

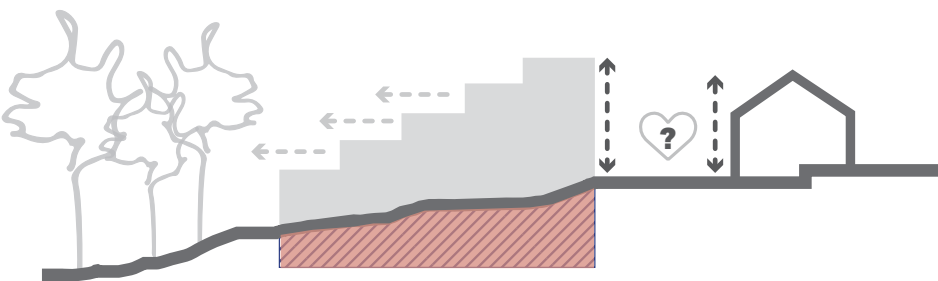
Pymble Ladies' College
Secondary Innovation Precinct

IPC Applicant Meeting June 25

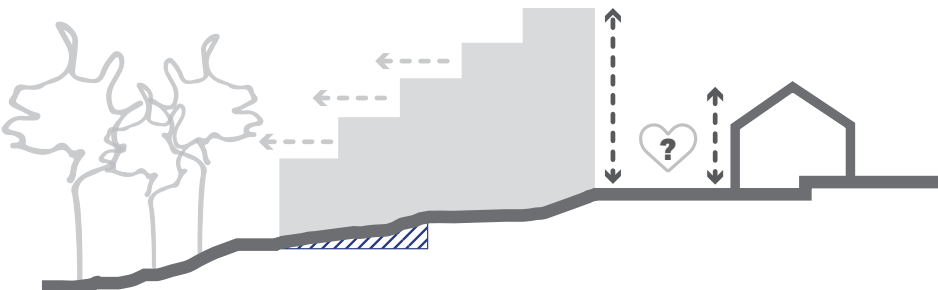




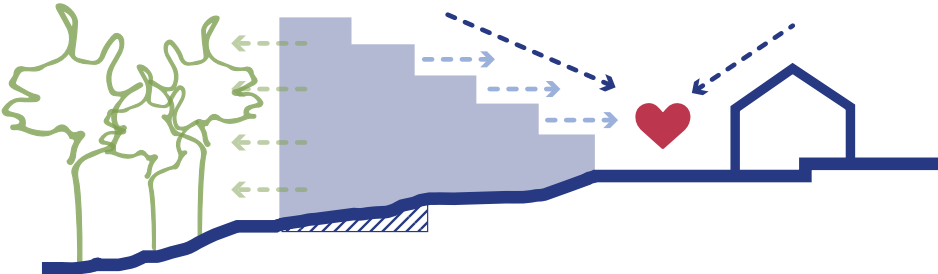
The diagrams below illustrate how the building massing responds to the campus context and topography, as well as the alternative options explored during the concept design stage.



Extended Excavation
Stepping the building down with the slope requires excessive excavation, while terraces face blue gums, not the wider campus.



Reducing Excavation
Reducing excavation increases entry height, overshadowing historical buildings and while terraces face blue gums, the building turns away from campus.



Creating a human scaled Campus Heart
Using the slope to conceal mass, the building steps down to a welcoming entry, with terraces connecting to campus and teaching spaces facing the blue gums.

Bulk and scale, building height and visual impact

- Accurate 3D modelling of all Blue Gum Forest trees in collaboration with arborist and surveyor
- New detailed survey of trees between Avon Road and the SIP
- Visualisations tested with retained trees in place
- Improved assessment of impacts on neighbouring properties

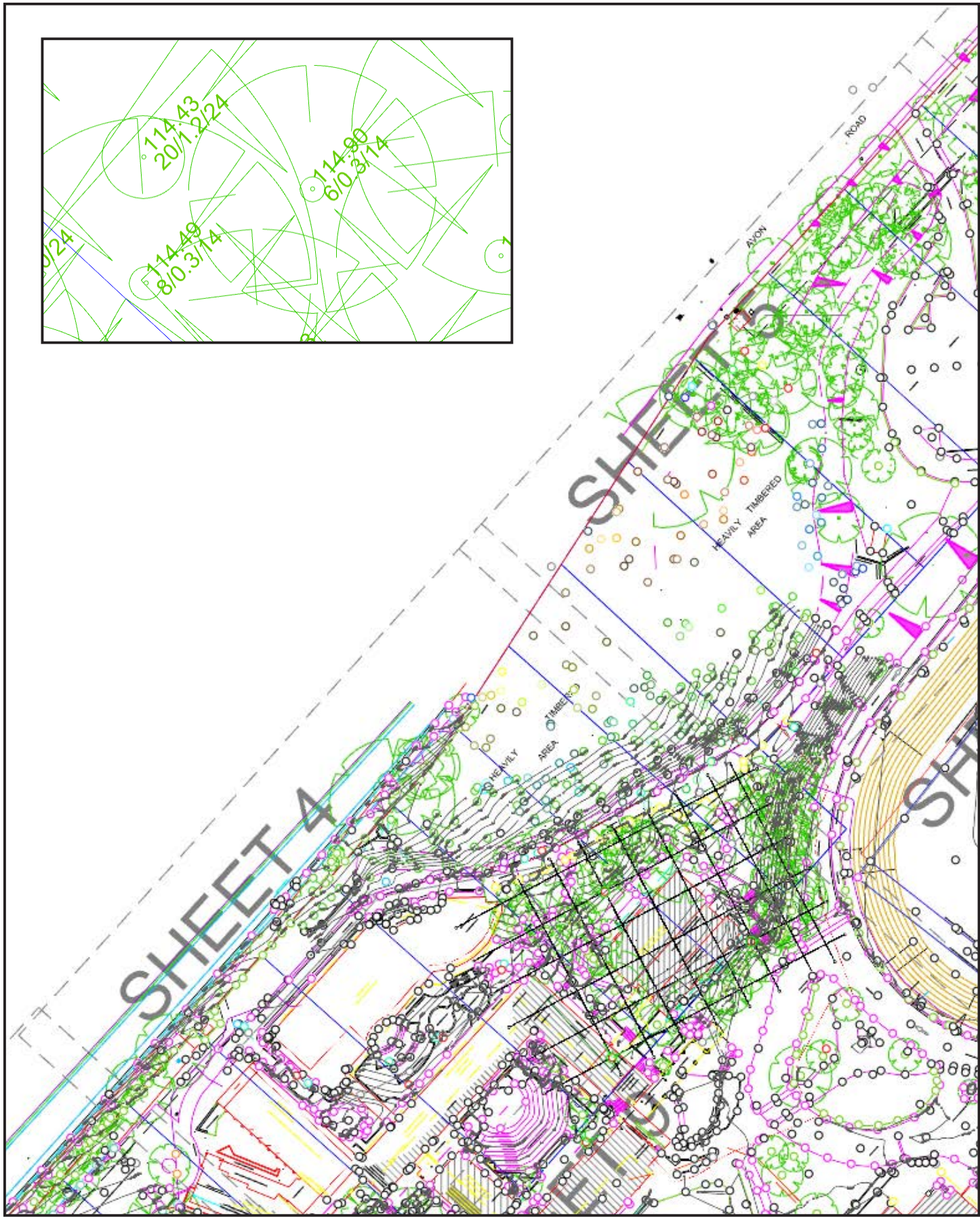


Figure 1: Original Survey Data + Updated Tree Data from Arborist

	C	E	G	J
1	tree_id	height	health	tree_signi
2	1	16	Good	Medium
3	2	24	Fair	Medium
4	3	16	Good	Medium
5	4	16	Fair	Medium
6	5	16	Good	Medium
7	6	24	Good	Medium
8	7	16	Good	Medium
9	8	18	Fair	Medium
10	9	14	Fair	Medium
11	10	20	Fair	Medium
12	11	16	Fair	Medium
13	12	22	Good	Medium
14	13	24	Good	High
15	14	12	Fair	Medium
16	15	7	Fair	Medium
17	16	8	Fair	Medium
18	17	16	Fair	Medium
19	18	8	Fair	Medium
20	19	12	Fair	Medium
21	20	12	Fair	Medium
22	21	16	Fair	Medium
23	22	26	Good	High
24	23	14	Fair	Medium
25	24	14	Fair	Medium
26	25	28	Good	High
27	26	7	Fair	Medium
28	27	5	Good	Medium
29	28	8	Fair	Medium
30	29	9	Fair	Medium

Figure 2: Tree Data

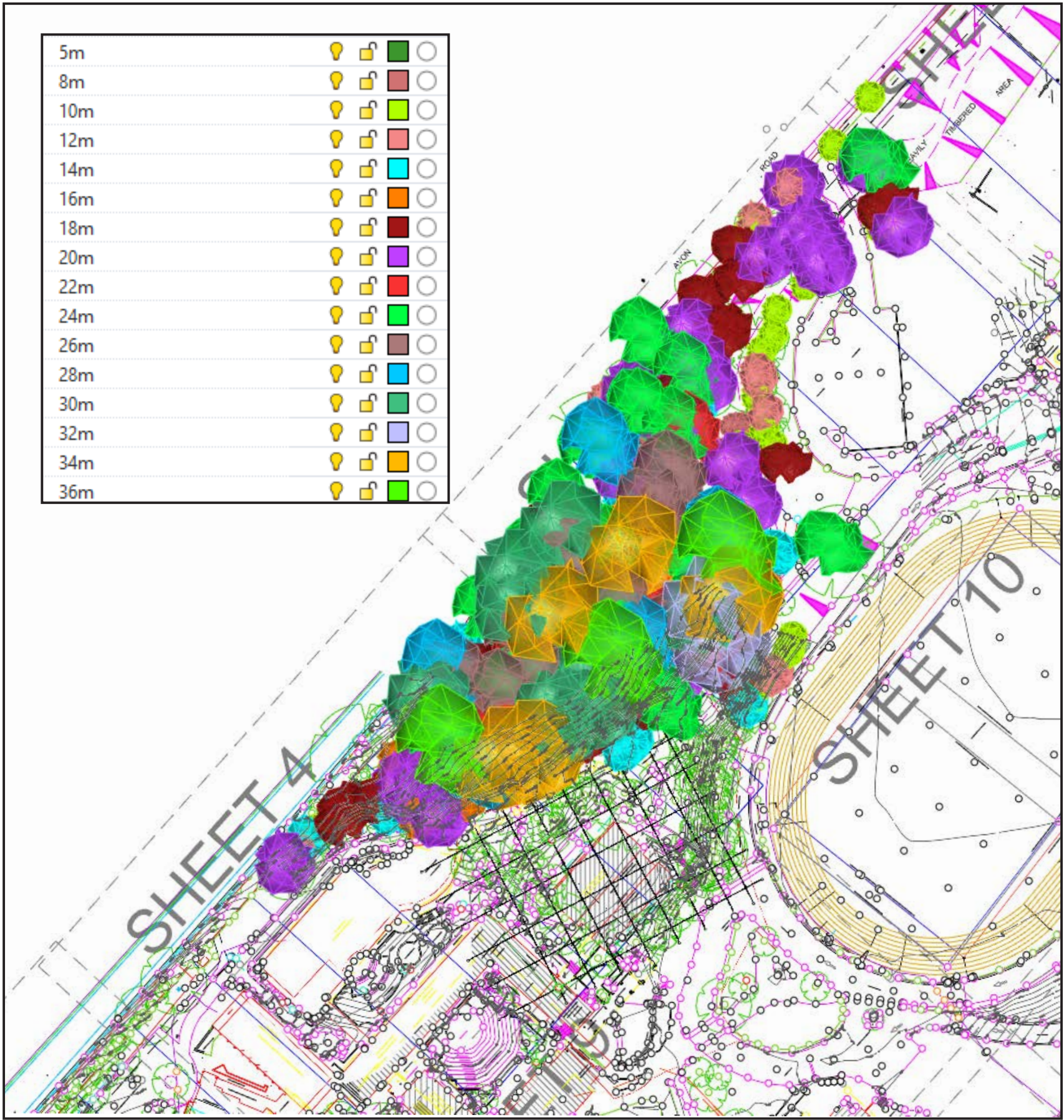


Figure 3: Modelling with accurate tree data

Built Form

Bulk and scale, building height and visual impact

- Existing school buildings are already substantially screened by mature vegetation along Avon Road
- Proposed SIP is taller but is set further back, angled away from the street, and separated by a 40–70m wide Blue Gum High Forest buffer
- Closest neighbouring property is approximately 74 m from the proposed building
- Existing vegetation corridor will be retained, preserving the established streetscape character
- Trees proposed for removal contribute minimally to screening from Avon Road; key foreground screening vegetation is retained
- Foreground vegetation continues to effectively screen views of the building, with only limited upper-level visibility from more distant vantage points
- Additional visualisations prepared using surveyed and arborist-verified tree data to demonstrate likely views from Avon Road

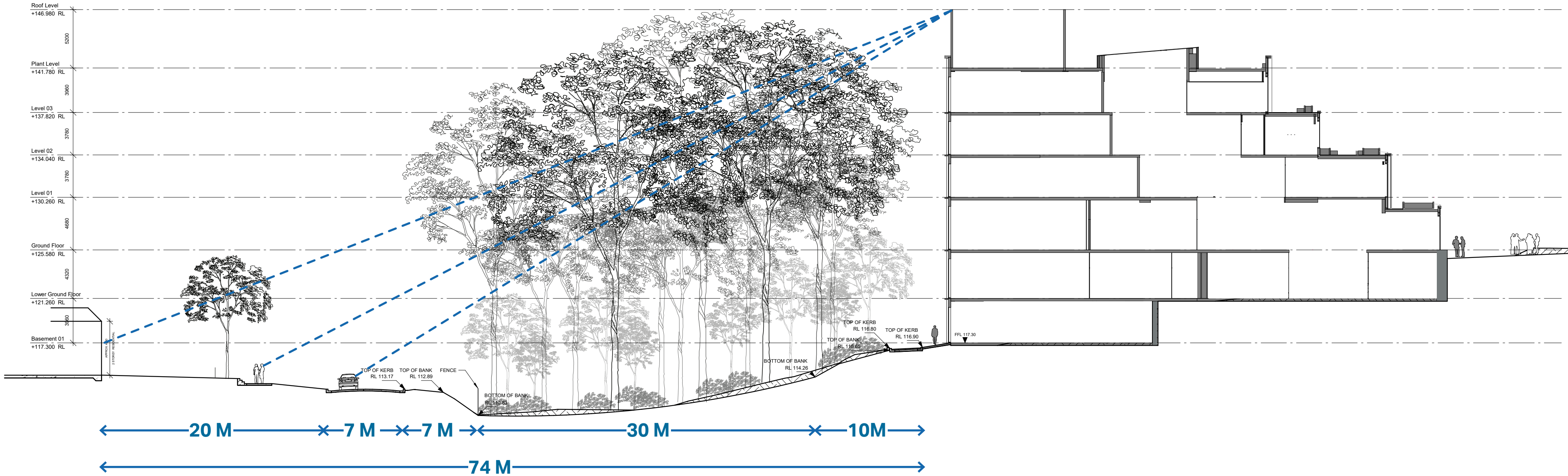


Figure 1: Section across PLC Campus and Avon Road.

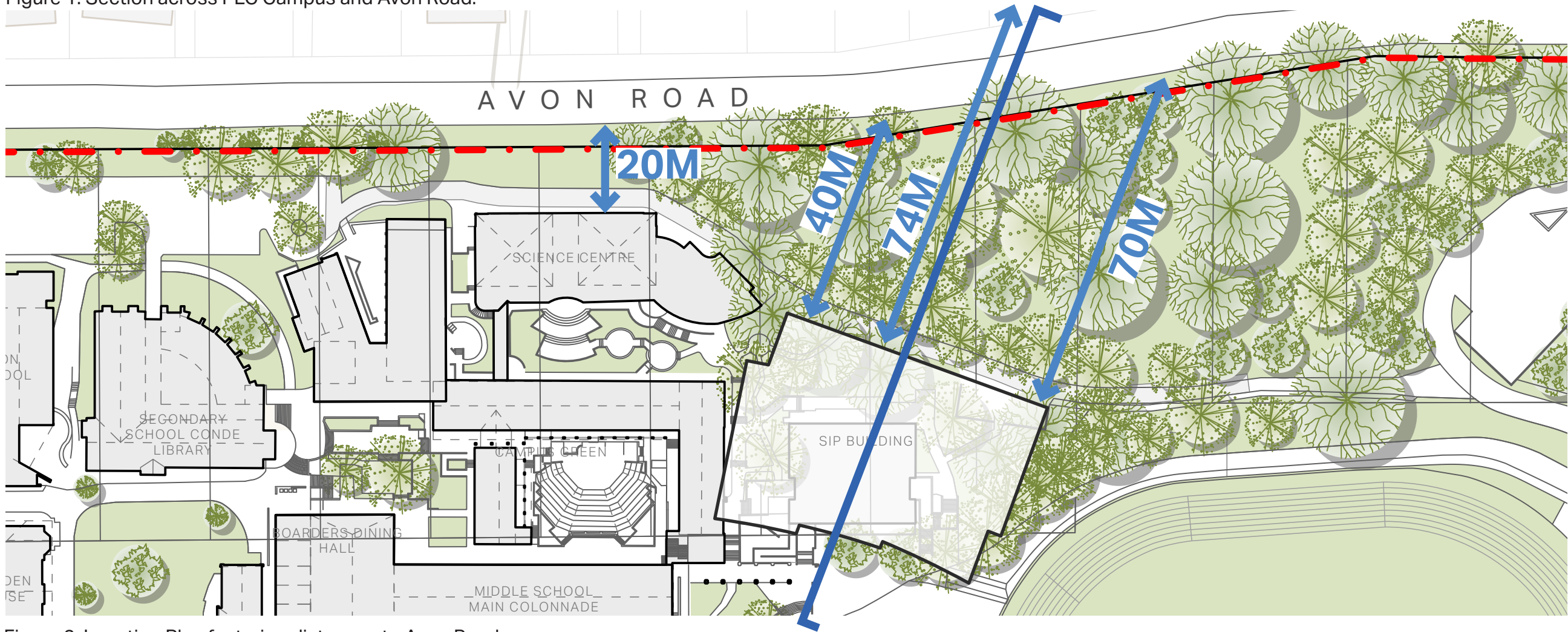


Figure 2: Location Plan featuring distances to Avon Road

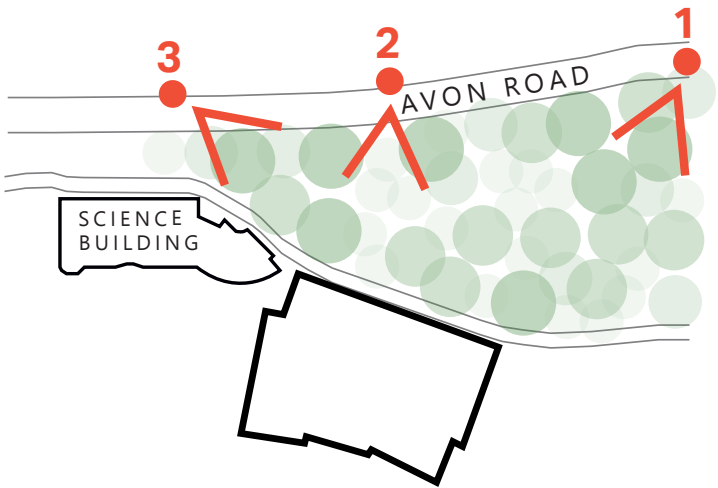


Figure 3: Satellite images highlighting existing dense vegetation in the surrounding area

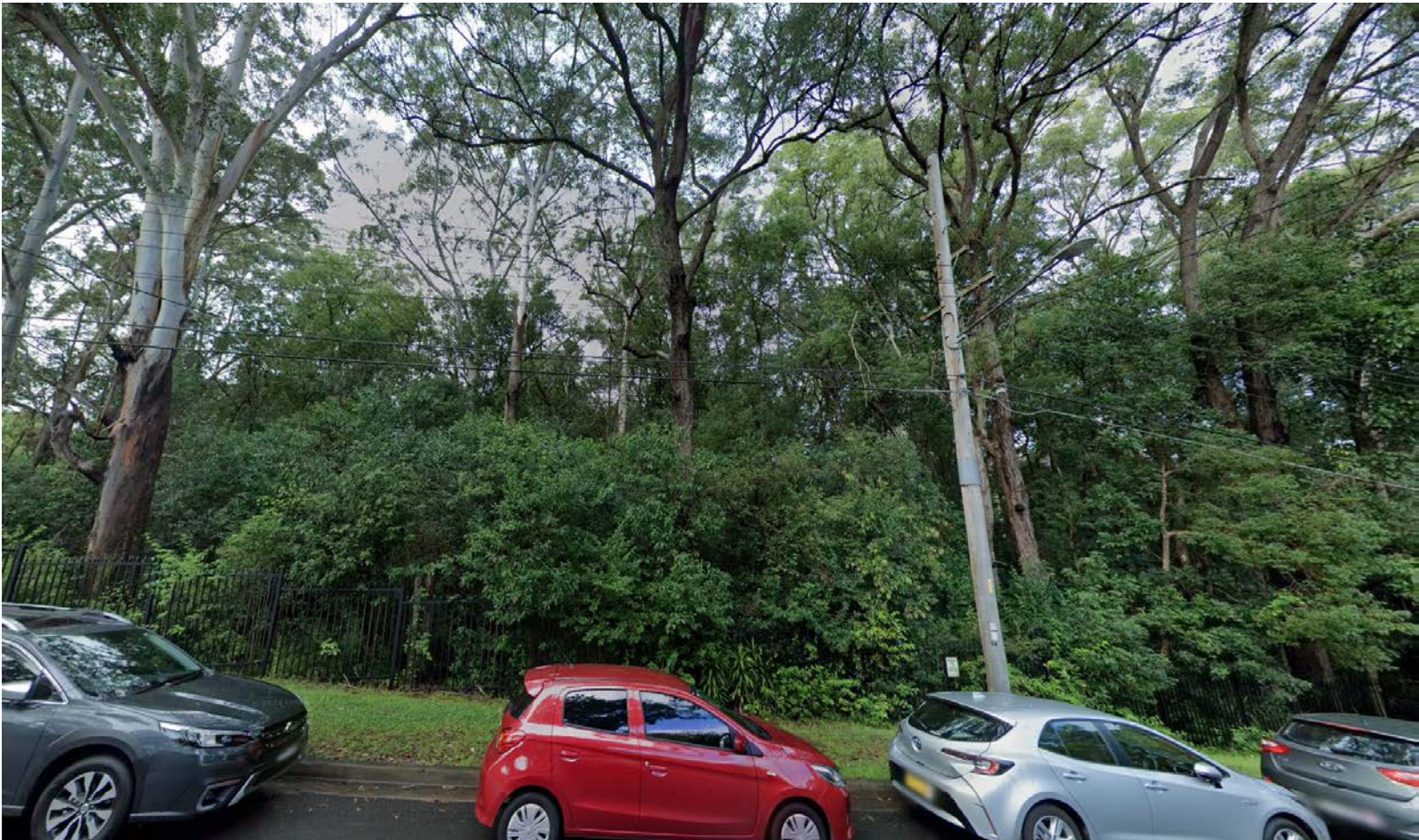
Built Form

Bulk and scale, building height and visual impact

- Comparison of Google Earth imagery with the surveyed 3D model.
- Tree locations and heights accurately modelled using survey and arborist data
- Visualisations indicate the building may be partially visible through vegetation in some locations
- Dense, mature vegetation along Avon Road continues to screen the majority of the building
- Visualisations provide an indicative representation of the proposal's visual impact



1. Google Street View - Current Condition



2. Google Street View - Current Condition



3. Google Street View - Current Condition, Science Centre visible



1. Visualisation - Partial visibility through the trees towards the SIP



2. Visualisation - Front on to Avon Road looking towards the SIP with angles away

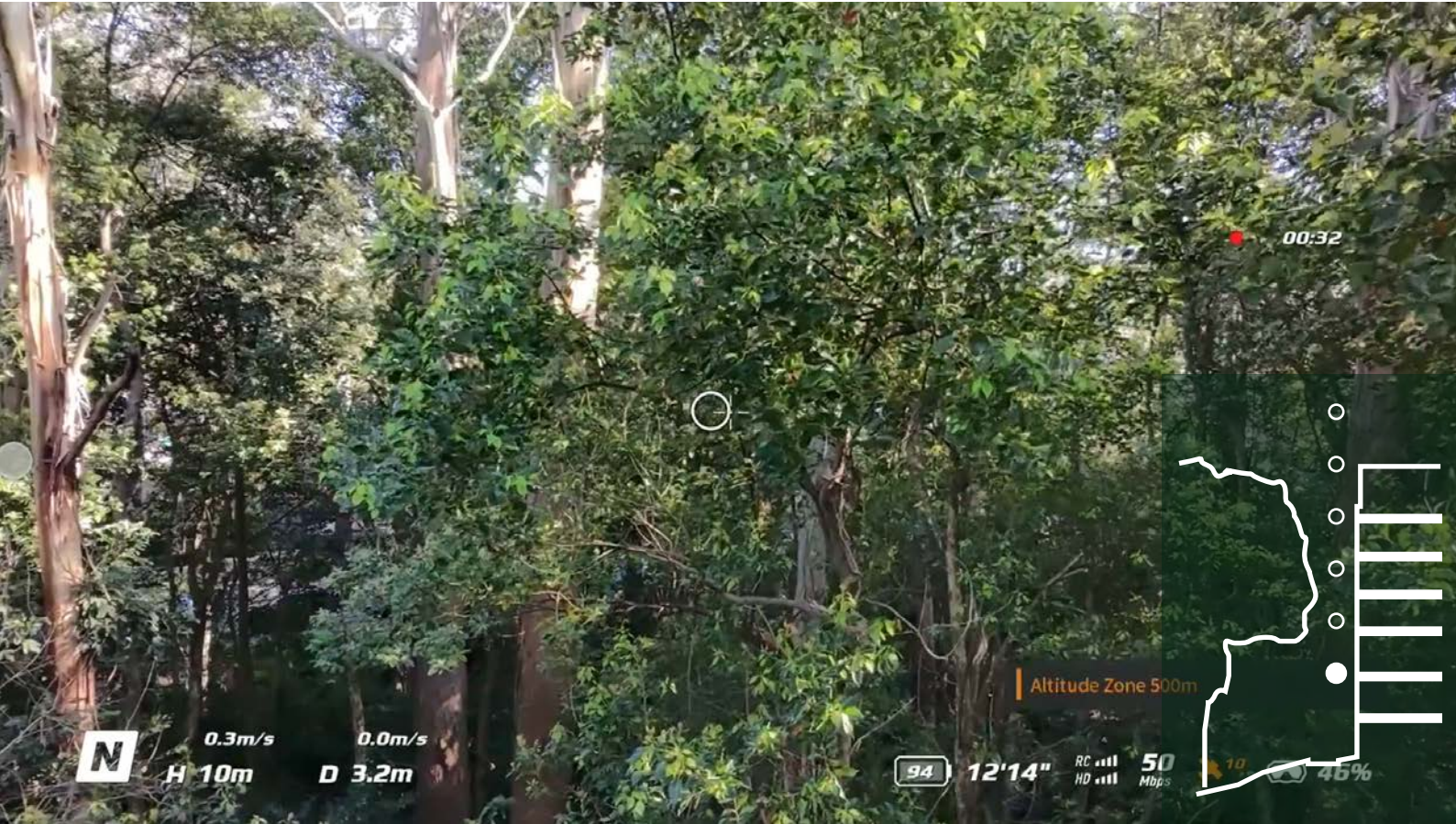
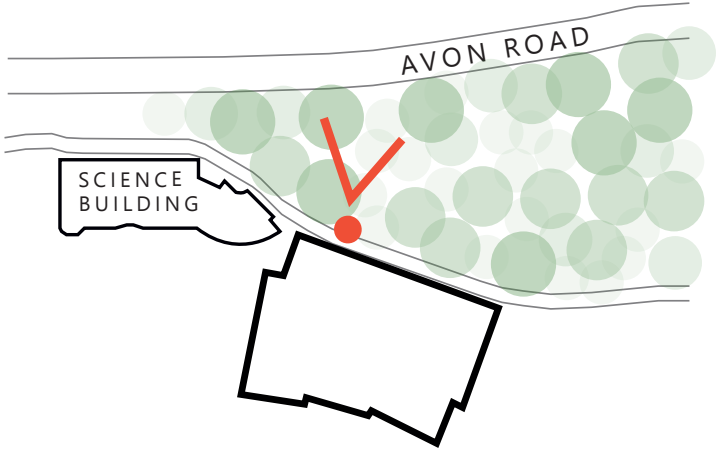


3. Visualisation - View showing the Science centre and a corner of the Western facade

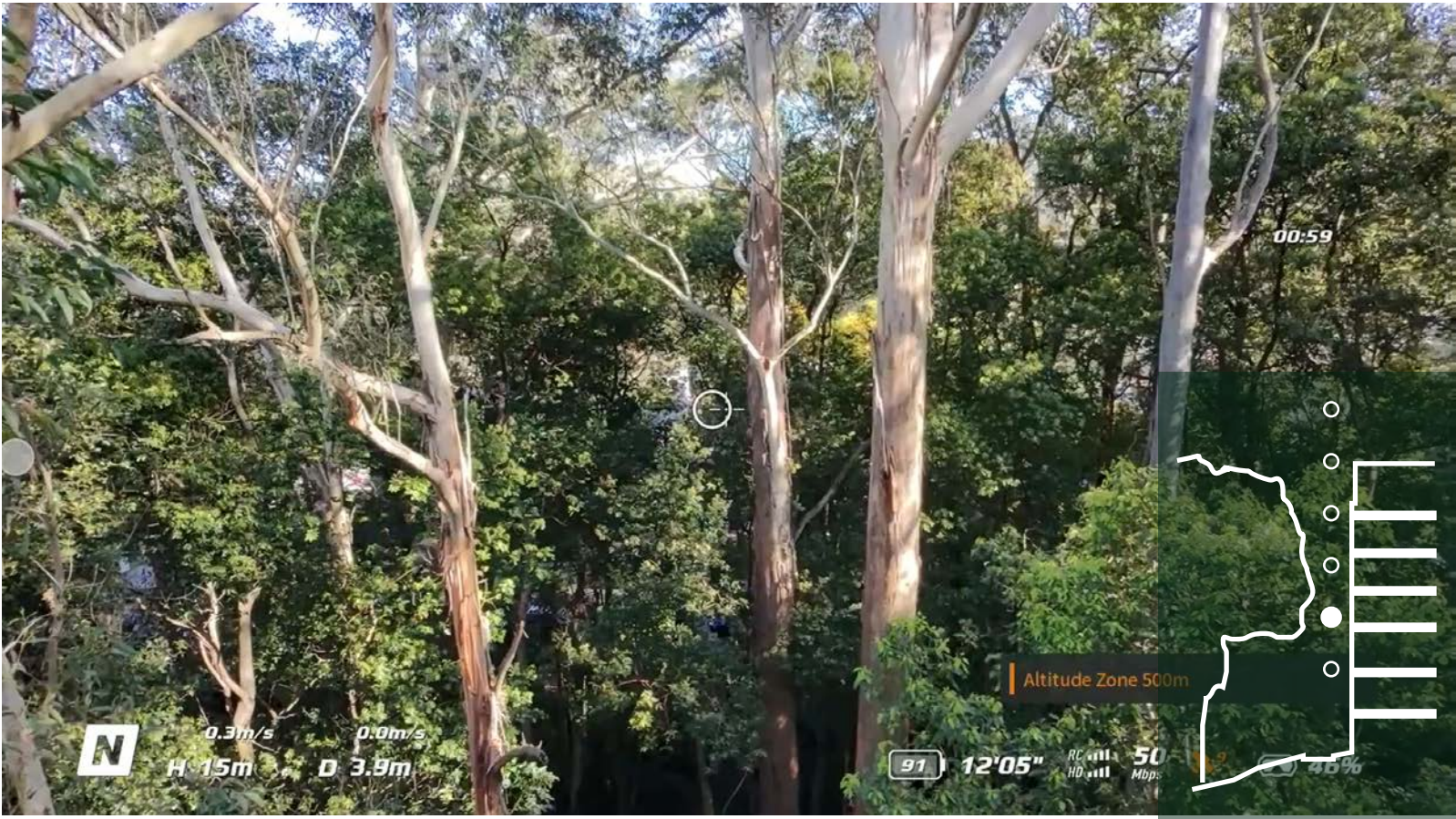
Built Form

Bulk and scale, building height and visual impact

- Drone footage verifies the retained vegetation buffer between the SIP and Avon Road
- Blue Gum High Forest reaches approximately +35 m in height
- Dense vegetation provides effective visual screening and privacy
- No neighbouring backyards are visible through the retained tree canopy.



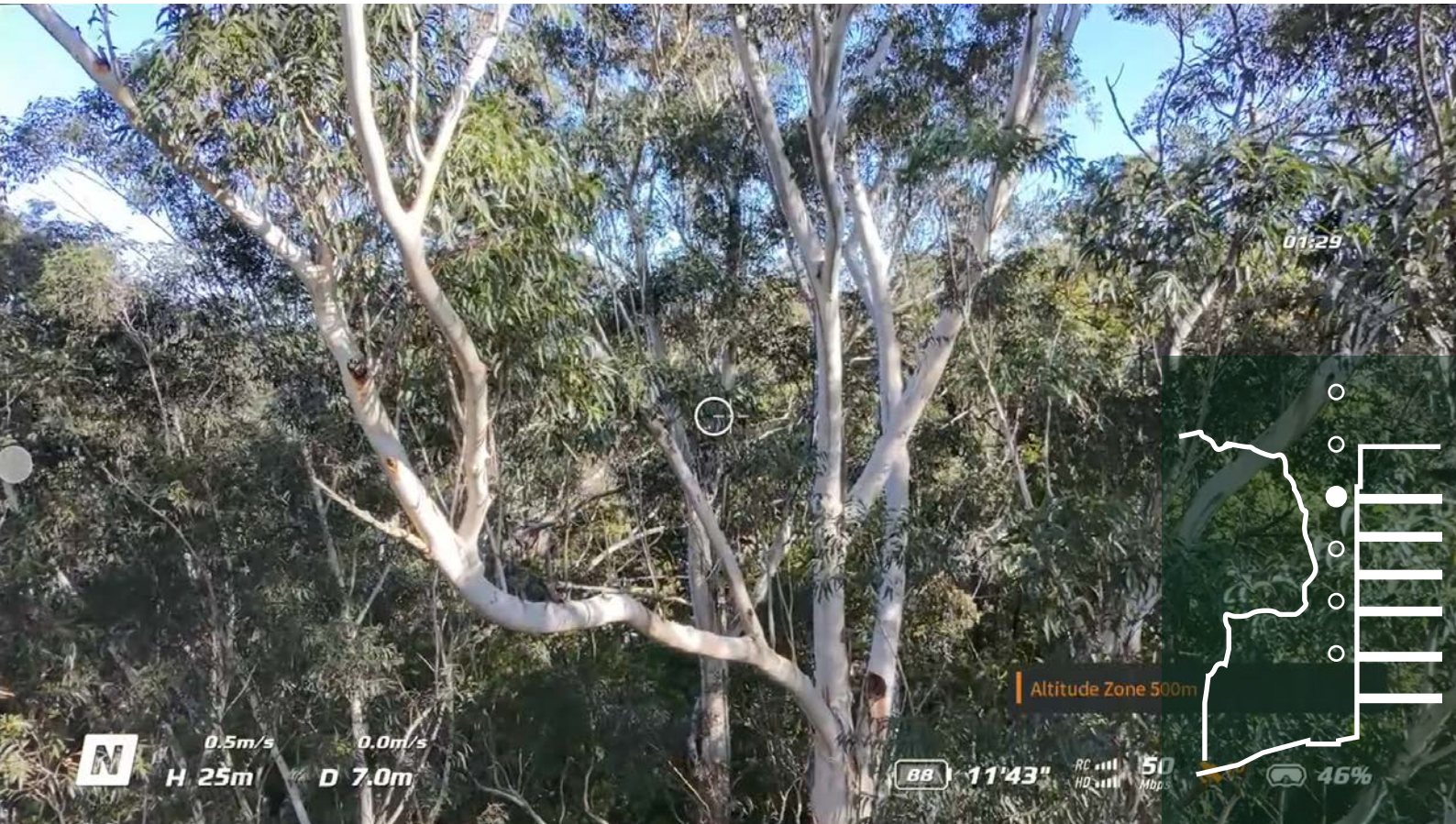
10m from Ground Level



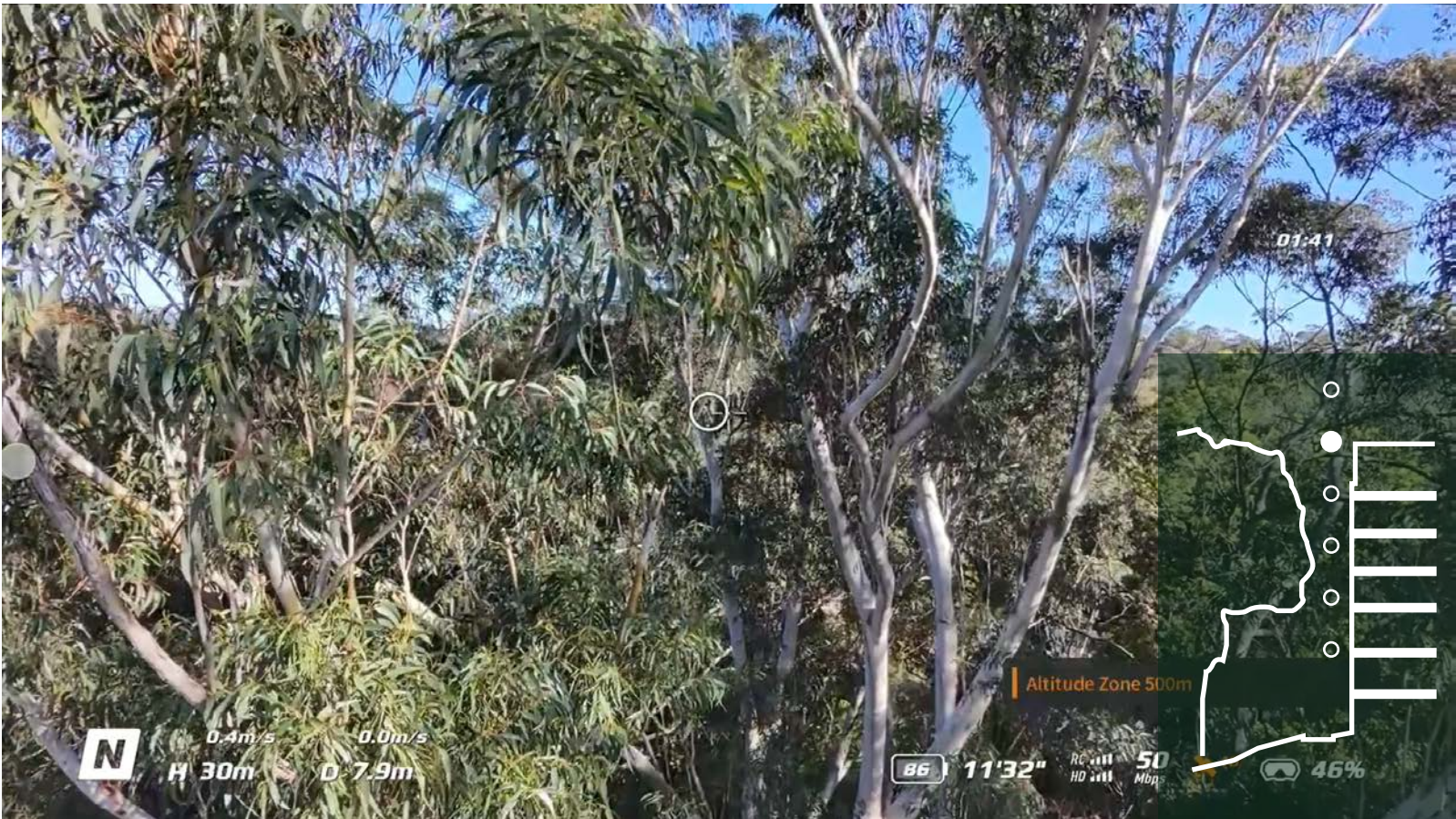
15m from Ground Level



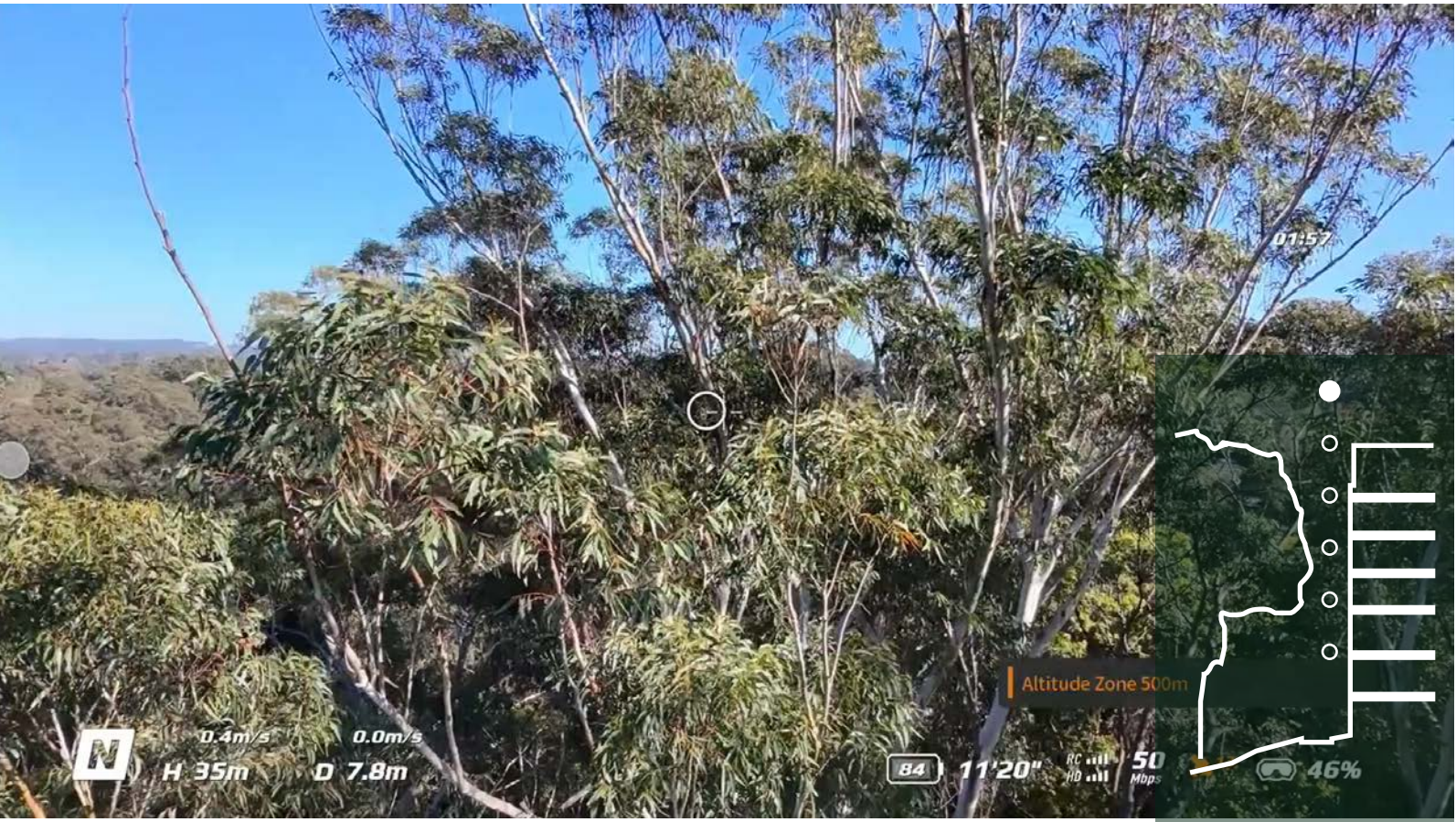
20m from Ground Level



25m from Ground Level



30m from Ground Level



35m from Ground Level

Built Form

Bulk and scale, building height and visual impact



Built Form

Bulk and scale, building height and visual impact



Tree Removal, landscaping and biodiversity

Scenarios explored to retain T61, T71, T85, T102, T128, and T129 trees

Scenario 1 – Increasing building height

Scenario 2 – Split the Program Across New Multiple Buildings

Scenario 3 – Shifting Building within proposed site



Tree Removal, landscaping and biodiversity

Masterplan Evalution

Move the Building Elsewhere on Site.

1. Western Campus – Sports Facilities Zone

- Adjacent to sensitive Turpentine-Ironbark Forest.
- Loss of key sporting facilities and outdoor program space.
- Requires new access, increasing impacts on surrounding roads.
- Not suitable due to ecological and operational constraints.

2. Central Campus

- Requires demolition of key facilities, including the library and boarding houses.
- Creates additional pressure to replace displaced campus functions.
- Not suitable due to operational disruption and lack of available space.

3. North / South of Current Senior School Buildings

- Reduces daylight and outlook to surrounding buildings.
- Challenging topography and constrained construction access.
- Disrupts campus circulation and functionality.
- Not feasible due to functional and site constraints.

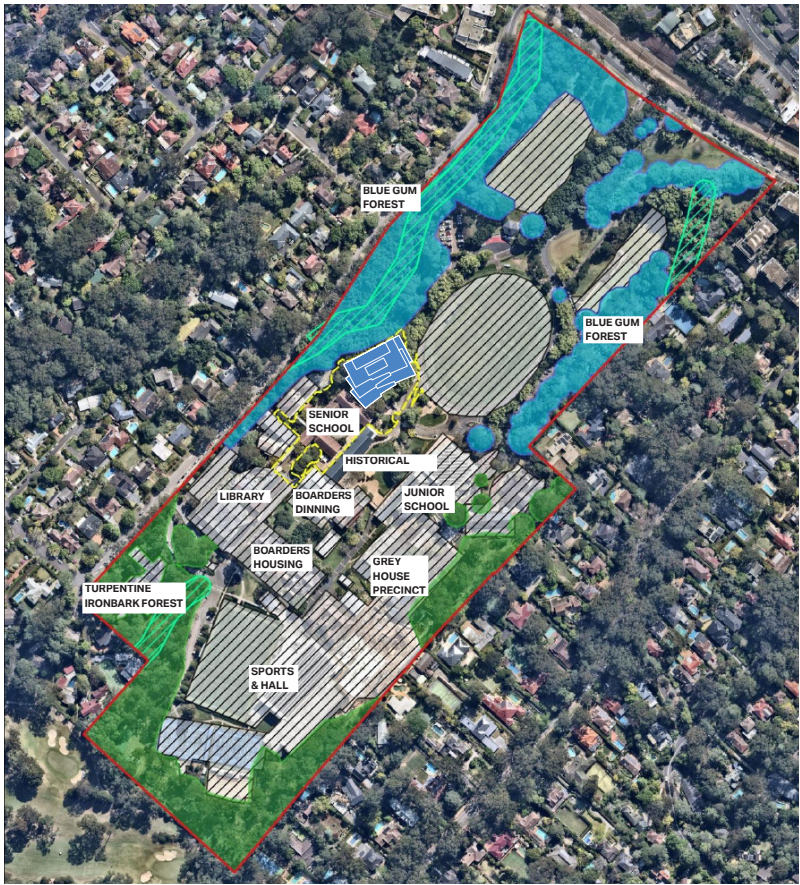
4. Eastern Campus (Further East from Proposed Location)

- Encroaches on the school's primary recreation and open space.
- Not suitable due to ecological and recreational impacts.



- Existing Facilities serving the whole campus
- Blue Gum Hight Forest and Turpentine Ironbark Forest

Figure 9. Project Location and Design Considerations - Source: Narla BDAR Report



Project Location and Design Considerations

- Subject Land
- Subject Property
- Riparian Lands and Watercourses (KLEP 2015)
- Blue Gum High Forest
- Sydney Turpentine Ironbark Forest
- Existing Buildings/School Infrastructure

Figure 10. Project Location and Design Considerations - Source: Narla BDAR Report

Tree Removal, landscaping and biodiversity

Siting and Footprint

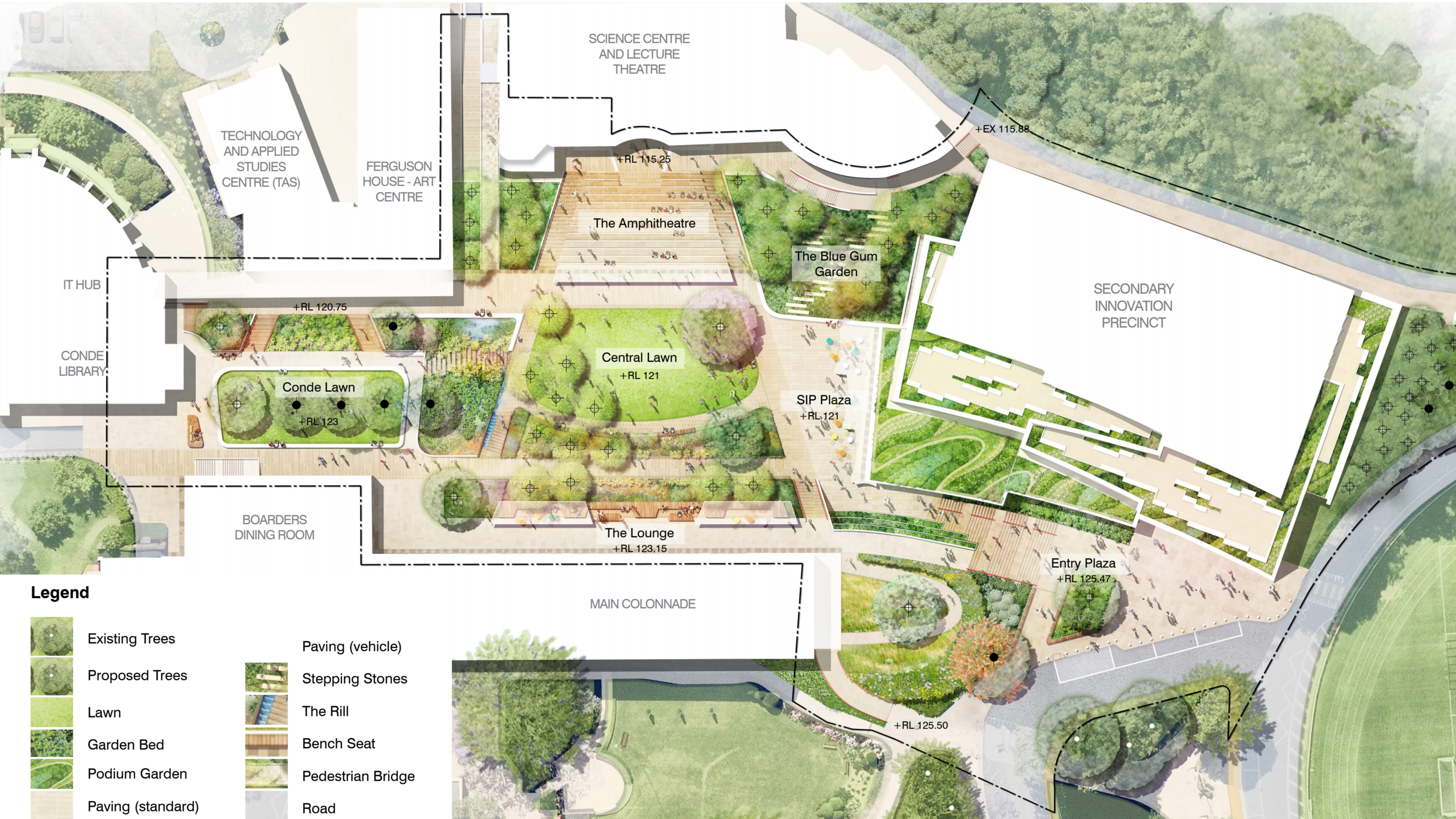
- Narla Comments
- Small scale of impact: The affected area of BGHF is limited in extent
 - Vegetation Management Plan (VMP): Active long-term management in place to mitigate impacts and enhance condition. BDAR will include detailed metrics:
 - Average distance between retained vs. removed remnants
 - Extent of isolated TEC areas (ha)
 - Area-to-perimeter ratio of remaining remnants
 - Cumulative assessment: Analysis expanded to a 500 m radius around the site to address connectivity and broader landscape impacts.



Figure 1. - Field-validated Vegetation Mapping - Source: Narla BDAR Report



Figure 2. Project Location and Design Considerations - Source: Narla BDAR Report



Legend

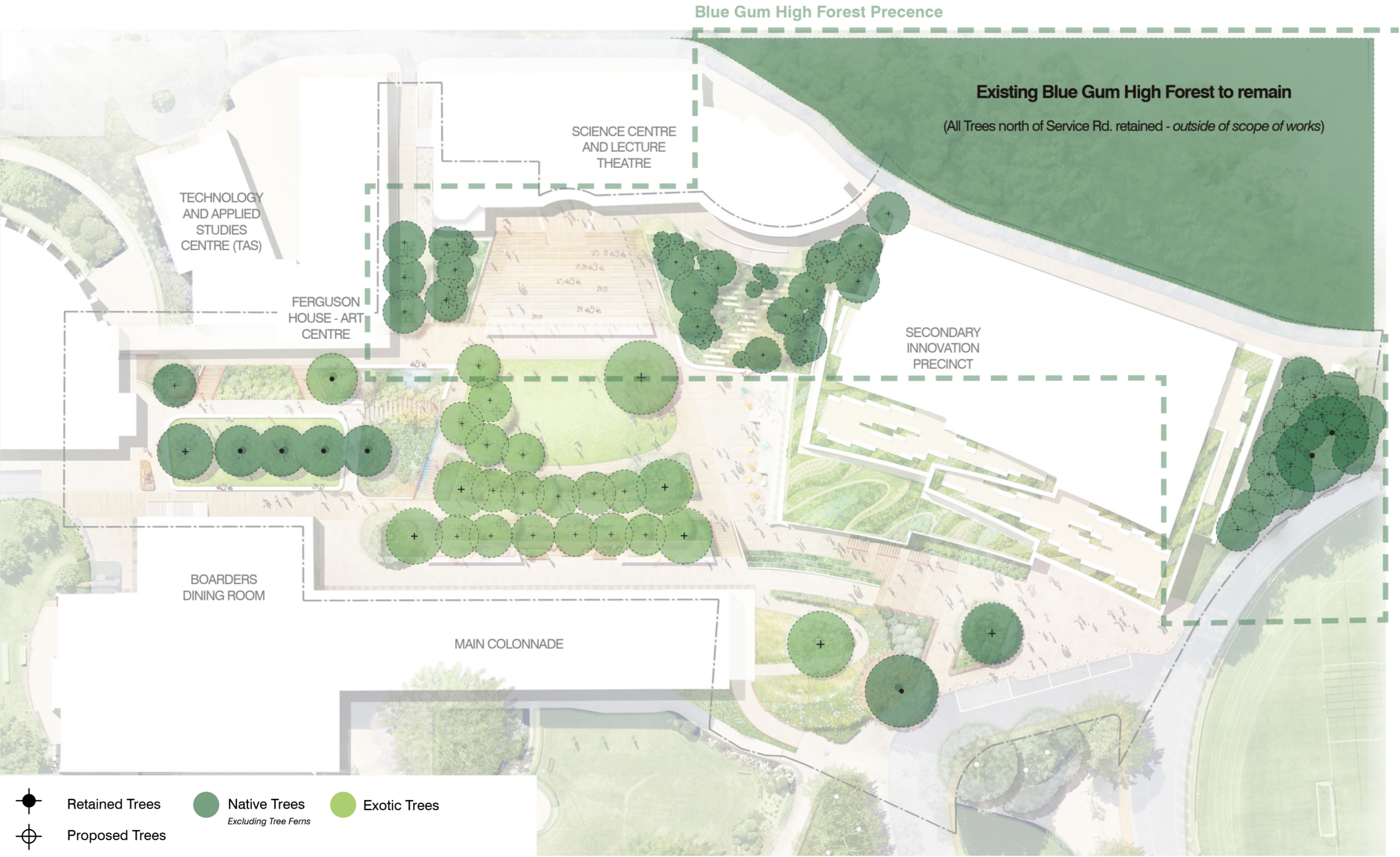
- Existing Trees
- Proposed Trees
- Lawn
- Garden Bed
- Podium Garden
- Paving (standard)

- Paving (vehicle)
- Stepping Stones
- The Rill
- Bench Seat
- Pedestrian Bridge
- Road

Tree Removal, landscaping and biodiversity

Proposed Trees

- 61 high quality trees are proposed
- 37 are valued Blue Gum High Forest Species that will grow in deep soil conditions
- The proposed canopy cover of the development site will be 21 %



Construction Impacts

Noise and Contamination

Noise

Pulse White have completed a detailed study of predicted construction noise levels and found that all Construction noise is “below the highly noise affected level” – refer pages 42 to 45 of their report.

In addition they have recommended implementation of noise mitigation measures during construction to assist with the management of noise generation on the site such as:

- Maximising offset distance between plant items ad nearby noise sensitive receivers
- Preventing noisy plant working simultaneously and adjacent to sensitie receivers
- Minimising consecutive works in the same area
- Orienting equipment further away from noise sensitive areas
- Carrying out loading and unloading awat from noise sensitive areas

This report will be a contract Document for the Contractor to comply with.

- Draft Condition C18 further outlines the compliance requirements for managing construction noise.

Contamination

- PLC environmental consultant Econ undertook a Detailed Site Investigation (DSI) report that was included with the SSDA submission documents.
- This DSI concluded that “no visible areas of concern were noted during the fieldwork of this DSI”
- In addition, the DSI found “ the current risk of exposure of contaminants is considered LOW”
- The DSI also found that further testing should be undertaken once the buildings are demolished to ensure the findings under the building are consistent with the DSI findings. This will be actioned by the Contractor and closed out.



Construction Impacts

Site Access and construction Traffic

Site Access and Construction Traffic

- Inbound construction vehicles will travel from Pacific Highway via Livingstone Avenue, Everton Street and Avon Road to Gate 2. Outbound construction vehicles will exit Gate 2 and follow the same route in reverse.
- The surrounding road network experiences network peak and school peak congestion. Construction staff are expected to arrive around 7 am and depart around 6 pm, outside these peak periods. As a result, construction traffic is not expected to directly impact peak network conditions. Heavy vehicle movements will be spread across the day, and material delivers will generally occur outside network and school pick up and drop off times to minimise impacts.



Construction Impacts

Construction Parking

Construction Parking

- A total of 50 on-site parking spaces will be provided for construction staff.
- This includes up to 40 spaces within the Kelso car park near Gate 2. An additional 10 temporary spaces are proposed along the western part of the access road.
- At peak construction, around 115 workers are expected on site. Assuming 40% of workers drive, parking demand is estimated at 46 spaces, providing a surplus of 4 spaces. This suggests that there will be no impact on-street parking spaces.

Construction Parking

- Green travel measures will be promoted to reduce parking demand. Construction staff will be advised at induction of limited on-site parking and encouraged to use public transport, carpool, or walk and cycle where feasible.
- Use of surrounding on-street parking will be discouraged.
- On-site storage will reduce the need for workers to drive.

Staff Parking

- The removal of existing car parking spaces and provision of temporary parking spaces within the site will not result in any loss of school staff parking spaces.
- This will be achieved as the back court tennis courts will be temporarily converted to a 46-space staff car park, accompanied by the release of 16 staff spaces at various locations around the college and formalisation of 24 staff spaces adjacent to the Main Oval.



Lighting

Potential light spill of new building into neighbours

- All external lighting will comply with AS/ NZS 4282:2019, with fixtures screened and directed away from neighbouring properties
- Northern façade is primarily occupied by daytime learning spaces with limited after-hours use
- After-hours activity is largely confined to ground and lower-ground level spaces. Dense Blue Gum High Forest vegetation provides substantial screening between the SIP and Avon Road
- Northern façade comprises only ~30% glazing, further reducing light transmission
- Combined building design, vegetation screening and operational hours minimise potential light spill and impacts on residential amenity.

