Grammar School Redevelopment SSD-10371	Inner West	24/09/2021	\$127,748,330	\$238,384.96	
St Aloysius SSD 8669	North Sydney	20/09/2019	Concept Master Plan: \$70,000,000  Stage 1: \$62,500,000	\$0	
Lindfield Learning Centre SSD 8114	Ku-ring-gai	24/10/2018	\$30,000,000	\$0	
Roseville Sport and Wellbeing Centre SSD 9912	Ku-ring-gai	18/06/2021	\$20,000,000	No monetary figure detailed in consent.	

It is also noted that PLC continues to work with Ku-ring-gai Council to provide many solutions to alleviate impacts to the public infrastructure, roads and is committed to continuing to support the provision of upgrades to the local area at cost to the School.

It would be greatly appreciated if Council could consider the merits of the application and advise on if this request has been accepted. If Council could please provide an update prior to the 11 August 2022 it would be greatly appreciated. If you have any queries, please do not hesitate to contact the undersigned.

Your sincerely,



Sally Prowd  
Associate  
Willowtree Planning Pty Ltd



