

Pymble Ladies College Secondary Innovation Precinct (SSD-79146716)



Department of Planning, Housing and Infrastructure
Social Infrastructure Assessments

Prepared for IPC Meeting
2 July 2026

Project overview - Secondary Innovation Precinct (SIP)

- Pymble Ladies College
- Demolition of 4 school buildings.
- SIP building for STEM teaching.
- Campus Commons within setting of existing school buildings.
- Pymble train station approximately 200m from site.
- SIP project limited to development site.
- No proposed change to student or staff numbers.



Figure | Local context & development site

Site and surrounds



Figure | Surrounding residential context

Summary



Council issues

- Urban Design
- Biodiversity
- Construction parking
- Contamination

Built form and Urban Design



Figure | 3d view of the SIP building's south elevation / building entry side

Built form and Urban Design



Figure | 3d aerial view of the SIP building and Campus Commons

Visual Impact



Figure | Indicative visualisation looking north-east from Avon Road, modelling the location of the SIP building behind retained trees/vegetation

Visual Impact

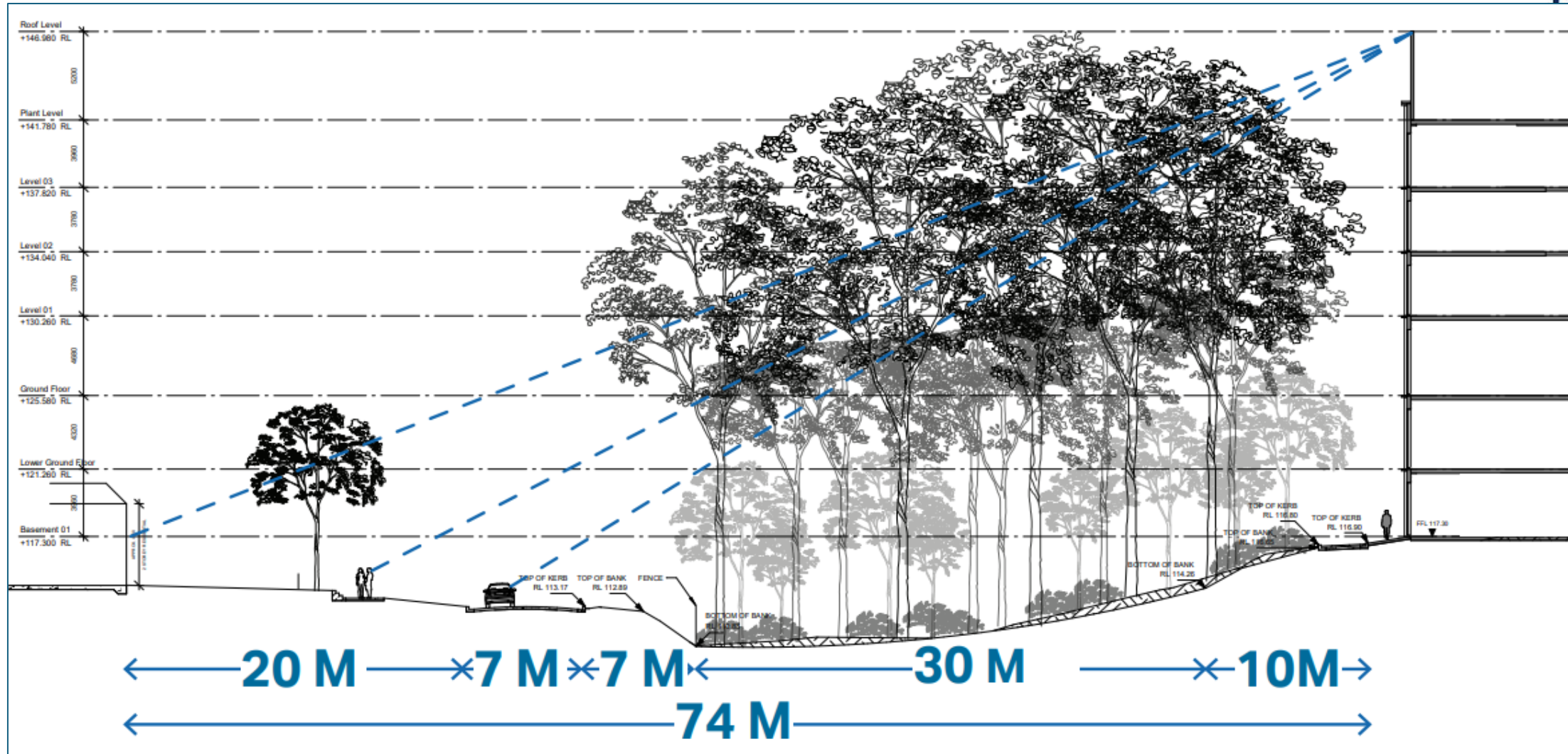


Figure | North-south section showing the height of the tree canopy and the SIP building, and viewpoints towards the SIP building

Visual Impact

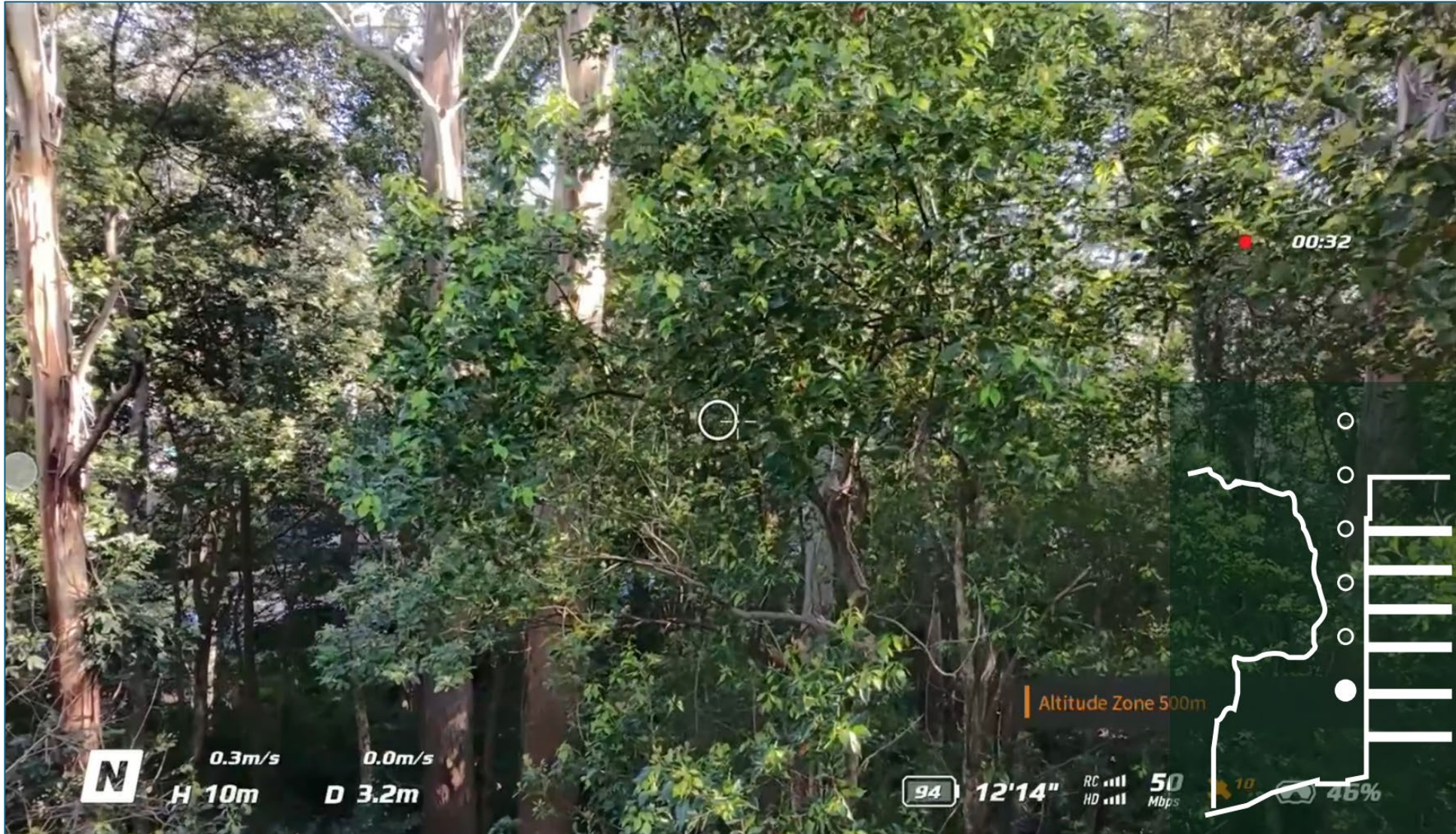


Figure | 10m elevation drone images facing the BGHF corridor and Avon Road from the service road

Biodiversity



Figure | BGHF areas within and surrounding the development site

Biodiversity

Avoid and minimise



- Avoidance and minimisation analysis included:
 - alternative locations
 - reduced/redesigned building
 - increased height and split building options
 - wider campus relocation

Conditions

- Replacement planting to be consistent with BGHF species
- Appointment of a project arborist (supervision / tree protection)

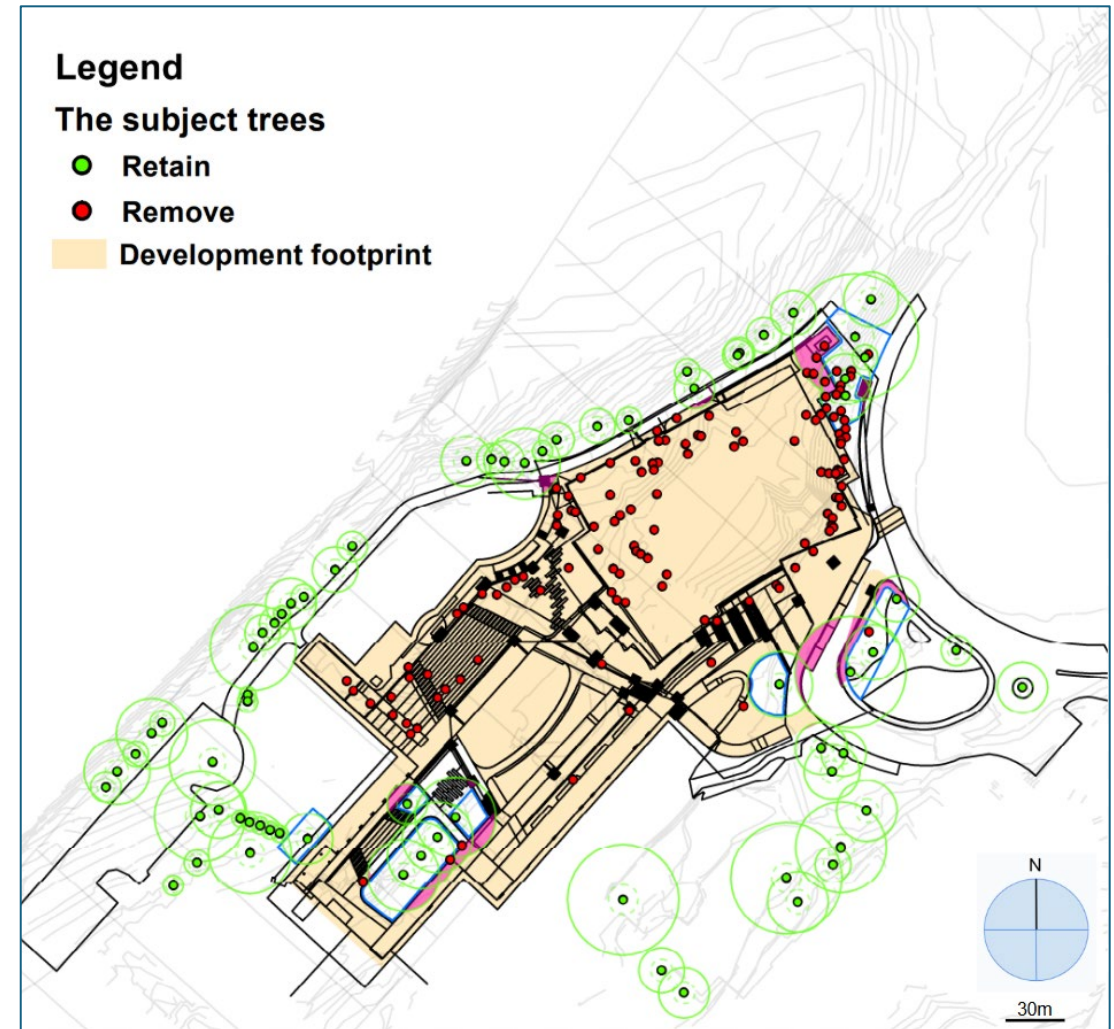


Figure | Tree removal / retention plan

Staff and visitor parking

- Permanent loss of 5 visitor and staff on-site parking spaces.
- School run special events.

Conditions

- 426 formal on-site spaces across the campus.
- Special events capped at 10 per calendar year
- Out of Hours Event Management Plan.

Location	Current allocation / use	Post construction / completion	Change
Executive Shed	6 Board Member spaces	Removed (replaced by SIP building)	-6
Flagpole (visitor)	4 visitor spaces	Removed (modified kerb / pedestrian works)	-4
Flagpole (staff)	6 staff spaces	Reallocated as shared staff / Board Member use	0 (allocation change only)
Centenary carpark	5 used for storage	Storage would be cleared	5 (existing spaces reinstated)
Existing spaces removed			-10
New spaces added			0
School site total	431 spaces (staff and visitor)	426 spaces (including 6 in shared-use arrangement)	-5 spaces

Construction worker parking

- Applicant calculated demand = 46 spaces for construction workers based on 40% private vehicle mode share.
- On-street parking surveys show that surrounding streets are at, or near to parking capacity.

Condition

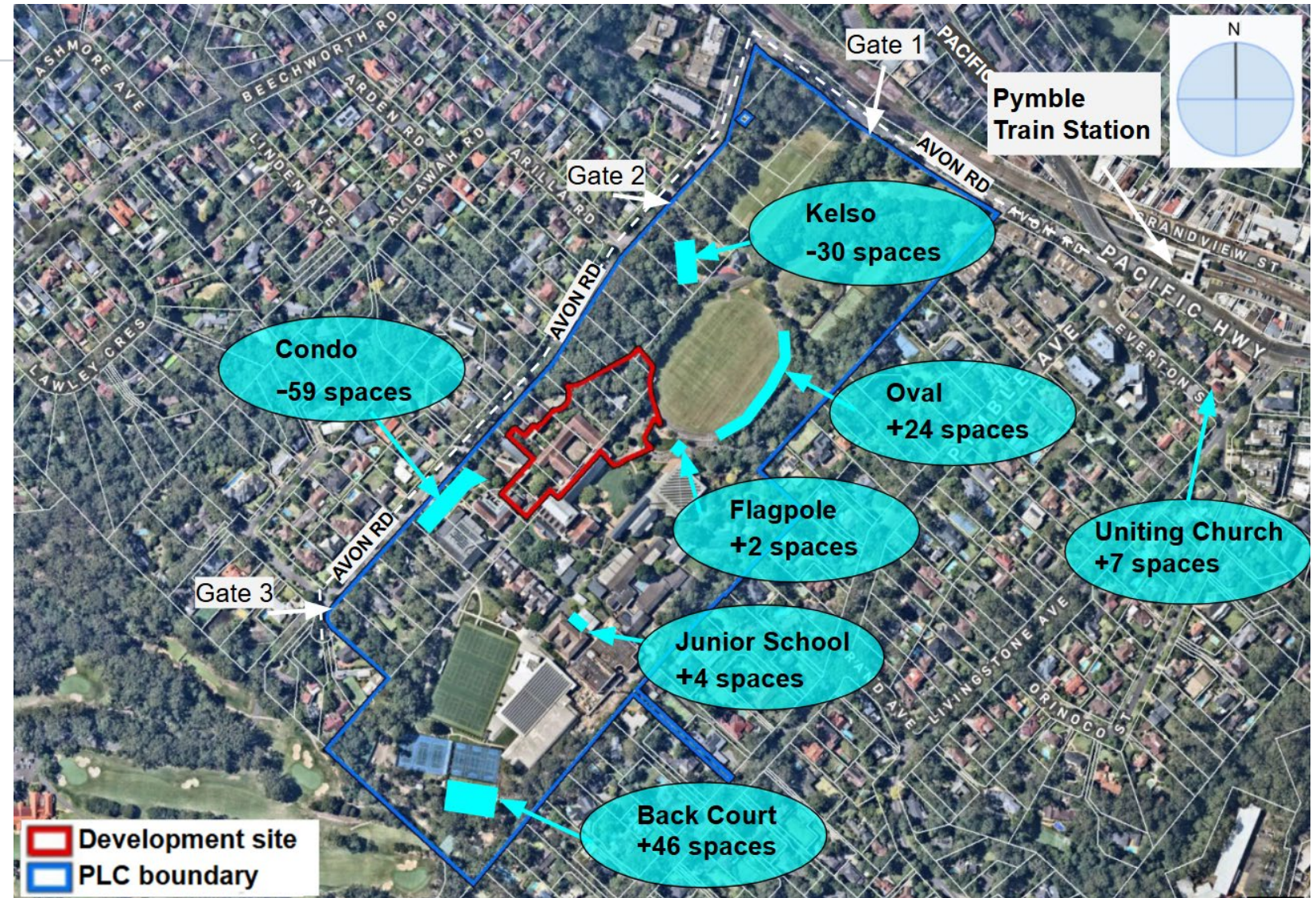
- Construction worker transportation study.

Construction worker parking (on-site)	Spaces
Kelso car park (30 current spaces used in tandem arrangement to fit up to 40 cars)	40
Service road behind SIP	10
Total on-site provision	50
Estimated peak demand (115 workers × 40% private vehicle mode share)	46
Surplus	+4

Construction

Staff parking during construction

- During construction, staff parking would be temporarily re-shuffled
- 7 temporary spaces off site - Gordon-Pymble Uniting Church.

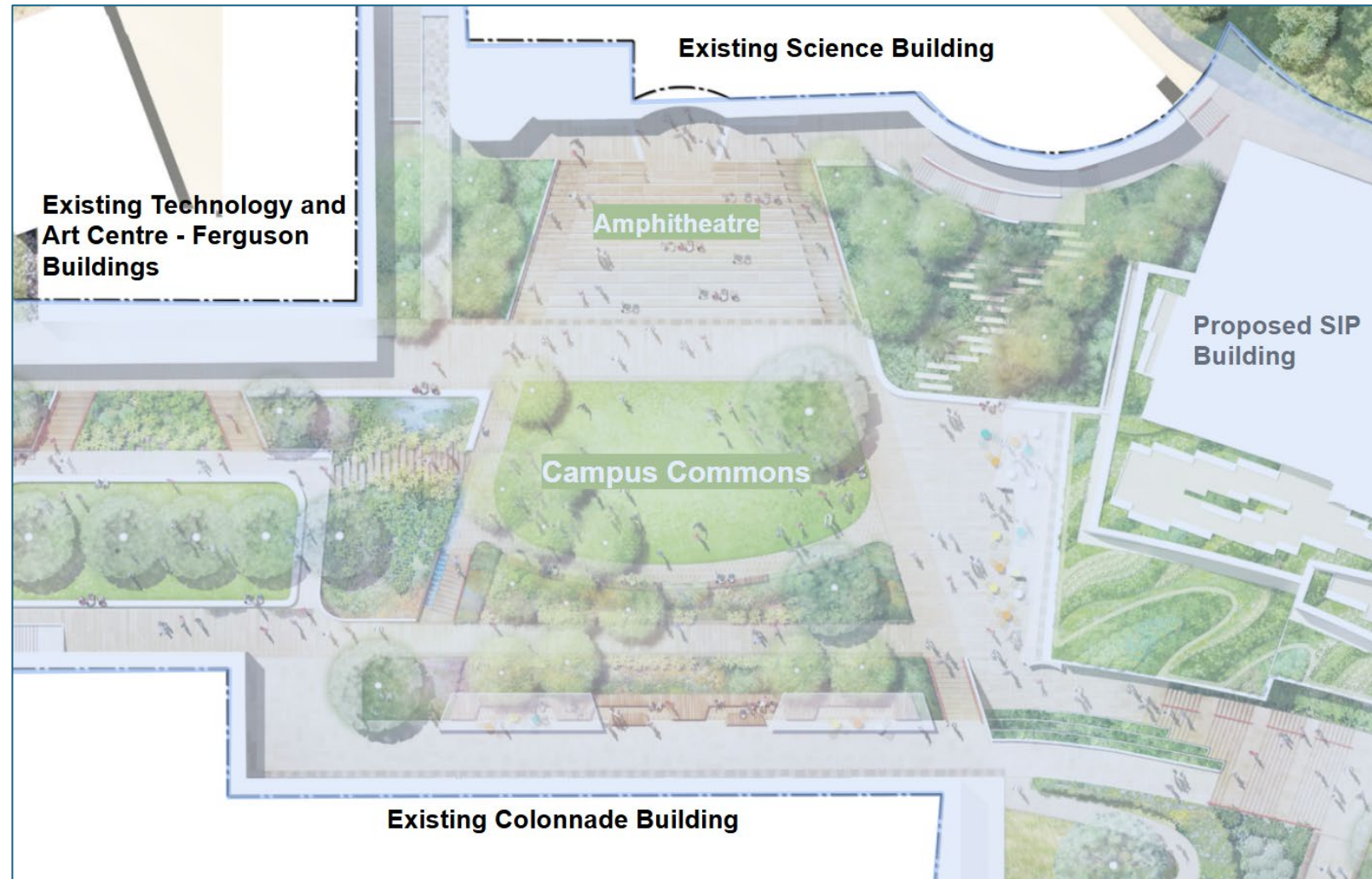


Construction noise

- Existing school buildings situated close to the SIP.

Conditions

- Noise modelling of all sensitive receivers including retained school buildings before works
- Communication protocols.
- Standard construction hours.



Contamination

- Existing building footprints not tested.
- A Remediation Action Plan required if contamination above safe levels is found.

Conditions

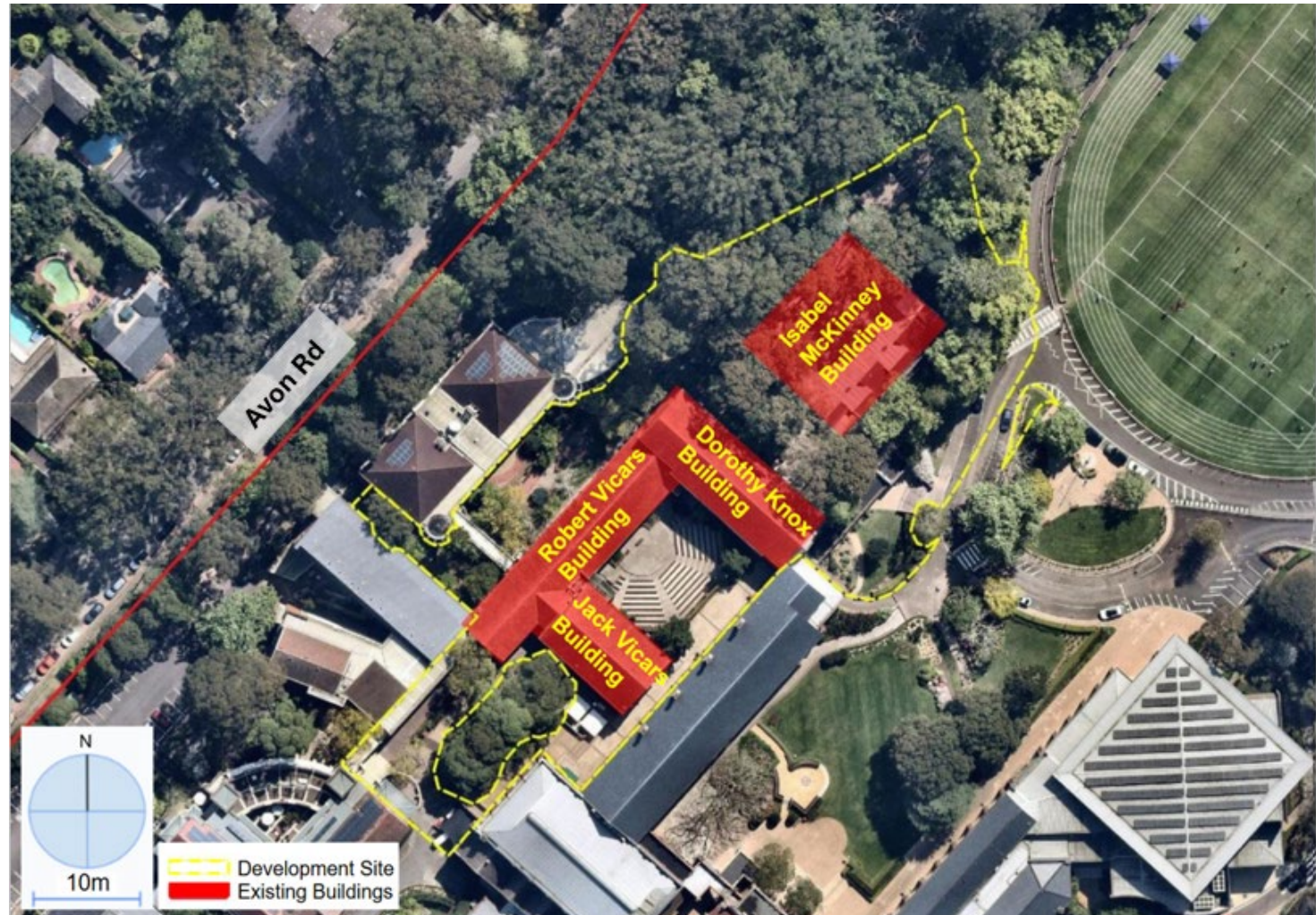
- Conditions are recommended to address handling and disposal of asbestos, an unexpected finds protocol, and further site investigations to confirm the full nature and extent of contamination within the development site.

Lighting

- After hours use.
- Design and instillation of internal and external lighting to Australian Standards.

Conditions

- Evidence that all lighting has been designed and installed to comply with relevant Australian standards.



Department's recommendation

- Impacts have been assessed as acceptable (subject to conditions to manage residual impacts).
- The project delivers modern secondary education facilities and new campus open space with no increase in student or staff numbers.
- Impacts on biodiversity have been avoided and minimised, with residual impacts offset and managed.
- Construction and operational impacts can be appropriately mitigated through conditions and post-consent monitoring.
- The project is consistent with the SP2 zone and applicable SEPPs and is not contrary to public interest.
- The Department recommends the project is approvable, subject to the recommended conditions of consent.