

Colston Budd Hunt & Kafes Pty Ltd

as Trustee for C & B Unit Trust
ABN 27 623 918 759

Our Ref: SK/8531/jj

Transport Planning
Town Planning
Retail Studies

22 February, 2012

Pymble Ladies College
c/- PMDL Architecture and Design
PO Box 1465
CROWS NEST NSW 2065

Attention: Andrew Pender
Email: apender@pmdl.com.au

Dear Sir,

RE: PYMBLE LADIES COLLEGE PHASE 2 MASTERPLAN

1. As requested, we are writing to set down the findings of our initial review of the traffic and parking implications of the proposed staged Phase 2 Masterplan for Pymble Ladies College. The Phase 2 Masterplan relates to works at the southern end of the College and includes:-
 - ❑ Stage 1 - internal road works;
 - ❑ Stage 2A - aquatic/fitness centre;
 - ❑ Stage 2B - health and wellbeing centre;
 - ❑ Stage 3 - Mollie Dive playing field and car park; and
 - ❑ Stage 4 - new dining facility and function centre (up to 600 seats).
2. The proposed Phase 2 Masterplan works include a new indoor aquatic/fitness centre to replace the exiting outdoor pool facility, a new health and well being centre, a new raised hockey field with car park under it, to replace the existing Mollie Dive playing field, and a new boarder's dining facility & function centre. These facilities will be located within the southern precinct of the college campus. Associated landscaping and pavement works will be required to link the new facilities with the balance of the site.

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3. Stage 1 – internal road works are currently under construction (Development Consent No.507/11 approved 22/12/11) and will improve existing vehicular traffic flows within the southern part of the college. The proposed modifications separate entering and exiting traffic to and from the Mollie Dive car park and improve pedestrian safety and circulation.
4. Stage 2A and 2B – a new indoor aquatic/fitness centre will replace the existing outdoor pool. The facility will include a 50 metre pool, a learn to swim pool, new grandstand seating, associated administration and staff facilities and a new fitness centre. A new health and well being centre will consolidate the college's counselling and supporting services into one area.
5. Stage 3 – a new raised hockey field with a some 240 space car park under the field will replace the existing Mollie Dive playing field. The existing at-grade parking area located on the western side of the playing field will be retained. The new car park under the playing field will provide improved access to the adjacent aquatic/fitness centre.
6. Stage 4 – a new dining facility for boarders and staff and function centre. The new facility will cater for up to 600 people and will replace existing facilities within the college. The function centre will provide for functions which are currently held in the college hall.
7. These alterations and additions to the college are shown on plans prepared by PMDL Architecture and Design. The proposed works will not result in an increase in student numbers and staff numbers at the college. The alterations and additions will provide new and improved facilities for existing students and improved vehicular access arrangements.
8. The findings of our initial review of the traffic and parking implications of the proposed Phase 2 Masterplan are presented through the following sections:-
 - ❑ parking provision;
 - ❑ access arrangements;
 - ❑ internal circulation and servicing; and
 - ❑ traffic effects.

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Parking Provision

9. On-site parking is provided for a total of some 280 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 internal access roads.
10. The college currently provides classes for students from kindergarten through to Year 12 and has an enrolment of some 2060 students, comprising some 1940 day girls and 120 boarders. The college has a total of some 220 FTE staff, comprising 190 teaching staff and 30 administration/ancillary staff, present on any given day.
11. With no proposed increase in student and staff numbers, no increase in parking provision is required as a result of the proposed Phase 2 Masterplan works. Notwithstanding this, the provision of the new car park beneath the raised hockey field will provide an additional some 240 car parking spaces.
12. The proposed alterations and modifications to the college will provide new and improved facilities for existing students and staff at the college. However, it is understood that the new aquatic/fitness centre, including a learn to swim facility, will be available for the use by other schools and the wider Ku-ring-gai community. The use of this facility by others will only be available outside the normal school hours, when on-site parking within the college is available. The additional car park beneath the new raised hockey field will provide additional ample parking for this facility for use before and after school and on weekends.
13. The new health and well being centre will consolidate the college's counselling and supporting services into one area. With no increase in staff numbers proposed for this facility, no additional parking provision is required.
14. With regard to the new dining facility for boarders and staff and function centre, this facility will replace existing facilities within the college. The function centre will cater for up to 600 people and will provide for functions which are currently held in the main college hall. The proposed facility will not generate any additional activity.

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Access Arrangements

15. Parking beneath the new hockey field will be provided within a single level. Access to this parking area will be provided via internal circulation roads within the southern precinct of the college and via the main southern access gates onto Avon Road. The proposed arrangements provide appropriate sight lines and will cater for the car park of the size and type proposed. The access arrangements will be provided in accordance with Council's requirements and the Australian Standard for Off-street car parking facilities (AS2890.1-2004).

Internal Circulation and Servicing

16. The car park will be designed to comply with the Australian Standard AS2890.1-2004, with respect to parking bay dimensions, aisle widths, internal circulation, height clearances and column locations.
17. Parking spaces will be a minimum of 2.5 metres wide by 5.4 metre long, with an additional 0.3 metres in width for spaces located adjacent to structure. Access to car parking spaces will be provided from 5.8 to 6.1 metre wide circulation aisle. Columns will be set back 0.75 metres from the front of spaces. Disabled parking spaces will be 2.4 metres wide, with an additional 2.4 metres adjacent to the space, by 5.4 metres long. Height clearance of 2.5 metres will be provided above disabled parking spaces, with 2.2 metres elsewhere in the car park. Appropriate clearances will be provided for building services within the car park. These dimensions are considered appropriate, being in accordance with AS2890.1-2004.
18. On-site provision will be made for service and garbage vehicles. These vehicles will be accommodated on the internal circulation roads within the site and provision will be made to cater for vehicles ranging from small commercial vehicles to large rigid trucks. The service area will be designed to allow trucks to turn around on-site, with trucks entering and exiting the site in a forward direction.

Traffic Effects

19. The traffic effects of the proposed development, which redistributes existing college traffic to the proposed new car park, and the use of the aquatic/fitness

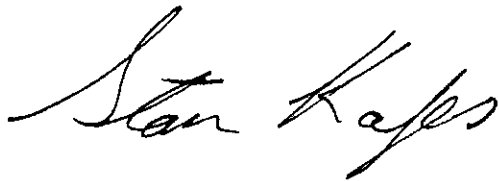
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centre outside the normal school hours and on weekends will be assessed in the traffic report currently being prepared for the Phase 2 Masterplan by ourselves.

20. We trust the above provides the information you require. Finally, if you should have any queries, please do not hesitate to contact us.

Yours faithfully,

COLSTON BUDD HUNT & KAFES

A handwritten signature in black ink, appearing to read "Stan Kafes". The signature is fluid and cursive, with the first name "Stan" and the last name "Kafes" clearly distinguishable.

S. Kafes

Director