

Our ref: Pymble Ladies College Secondary Innovation Precinct (SSD-79146716)

Mr Andrew Mills

Chair

NSW Independent Planning Commission

GPO Box 3415

135 King Street

Sydney NSW 2000

Via email - ipcn@ipcn.nsw.gov.au

Received 18 June 2026

16 June 2026

Subject: Pymble Ladies College Secondary Innovation Precinct - Referral to the Independent Planning Commission for determination

Dear Mr Mills

The Department has completed its assessment of the merits of the application for the Pymble Ladies College Secondary Innovation Precinct (SSD-79146716).

In accordance with section 2.7(1)(a)-(c) of State Environmental Planning Policy (Planning Systems) 2021, the Independent Planning Commission is the declared consent authority for this development, as there was an objection from Ku-ring-gai Council (Council).

Pymble Ladies College (the Applicant) submitted an application on 23 June 2025 for alterations and additions to an existing K-12 school. The Applicant proposes to demolish four school buildings and construct and operate a new six-storey building for use by the secondary school. The project includes tree removal, landscaping, parking, open space, and school amenities.

During the exhibition of the Environmental Impact Statement (EIS) from 8 July to 6 August 2025 (28 days) the Department received advice from government agencies and a total of five submissions, including an objection from Council, two objections from the community and two submissions from utility providers commenting on the proposal. Key issues raised included built form and urban design, biodiversity, and traffic and parking.

In assessing the merits of the project, the Department has considered the environmental, social and economic impacts of the project, submissions on the EIS, relevant environmental planning instruments, the suitability of the site, and the public interest, in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*.

During the assessment process, the Department visited the site. The Department has consulted with Council and relevant government agencies.

Based on its assessment, the Department believes that the project is approvable, subject to the recommended conditions of consent.

I have attached a copy of the Department's assessment report, recommended instrument of consent and other relevant documents for the Commission's consideration.

Further information about the project can be found on the NSW planning portal:

<https://www.planningportal.nsw.gov.au/major-projects/projects/pymble-ladies-college-secondary-innovation-precinct>.

Please contact Karen Harragon, Director Social Infrastructure Assessments, on telephone number [REDACTED] if you would like to arrange a briefing or require any additional information.

Yours sincerely,

A black rectangular box redacting the signature of Madeleine Thomas.

Madeleine Thomas

Acting Deputy Secretary

Development Assessment and Sustainability