

24 April 2013

GMA Ref: IG

NSW Department of Planning & Infrastructure  
Major Projects Assessment  
23-33 Bridge Street  
SYDNEY NSW 2000

Attention: Heather Warton & Ben Eveleigh

Dear Heather & Ben

**Staged Development Proposal - Pymble Ladies College (SSD5314)**

I refer to the above application and your invitation to respond to each issue raised in the submissions. The response is provided as follows including the issues raised by the Department.

**Response to Submissions**

**Issue 1: Land Use**

The Department seeks clarification of the intended community or non-college use of the dining hall and function centre.

It is proposed that the new facility be used for activities currently held in the existing main hall. These activities include dining facilities for boarders, staff, College and wider school community. Current dining functions are held in several locations throughout the Campus including the foyer of the Performing Arts Centre, the main hall and the existing gym.

The College intends that the new dining hall and function centre is to be restricted for use by the wider College community. This includes students, parents, siblings and alumni. It is not seeking consent for general community use or non-college related functions. The dining hall function centre will be used for functions currently held on site in the existing main hall, verandah areas and surrounding gardens as well as some College functions which are currently held off site, including functions held at the adjoining Avondale Golf Club such as sport group support functions.

The College currently holds weddings on site but these rarely include receptions and are limited in number each year.

It is proposed that weddings and wedding receptions for members of the wider College community be available. The College suggests that the number of wedding events be limited to 20/year (which is currently the number of weddings held on the site per year) with the premises to be vacated by 11.00pm.

An Operational Plan of Management will be prepared with respect to this building and the non-college use of the dining hall and function centre and lodged with the detailed plans for the Stage 2 consent.

The proposed dining hall and function centre is an essential part of the College's facilities and the use of these facilities for wider school community functions is simply allowing the facilities to be used by other sections of the College community when not being used for College related functions. The new facility is required to provide improved facilities for the College. The additional use of the facilities is ancillary to the purpose and use of the new dining hall and function centre. This is assessed as being entirely consistent with the intention of clause 28(3) of the Infrastructure SEPP.

Being after College hours use, the existing and proposed on-site parking areas will be available and the extended use will not create any traffic or parking problems.

## **Issue 2: Car Parking**

Both the Department and Council have expressed a concern about the 'excess provision of 135 spaces above the Ku-ring-gai DCP requirement', and seeks 'further justification for the proposed excess car parking provisions and clarification for the intended use of the excess spaces'.

A visit to the College during normal College hours will quickly demonstrate that on-site parking is stretched. All available spaces are occupied as well as on street parking, wherever possible, in Avon Road.

The on street parking is acerbated by the competition for spaces between commuters, school teachers and students.

The overall programme is to remove existing on-site parking from sensitive areas within the College campus and to consolidate the parking area to below the Mollie Dive field.

This will alleviate the current stress on parking, remove the conflict between commuters and College users and provide parking for all College uses, including Saturday sports support groups without stress to the surrounding area.

It is noted that Council's DCP is based on a model that does not recognise the change in teacher dynamics. A greater number of teachers are employed to provide specialist tasks. Additionally, most teachers are burdened with the need to carry materials in support of their lessons. Most therefore need their vehicle for attendance at the College.

The College advises that restricting parking on the site to encourage the use of public transport is not going to be successful. At present there are significant numbers of students and staff that park in Avon Road and surrounding streets and these vehicles would be accommodated in the proposed parking area.

The additional car parking area is not being installed for any future use but merely to properly accommodate the existing parking demand and also to use the space made available by the redevelopment of the Mollie Dive field.

In summary, the proposal to augment the onsite parking provisions is justified as follows:-

- Currently, the existing parking areas are under stress and vehicles are being parked in sensitive areas.
- All available onsite parking is taken up by College staff. This is readily identified by a visit to the College at any time during a College day.
- The raising of the Mollie Dive field is proposed to provide a better relationship between it and the aquatic centre and the remainder of the campus and in doing so creating the space for the car parking area under the playing field. The space is discrete and merely occupies the area made available by the redevelopment of the playing field.
- Upon completion of Stage 3 - the dining hall and function centre, there will be a requirement for out of hours parking for school functions held in the hall.
- The College, on completion of Stage 2, is proposing to increase the use of the aquatic centre by increasing Learn to Swim classes from 500 to 1500/week. This use will mean further utilisation of the proposed car park.
- Consolidation of the car parking area will enable the College to remove parking from other parts of the College where traffic movement and parking compromises student safety, causes traffic congestion that impacts on the access from the site via the main Avon Road entry.
- Removal of the staff parking from the main loop road entry will free this area to allow improved visitor parking, and provide for faster transition of vehicles through this area and allow better access for emergency vehicles.
- The number of available visitor parking spaces is limited and generally unavailable near the school main administration centre. The removal of staff parking from this area will enable greater availability of visitor parking spaces.

- Finally, the space is there. The College has no intentions to provide other on site facilities that will place further demands on parking.
- Ku ring gai Council Parking DCP does not take into consideration spaces required for parents assisting College, particularly at Prep and Junior Schools.

## **In conclusion:**

- On-site parking is provided for a total of 275 vehicles within a number of parking areas within the College campus, including staff parking areas and on-site parking adjacent to the upper and lower access roads;
- The College has 2,120 students and some 300 staff (FTE). However, a significant proportion of the staff are special teaching staff (part time/casual), resulting in more than 300 staff present at peak times. Also a number of parents assist at the College, particularly at the junior school, which also results in an increase in the number of staff present at any one time at the College. Council's DCP does not take this into account;
- Based on surveys undertaken in 2007, it is estimated that the total College parking demand for staff, student and visitors at any one time during the day is some 360 vehicles. The College may want to update these parking surveys if they think that the parking demand has increased since this period;
- The proposed works, including the new car park beneath the sports field, will provide a total of 470 car parking spaces. However, in order to improve safety for students and to provide emergency vehicle access during the morning and afternoon peak periods, 25 of these spaces (located around the ring road) will not be available during the morning drop off and afternoon pick up periods. This results in 445 spaces available at peak times.
- Based on an existing parking demand of 360 vehicles and an expected increase in the learn to swim parking demand of some 25 vehicles, as set out in the Traffic Report, the expected parking demand would be some 385 vehicles.
- It could also be noted that during special events at the College during the evening, there is not sufficient parking within site to cater for demand. Currently there is informal overflow parking under 'The Pines' near Lianne Tooth Field and on-street in the vicinity of the College, that is becoming more frequent and increasing in numbers. These figures have not been included in the assessment of existing car parking spaces. The proposed new car park beneath the sports field will cater for this overflow parking during special events at the College.

## **Issue 3: Submissions by Residents**

### **Howard & Jennifer Wolfers**

#### **1. Inadequate Traffic & Parking Study**

This submission is concerned that multiple functions may be held after College hours which could create traffic and parking problems for users of Avon Road.

The use of the existing Performing Arts Centre will not vary with this submission.

Additional functions may be held, however, with the provision of the proposed car parking areas as part of Stage 2 development, traffic and parking issues will be resolved.

The use of the dining hall/function centre will be subject to the controls as proposed in a draft Operational Plan of Management. These controls will include limiting the number of uses to 25/year, having the premises vacated by 11.00pm and no use on Sunday evenings.

The addition of no parking restrictions in Avon Road is supported by the College, but this is a matter for the consent authority. Any loss of car parking spaces is readily compensated by the new parking areas provided.

#### **2. Facilities Use**

The use of this centre is as set out in the application and will be a dining hall for the school and its boarders and for school and wider school community use.

#### **3. Stormwater Management**

Agreed, and any additional requirements of the consent authority above what is proposed will be accommodated on site.

#### **4. Community use of College Facilities**

The use of the aquatic and fitness centre and dining hall and function centre will be available for limited community use by the 'wider College community'.

#### **5. Other Development applications**

The College supports this element of the submission and has objected to the proposed multi-unit housing development at Avon Road and Beechworth Road.

**Chris Edye: 35 Avon Road, Pymble**

## **1. Need, size and operational issues of proposed function centre.**

The dining hall and function centre is to replace the existing dining hall used by the College boarders and provide a new facility that can accommodate large functions that require catering by the use of the kitchen facilities. And, yes this building is also intended for use on a restricted basis for the wider College community.

## **2. Zoning**

The change of the zoning is outside of the College control. The proposed functions centre is an ancillary use of the premises for educational purposes and is a permissible use in the zone and under SEPP Infrastructure – 2007.

## **3. Parking**

The additional on-site parking provisions will address these concerns.

## **4. Development Fatigue**

The proposal is to upgrade, renew and provide improved College facilities on a site that is zoned to allow educational facilities and use of these facilities for limited communities use is encouraged by Government Policy. The potential adverse impacts are noted and have been addressed in the application.

**John Evans**

## **Construction Management**

### **1. Concerned about impacts of construction traffic issues.**

A revised Construction Management Plan and Construction Traffic Management Plan have been prepared. Existing on-site parking arrangements will be maintained during construction activities.

**Paul Paterson**

For Avondale Golf Club – Letter in support of the proposal.

**Mrs Colleen Coolican**

Concerned about impacts of heavy vehicle movements and traffic during the construction period.

1. Agreed, this issue is addressed in the revised Construction Management Plan and Construction Traffic Management Plan.

#### **Issues 4: Responses from the following agencies:**

**EPA:** Confirming that a Environmental Protection Licence is not required

#### **Office of Environment & Heritage:**

Noting that information previously provided has been provided and the Office has no further requirements.

#### **Rural Fire Service:**

Confirming the issue of a Fire Safety Authority under S100B of the Rural Fires Act with no conditions.

#### **Roads & Maritime Service:**

Providing Conditions of Approval. No objection to the proposed conditions by RMS is raised.

#### **Sydney Water:**

Detail requirements for the issue of a S73 Certificate and that:

- The proposed development can connect to the existing drinking water connection.
- That the existing waste water system has sufficient capacity to serve the proposed development.

#### **Ku-ring-gai Council:**

The Council reiterates its response via the Minutes from the Pre-Lodgement Meeting held on the 12 March 2012.

No assessment is made from a review of the application and the applicant's response to the issues raised.

All of the matters raised in the minutes have been addressed in the application.

In addition to the above I have attached the following:

- Actual copy of the Minutes of the Pre-Lodgement Meeting.
- Amended Construction Management Plan. This plan is amended by relocating the site compound to the east and leaving all of Mollie Dive field available for use during Stage 1 construction.

The amendment to the Construction Management Plan is as consequence of preparing for the development and recognising the need to retain use of the Mollie Dive field during construction of the aquatic centre.

This amendment meets the construction needs for site access, and the builders' site compound. The amended Construction Management Plan Version 3 is attached.

- An amendment to the proposal that incorporates into Stage 1 approval of preparation works to enable relocation of the Mollie Dive field 3.2m to the north to accommodate the new pool (as shown on the drawings). This will result in the removal of trees along the northern edge of the field, shown in the proposal to be removed in Stage 2.

The trees along the northern edge of the Mollie Dive field are proposed to be removed as part of stage 1. This will allow for the field relocation and its continued use during construction of the aquatic centre.

The additional trees to be removed as part of Stage 1 include 2 groups of trees identified in the Arborist Report as A1/TG (8x peppercorn x 2 x Sydney Blue Gums) A1/TG 28 (13 Eucalyptus and 4 Sydney Blue Gum's) described at page 5 & 6 of the Arborist Report.

Yours Sincerely

  
Ian Glendinning  
DIRECTOR

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