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The Director
Metropolitan and Regional Projects North
GPO Box 39
SYDNEY NSW 2001
Re: Application SSD 5314
Location: Pymble Ladies College
20 Avon Rd Pymble
(Lot1 DP 6941 & Lots 1-26 DP 7131)

TO WHOM IT MAY CONCERN

I wish to make a submission regarding the development application:
Pymble Ladies College, Staged Development Proposal, Application SD 5314

The proposal is generally supported as an extension of existing use, however, there are several concerns associated with the application which should be regarded as objections to the proposal in the key areas indicated below:

Inadequate traffic and parking study

The proposed combination of Aquatic Centre, additional parking and 600 seat Function Centre will generate additional traffic, unless protocols or restrictions are imposed to prevent multiple and/or parallel use of College venues. The College should be limited from running multiple/parallel after-hour functions for their concert hall, aquatic centre and function centre – the combined traffic of which would exceed the capacity of local traffic and parking.

Entry to the new car-park and Aquatic Centre and Function Centre appears to be via the main southern entrances of the school – traffic lining up for entry would block Avon Rd, approaching the entry to the golf course, unless “no parking zones” and /or entry bays are applied along Avon Rd adjacent to the entrance. The loss of car spaces at this point should be considered in the light of the overall application

While the new 232 space car-park is not a total addition of 232 car-park space on the site, (because the College will lose 15 existing spaces along access roads to the site and another 21 car-spaces from the current car-park), the addition of parking is welcome, provided the issues of entry and exit from the site is improved.

The holding of an evening function for 600, plus an out of hours swimming carnival will generate an unacceptable level of parking, in excess of that available on site. The school should provide assurances for residents that multiple functions are limited in overall capacity to reflect the car-parking available on site. It should consider traffic management from and into Avon Rd at the start/conclusion of functions, where near maximum numbers are anticipated.

Facilities use

A new **function centre** should be limited to use for school functions. If the Function Centre is to be used for weddings, private functions or commercial uses etc, there should be a separate limit imposed on such use to minimise the traffic and parking requirements and potential impact on residents. This would include frequency, hours and type of use.

If evening or week-end use of the **aquatic facility** is contemplated for carnivals and other crowd-intensive uses, then a revised study of the noise impact on residents and hours of use is required. The new indoor centre may require

restrictions on the opening of windows, louvres, reverberation of crowd noise, sirens/ starting pistols etc in such a case. However, if the design incorporates acoustic controls for crowd noise, the concerns of residents would be met.

The proposal for a 232 underground car-park should include the impact of exhaust fumes on neighbours, as well as those attending the school. As local residents, we object to any design feature which would concentrate car exhaust fumes near residences.

Excess run-off in stormwater drains generated by the proposed development

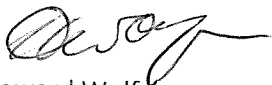
In 2010, torrential rain produced minor local flooding at the lowest point in the area adjacent to Avondale Golf Course. Open stormwater drains on the Avondale Golf course adjacent to the driveway were not able to withstand the volume of water and debris which washed down and blocked the drain causing flooding to the road at the lowest point of the golf course and on the properties at number 3, 5 and 6 Avon Close. In 2010, as a result of drainage changes at the College, water backed up from the drain under the golf-course road and flooded no. 5 Avon Close and the backyard of No. 6. An increase of hard surfaces or inadequate design from the proposed development may create further stormwater run-off and create more frequent flooding of these properties as the stormwater empties into the drains adjacent to the Avondale Golf Course Road. A thorough assessment of changes to stormwater drainage should be undertaken.

Access by the other schools and the community to the proposed development

The proposal indicates that swim carnivals will be held out of school hours by other schools. Local residents are entitled to know the frequency and hours of such events. The proposal indicates no increase to existing usage, but the hours and extent of outside hiring needs to be outlined or else restrictions for out of hours use imposed. The College proposal indicates access for Community use – local residents inconvenienced by increased traffic and street parking would welcome real community use of facilities out-of school hours. This would be a welcome departure from current practice. However, In the Sun Herald of March 17, 2013, (page 5) the Principal indicated that the swim centre would not be open to the public. As a recipient of public funds, PLC could generate considerable goodwill to local residents inconvenienced by increased use of school facilities, by permitting access of selected facilities out of hours and in school holidays. With no local parks or specialist facilities in the immediate area, PLC should consider greater community access.

Further Development application which impact on this development application.

As an existing user, PLC is entitled to expand its facilities and this is preferable to the over-development of apartment buildings in the vicinity. However, local residents seek assurances that with the increased traffic to be generated by the new facilities, the Department of Infrastructure should reconsider current zoning in Avon Rd to exclude multi-storey development and maintain the residential character of the street. A recent unacceptable development proposal, **Avon/Beechworth Site at Pymble: MP08_0207/ MP10_0219**, would impact adversely on this proposal by PLC and a review of existing planning regulations surrounding the College should be initiated to prevent such over-development. The recent Meriton development at roundabout at the top of Avon Rd has recently added to the traffic in Avon Rd and no further high-rise development should be allowed in this street. Avon Rd supports parking on both sides of the street and the narrowing of the road when 2 cars are parked parallel will create dangerous conditions for passing cars, if further home unit developments are permitted.



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