

Pymble Ladies' College



Pymble Ladies' College

1. Project Introduction

- Dr Kate Hadwen
- Site Context
- Need for New Facilities

2. Applicant's Response to DPIE Assessment Report & Recommended Conditions

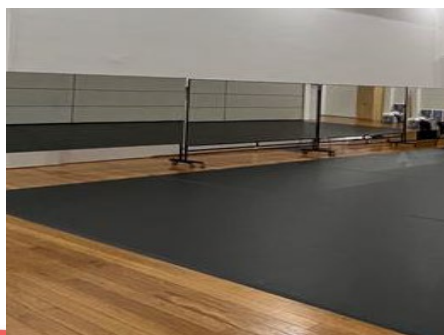
3. Topics of Discussion

- Traffic
- Architectural Built Form
- Landscaping
- Other Issues

Who we are and What we do

- Since 1916, a Pymble education has equipped girls with the tools to achieve those dreams, while shaping them as influential and compassionate women. Girls at Pymble Ladies' College are nurtured to be inquisitive, courageous, and determined, so they can make a difference that will positively change the world.
- Our campus sits on 50 acres of beautiful park-like grounds on Sydney's upper North Shore. The College is a non-selective, independent school for girls from Kindergarten to Year 12, with Boarding available from Year 7.





Need for New Facilities

1. **Dance** was in a temporary structure, with limited acoustic treatment
[community facility]
2. **Health care** is in demountables – an unacceptable solution. Psychologists in a hard-to-find location
3. **ELC** to help attract and retain staff and provide a springboard into Kindergarten [community facility]
4. **Junior School** classrooms are coming up to 40 years old
5. **STEM classrooms** – particularly important for the future of work
[community facility]
6. **OSHC** – no places for holiday programs. Space needs to be packed up every day. Impacts on function of Junior School [community facility]



Applicant's Response to the Department's Assessment Report and Recommended Conditions

We are in general acceptance of the recommended conditions issued by the Department with an amendment as per below:

Part A Administrative Conditions – A1 to A34 – accepted

Part B Prior to CC - Conditions B2 – B9 – Accepted *(B1 and B10 request changes)*

Part C Prior to Commencement – Conditions C1 – C36 – accepted

Part D Construction – D1 – D43 – accepted

Part E Prior to OC – E1-E34 – accepted

Part F – Post OC – F1 – F21 accepted

RESPONSE TO CONDITION OF CONSENT

Part B Design Amendments and Updates

B1. MATTERS RAISED

RESPONSE

<p>(a) All design related recommendations of the report titled Pedestrian Wind Environment Study (WG268-01F03(REV1)) prepared by Windtech dated 26 August 2021 and the RtS, have been incorporated including the proposed glass backing against the upper-level balustrades of the balconies and outdoor play areas of the building;</p>	<p>The design has developed in response to the GANSW's SDRP Process - some of the recommendation in report is no longer relevant as elements have been deleted or rearranged as a result of feedback.</p> <p>Items:</p> <ul style="list-style-type: none"> - (p33) 1.2m high impermeable balustrade to Junior School L1 terrace facing south – glass backing to be incorporated into design - (p33) impermeable awning from L3 slab – following completion of wind report, design has been worked through with Wind Consultant to delete glass louvres to L3 and L4. This reduces wind loads to L1 areas as result of design adjustments - (p34) 1.5-1.8 high porous screen to NE courtyard - the design has been developed to include additional landscaping to reduce wind loads to this area to mitigate this advice. To confirm with wind engineer. - (p35) 1.2m high impermeable balustrade - this is to be incorporated into design. <p>Willowtree and City Plan to advise whether the above changes are minor in nature and are acceptable, or otherwise to be addressed with S455 modification to DA.</p>
<p>(b) All design related recommendations including (but not limited to), building material specifications and glazing specifications as recommended in the Noise Impact Assessment Report prepared by Pulse White Noise Acoustics dated 11 October 2021 have been incorporated;</p>	<p>The design has developed in response to the GANSW's SDRP Process - some of the recommendation in report may no longer be relevant.</p>
<p>(c) Obscure glass is proposed to the following windows along the south-eastern façade of the building (fronting Pymble Avenue):</p> <p>(i) junior school classrooms windows (including picture windows) on Level 2 and Level 3 of the building directly facing the properties at Nos. 57A and 59B Pymble Avenue (identified in the plans listed in condition A2);</p>	<p>Obscure glass to all south facing windows of the Junior School spaces fronting 57A and 59B Pymble Avenue will compromise the functionality, quality and learning outcomes of users of these spaces. The proposal will reduce daylight dramatically to the classrooms as a number of these rooms have no other access to daylight through any other facade orientation. The current design is in accordance with the GANSW's Design Guide for Schools which promotes the Health & Safety of users by providing learning environments to have adequate access to natural daylight.</p> <p>We would recommend the removal of this condition to IPC.</p>
<p>(d) A 1.8m high palisade balustrade is proposed for the level 2 ELC outdoor play area boundary as identified in the plans listed in condition A2 and the RtS; and</p>	<p>As per the current design.</p>
<p>(e) A minimum 1m high privacy glass or obscure glass is proposed behind the 1.8m high palisade balustrade for a section of the Level 2 ELC play area, on the south-eastern sided, directly facing Nos. 57A and 59B Pymble Avenue.</p> <p>Note: the privacy glass or obscure glass can form part of the glass backing that is proposed to screen wind effects at this level as identified by the Applicant in the RtS.</p>	<p>This can be incorporated as part of design at time of design finalisation.</p>

RESPONSE TO CONDITION OF CONSENT

BVN

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 - (e) A minimum 1m high privacy glass or obscure glass is proposed behind the 1.8m high palisade balustrade for the Level 2 ELC play area, facing the southern side (adjoining residences on Pymble Avenue).
- Note: the privacy glass or obscure glass can form part of the glass backing that is proposed to screen wind effects at this level as identified by the Applicant in the RtS.

RESPONSE



South Elevation



Level 02 Plan

RESPONSE TO CONDITION OF CONSENT

BVN

Part B Design Amendments and Updates

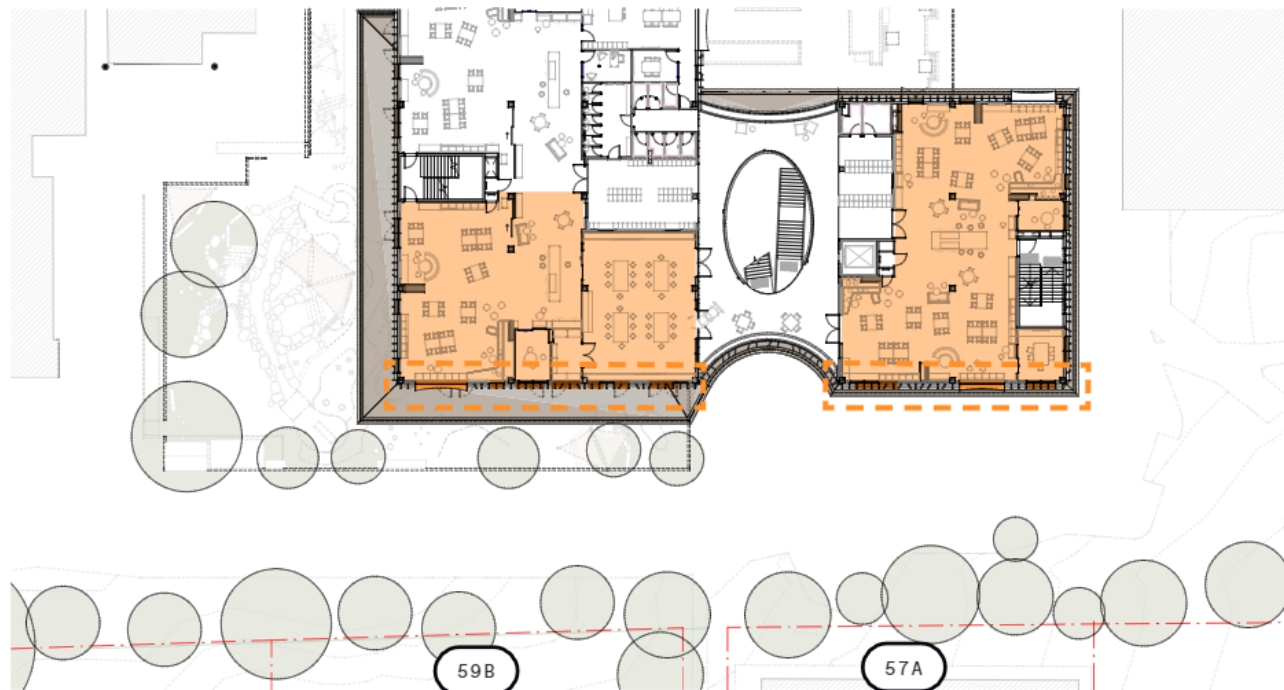
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RESPONSE



South Elevation



Level 03 Plan

RESPONSE TO CONDITION OF CONSENT

BVN

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 - (e) A minimum 1m high privacy glass or obscure glass is proposed behind the 1.8m high palisade balustrade for the Level 2 ELC play area, facing the southern side (adjoining residences on Pymble Avenue).
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RESPONSE



South Elevation



Level 03 Plan

RESPONSE TO CONDITION OF CONSENT

Part B Design Amendments and Updates

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RESPONSE

As part of the proposed landscape plan, a row of Blue Gum trees will be planted along the length of the site boundary, providing a landscaped site threshold and adding to the existing garden setting of Pymble.



RESPONSE TO CONDITION OF CONSENT

Part B Design Amendments and Updates

BVN

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 - (b) All design related recommendations including (but not limited to), building material specifications and glazing specifications as recommended in the Noise Impact Assessment Report prepared by Pulse White Noise Acoustics dated 11 October 2021 have been incorporated;
 - (c) Obscure glass is proposed on all windows along the southern façade of the building directly fronting nos. 57A and 59B Pymble Avenue (this includes all south facing windows to the junior school classrooms identified in the plans listed in condition A2);
 - (d) A 1.8m high palisade balustrade is proposed for the level 2 ELC outdoor play area boundary as identified in the plans listed in condition A2 and the RtS; and
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RESPONSE TO CONDITION OF CONSENT

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Part B Design Amendments and Updates

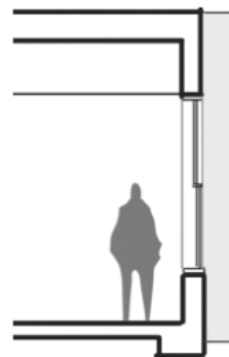
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RESPONSE

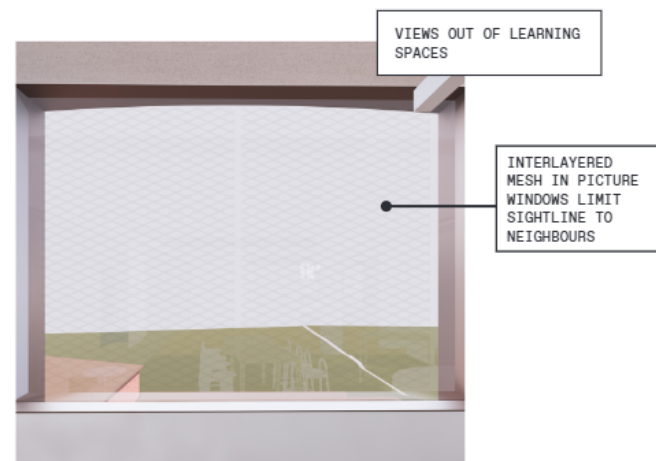
Level 03



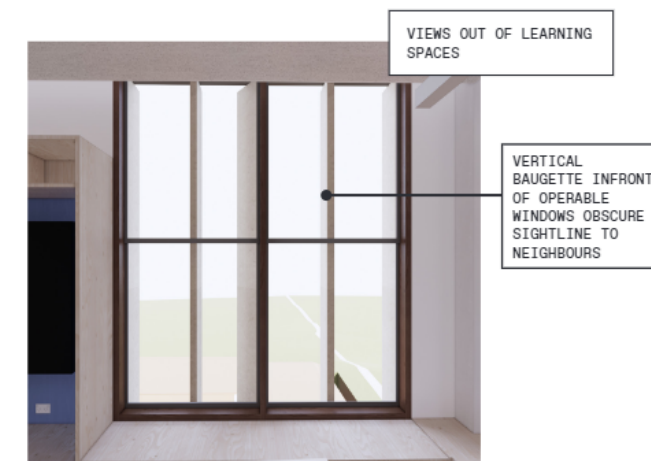
Section through classroom



Section through GHP site



View towards 57A



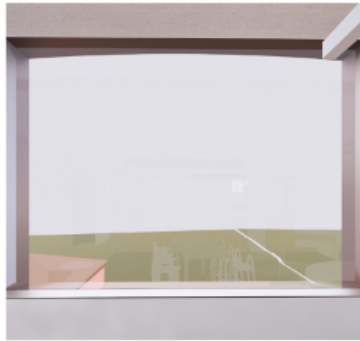
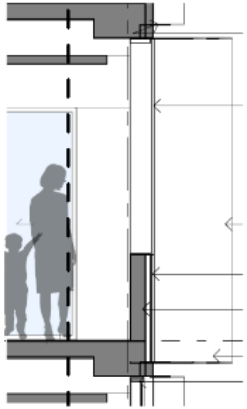
View towards 59B

RESPONSE TO CONDITION OF CONSENT

Part B Design Amendments and Updates

BVN

Level 03



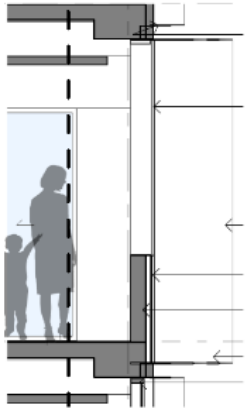
View towards 57A



View towards 59B

VIEWS OUT OF
LEARNING SPACES

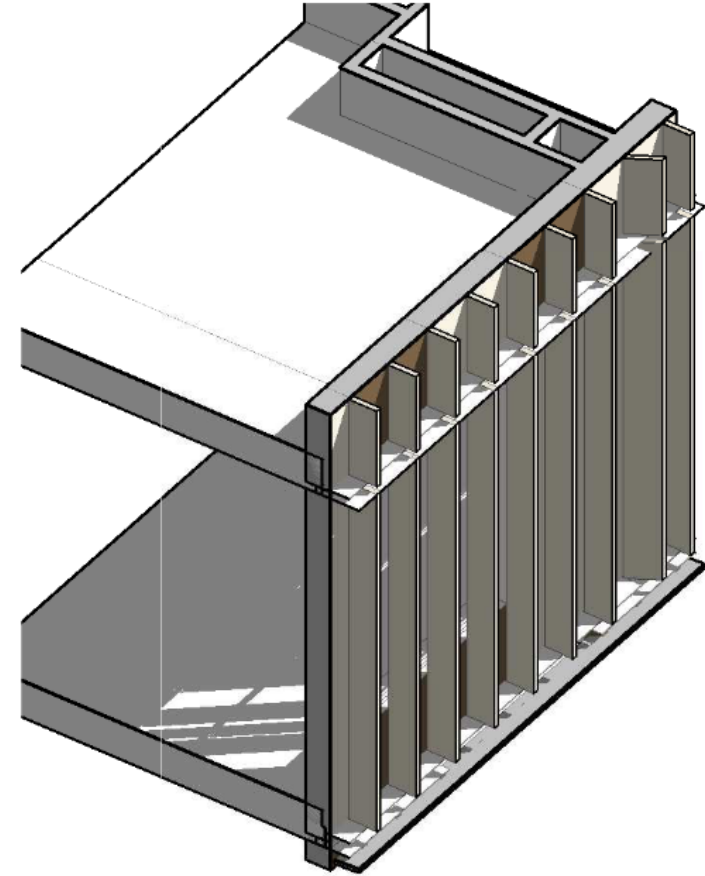
Level 02



View towards 57A



View towards 59B



Glazing with fins

RESPONSE TO CONDITION OF CONSENT

BVN

Part B Design Amendments and Updates

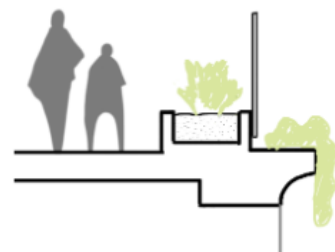
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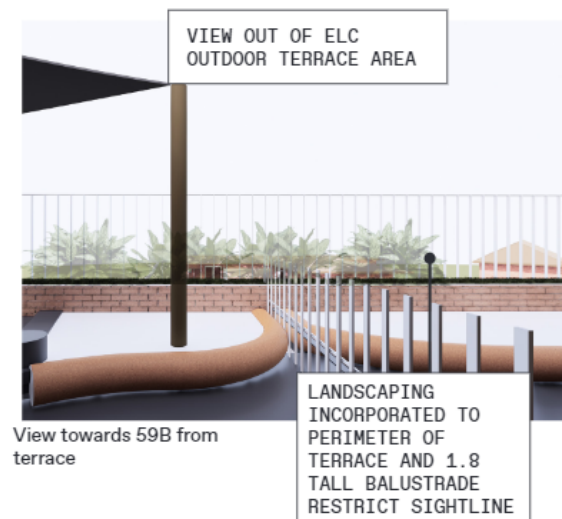
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RESPONSE

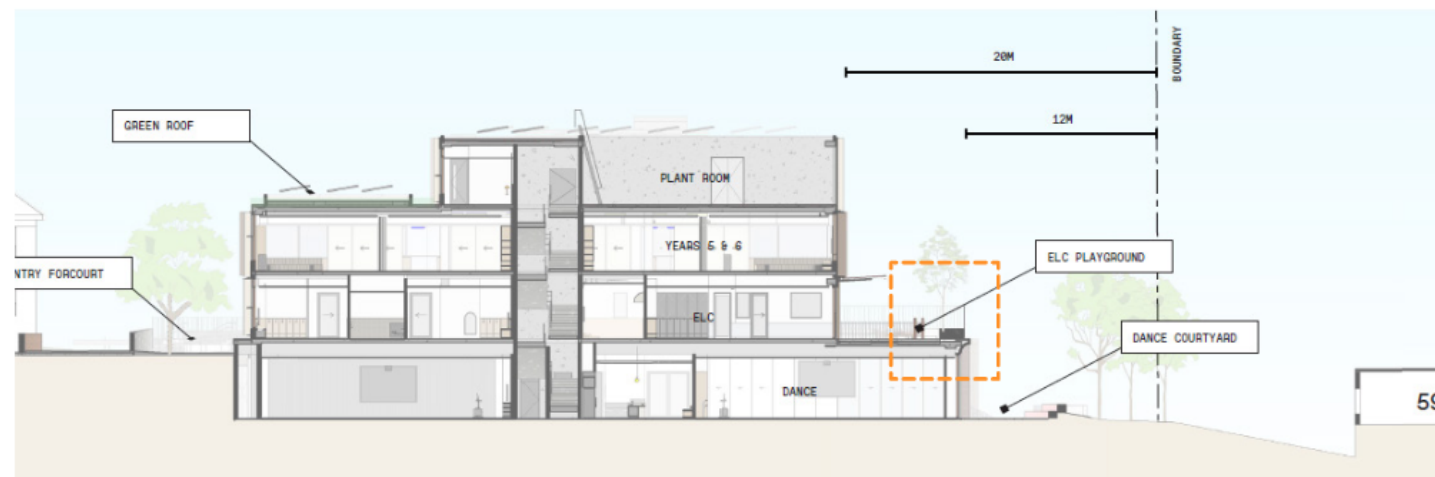
Level 02



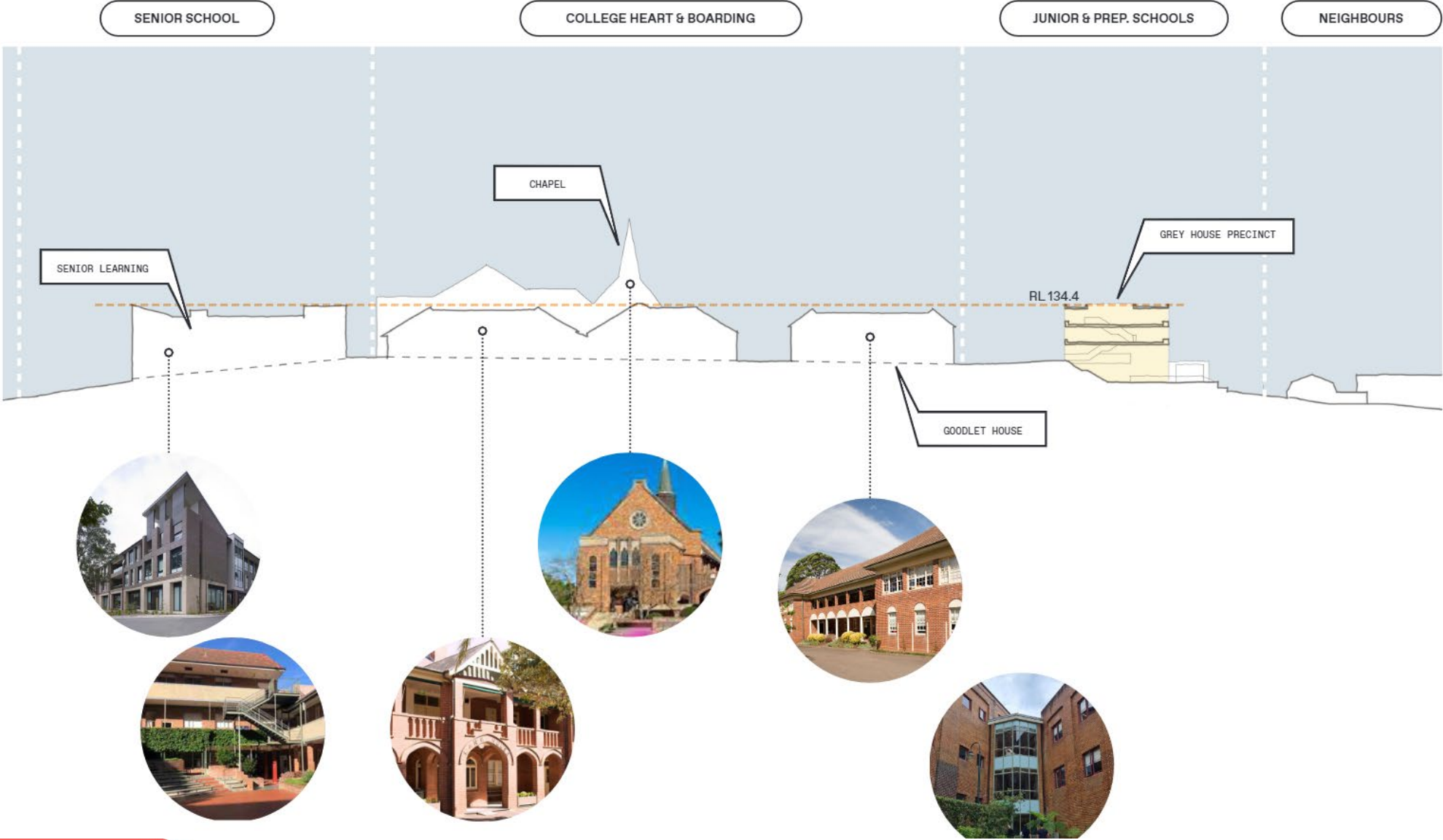
Section through outdoor terrace



View towards 59B from terrace



Section through GHP site and Outdoor Terrace Area



Condition B10: Development Contributions

Development Contributions

B10. Prior to issue of any construction certificate (not including demolition), a Section 7.12 levy totalling 1% of the proposed cost of carrying out the development, being \$466,658.13 (as indexed), must be paid to Council in accordance with Section 7.12 of the EP&A Act and Ku-ring-gai Council S94A Development Contributions Plan. Prior to payment Council can provide the value of the indexed levy. The payment of the levy may be staged, if agreed with Council.

- PLC is not-for profit – all facilities run on a costs recovery basis
- A minimum of 58 ELC spaces are open to the community
- Dance studios will be utilised by community, local schools etc
- OSHC will be open to the community where spaces are available
- Existing facilities across the school are currently utilised by the community and other local schools (such as netball, tennis, swimming pool, gym).

Pymble Ladies' College

Architectural

WATCH US CHANGE THE WORLD™



East Elevation - Previous Scheme



East Elevation Response



South East Elevation - Previous Scheme



South East Response



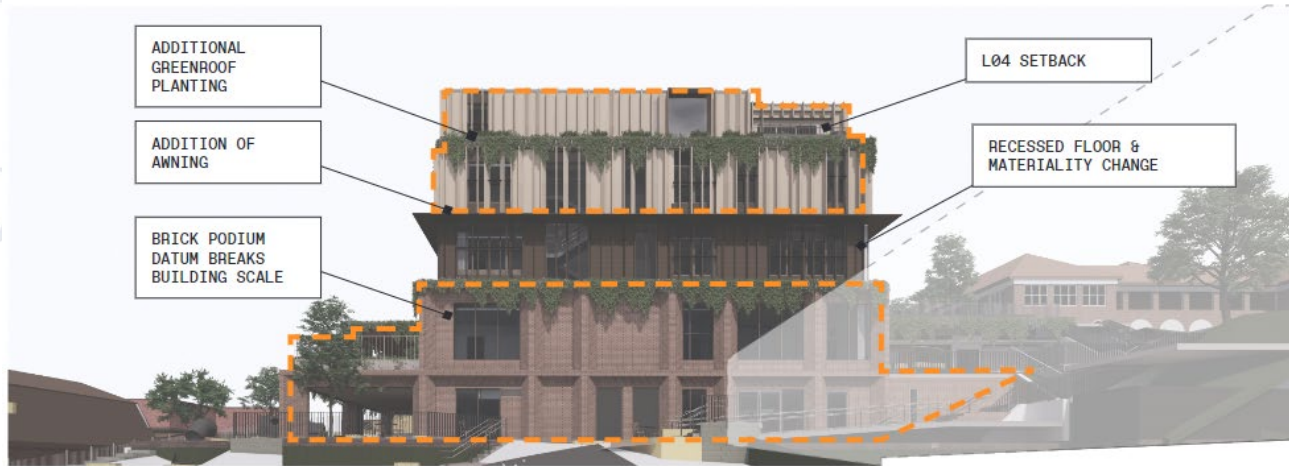
South-east Elevation - Previous Option



South-east Elevation



East Elevation - Previous Option



East Elevation

Pymble Ladies' College

Landscape

WATCH US CHANGE THE WORLD™

PROPOSITIONS

2.

FACADE

CAMMERAIGAL WALKING TRACK
THROUGH WOODLANDS

- WOODLANDS BLACKBUTT & BLUE GUM
- SANDSTONE COUNTRY
- HUNTING GROUND
- ABUNDANCE OF FLORA AND FAUNA
- SHELTER AND SUSTENANCE



SYDNEY BLUE GUM WOODLANDS

PATTERNING/ FACADE
SCREENING AND COLOUR;
A LAYERED SKIN



COLONIAL COLLEGE SETTING



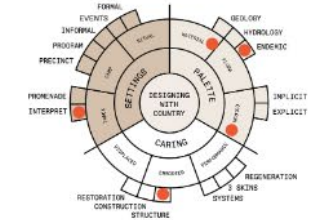
CERAMIC FINS



PLANTER BEDS



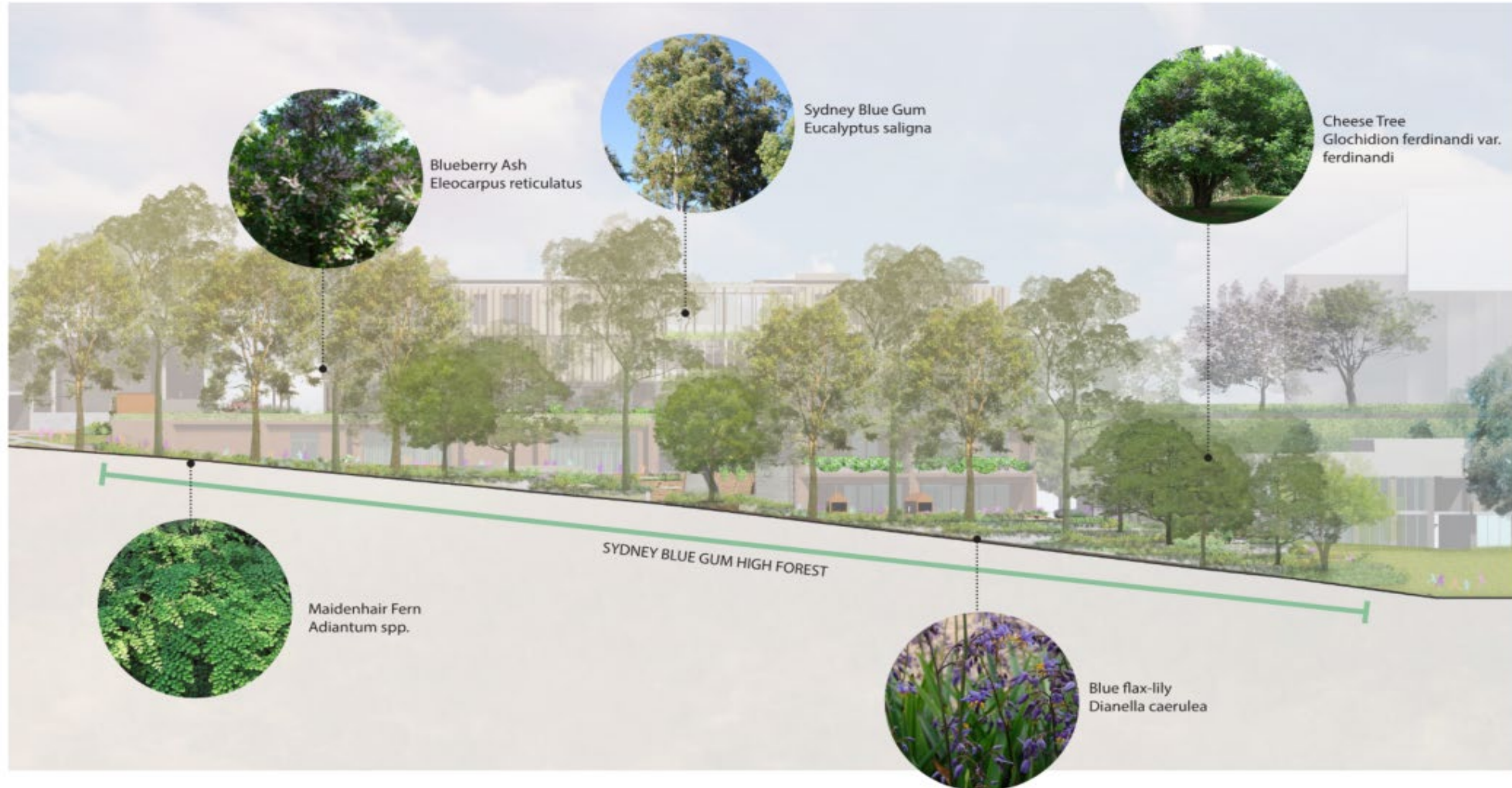
BRICK PODIUM



CONNECTING WITH COUNTRY

Sydney Blue Gum High Forest

BVN OCULUS



SITE STRATEGY

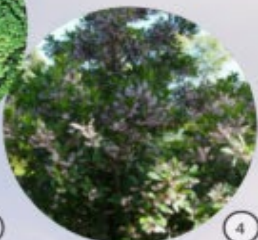
Landscape Character

BVN OCULUS

Maidenhair Fern
Adiantum spp.



Blueberry Ash
Eleocarpus reticulatus



Sydney Blue Gum
Eucalyptus saligna



Blue flax-lily
Dianella caerulea



Cheese Tree
Glochidion ferdinandi var. *ferdinandi*



LEGEND

- 1 Connection to Sports Precinct
- 2 ELC courtyards
- 3 Blue Gum High Forest Planting
- 4 Dance Spill-out
- 5 Cubby House
- 6 OSHC Spill-out
- 7 OSHC Wild Play
- 8 Connection to Junior School
- 9 Blue Gum High Forest Tree Planting



Wild Edge

Pymble Ladies' College