



16 September 2022

Karen Harragon  
Director Social and Infrastructure Assessments  
Planning and Assessment  
Department of Planning and Environment

By email: [karen.harragon@planning.nsw.gov.au](mailto:karen.harragon@planning.nsw.gov.au)

Dear Karen,

**Pymble Ladies College – Grey House Precinct (SSD-17424905)**

I refer to the above Application currently before the Independent Planning Commission (**Commission**) for determination.

The Commission conducted a site inspection and locality tour on Tuesday 30 August 2022. As part of this inspection and tour the Commission attended both 57A and 59B Pymble Avenue and observed from those residences the location of the proposed development within the Pymble Ladies College (**PLC**) Campus. In the Commission's community stakeholder meetings held on Monday 12 September 2022, concerns were raised by adjacent residents regarding the appropriateness of the development's location within the PLC Campus. The Commission is particularly concerned about the potential visual, privacy and social impacts of the Project on the adjacent residences.

In its consideration of the Application, the Commission would be assisted by the Department of Planning and Environment (**Department**) arranging for further photomontages from adjacent residences to be prepared (by or on behalf of the Department) in accordance with the requirements set out in Attachments A, B and C to this letter. The Commission acknowledges that the Applicant has provided photomontages as part of its Visual Impact Assessment, however the Commission is of the view that further analysis would assist its deliberations.

The Commission would also be assisted by additional assessment from the Department on these visual, privacy and social impacts, as well as the appropriateness of the development's location within the PLC Campus. Specified additional information is also sought by the Commission. Please refer to Attachments A, B and C for further detail regarding the Commission's request.

Please provide a written response by 5pm on **4 October 2022**.

This letter and your written response will be made publicly available on the Commission's website. Should you require clarification in relation to this request, please me on 9383 2165 or [bradley.james@ipcn.nsw.gov.au](mailto:bradley.james@ipcn.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Bradley James', written in a cursive style.

Bradley James  
**Principal Case Manager**

## Attachment A – Detail of Request

### 1. Photomontages

- From specific locations identified in Attachment B (subject to resident consent):
  - 57A Pymble Avenue – rear courtyard, ground floor living room and upstairs bedroom/study.
  - 59B Pymble Avenue – rear deck, rear garden, pool area and dining room.
  - 53 Pymble Avenue – rear private open space/pool area, including any living areas at the rear.
- Photomontages from these locations to include:
  - Proposed development with proposed trees/vegetation at mature age.
  - Proposed development without proposed trees/vegetation at mature age.
- Photomontages to be prepared consistent with the requirements of the Land and Environment Court's adopted policy for [photomontages](#).
- Photomontages to be presented in A3 (full page).

### 2. Visual Impacts

- Department's assessment of the visual impacts on the properties listed above, giving consideration to the additional photomontages.
- Regarding the photomontages prepared for the Applicant's VIA, Department's assessment of how those photomontages appropriately represent the scale of the proposed development – particularly for the photomontage view from 57A and 53 Pymble Avenue.
- Department to provide further assessment on whether the proposal appropriately transitions to the R2 zone given that no buildings of comparable scale to the proposal currently exist on site, and the residential flat buildings referred to in the Department's Assessment Report are more than 500m away (and not visible from the affected residences).

### 3. Solar Diagrams

- Department to provide assessment of the accuracy of the shadow diagrams prepared by the Applicant, particularly in relation to the overshadowing impacts to 57A and 59B Pymble Avenue.

### 4. Site Location

- In the Department's Assessment Report, the Department notes that the Applicant had undertaken an options analysis for the proposal which explored alternative locations within the PLC campus.
- Department to provide assessment of the alternative locations within the PLC Campus that had been considered and why the location of the proposed building is the most suitable location within the campus (see AR 6.3.24), noting that the EIS does not go into detail or specifically identify/discuss alternative locations within the campus.

### 5. Social Impacts

- The Applicant's SIA provides an assessment of social impacts, having regard for the likelihood and potential magnitude of impact arising from the construction and operation of the proposal. It is noted that the SIA identified that social impacts are likely to be experienced mainly in the construction period.
- Department to provide further assessment of how magnitude levels for predicted social impacts (for both construction and operation) have been determined regarding

consideration of magnitude dimensions: extent, duration, severity or scale, intensity or importance and level of concern/interest.

- Department to provide further comment outlining how likelihood levels have been defined, specifically for impacts on adjacent neighbours, noting that proximal neighbourhood impacts have been defined as 'possible' and that wider community benefits have been defined as 'almost certain'.
- Department to assess any residual impacts on neighbours and how these will be managed outside of the standard mitigation strategies proposed.
- Department to provide further assessment of how the increased scale of structures on campus may impact upon surrounding resident's way of life, amenity and sense of privacy with respect to 59B, 57A and 53 Pymble Avenue.

#### **6. Rear Setback**

- Detailed sections between the proposed building and dwellings at 57A and 59B Pymble Avenue (refer to Attachment C for indicative section locations), showing the following:
  - Detail of the rear setback including landscape treatment (including soil profiles and surface finished), vegetation, level changes and the maintenance access road.
  - Sections to be at a scale of not less than 1:50.
- Department to provide clarification on how the maintenance access road will operate, including how maintenance vehicles will safely exit the area, their interaction with school operations and proposed tree planting/vegetation along the rear boundary.

## Attachment B – Indicative Photomontage Location/View Map



### Attachment C – Indicative Section Locations

