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Contact: Bonnie Yue

23 June 2022

Director Social and Infrastructure Assessments,
Planning and Assessment, Department of Planning,
Industry and Environment,
Locked Bag 5022, Parramatta NSW 2124

Dear Nahid,

Council refers to your request for advice on Application No. SSD-17424905 (Pymble Ladies Collage – Grey House Precinct) at 20 Avon Road, Pymble on 10 June 2022.

The additional information does not include any physical changes to the design of the building, accordingly the concerns that were identified in Council's previous objections regarding, height and bulk, ecologically sustainable development, traffic and parking and landscape design have not been resolved.

Enquiries are raised from the DPIE in relation to "whether Council is satisfied with any condition of consent regarding the traffic calming measure issue on Arilla Road, Mayfield Avenue and Allawah Road?". In response to this query, please see comments from Council's Strategic Transport Engineer below:

"The traffic calming study can be included as a condition of consent, as indicated by the applicant in the RtS.

Although the additional traffic generation in this application may be considered to be "negligible", it's the incremental nature of the school's operations and resulting traffic increases on the local roads cited that warrants consideration of traffic calming. Traffic counts undertaken in by Council late 2021 in Arilla Road indicate that the RMS' Environmental capacity performance standards for residential streets is already exceeded for hourly traffic flows in the 7am-8am and the 8am-9am timeframes, which are the peak time periods of the proposed ELC and the existing school, in terms of drop-offs. Also, for the 2pm-3pm and 3pm-4pm timeframes, the traffic flows in Arilla Road were approaching the maximum RMS' Environmental capacity performance standard for residential streets, therefore it is recommended that further investigations shall be undertaken on this issue."

As a result of the above, the issue in relation to traffic has not been suitably addressed.

If you have any questions in relation to this submission please contact me on 9424 0000.

Regards

A handwritten signature in black ink, appearing to read 'Byue'.

Bonnie Yue
Senior Assessment Officer
Ku-ring-gai Council