Colston Budd Hunt & Kafes Pty Ltd
as Trustee for C & B Unit Trust
ABN 27 623 918 759

Our Ref: SK\9150\sk

Transport Planning
Town Planning
Retail Studies

23 September, 2013

Pymble Ladies College
c/- PMDL Architecture and Design
PO Box 1465
CROWS NEST NSW 2065

Attention: Vicki Van Dijk
Email: vvandijk@pmdl.com.au

Dear Madam,

RE: PYMBLE LADIES COLLEGE
CAR PARK AND MOLLIE DIVE FIELD DA

1. As requested, we are writing to set down our comments in relation to traffic and parking aspects of the proposed new car park and Mollie Dive playing field at the college. We have previously prepared a transport and accessibility impact assessment[1] for the proposed Phase 2 Masterplan for the college, which included provision for the new car park and playing field.

2. Our comments are set down through the following sections:

   - proposed development;
   - parking provision;
   - access arrangements;
   - internal circulation and servicing;
   - traffic effects; and
   - summary.

Proposed Development

3. The proposed development will include a new sports field with 232 parking spaces located under the field. The new raised field with underground parking

[1] "Transport and Accessibility Impact Assessment for Pymble Ladies College Phase 2 Masterplan, Avon Road, Pymble", August 2012, Colston Budd Hunt & Kafes Pty Ltd.

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will replace the existing Mollie Dive sports field and reduce the capacity of the adjacent existing at-grade car park from 57 spaces to 36 spaces, to accommodate entry and exit driveways.

4. The proposed new facilities are shown on plans prepared by PMDL Architecture and Design. The proposed works will not result in an increase in student numbers and staff numbers at the college. The works will provide new and improved facilities for existing students and improved vehicular access and car parking arrangements.

Parking Provision

5. As set out in our previous traffic report, the college currently provides some 275 on-site parking spaces within a number of parking areas throughout the college campus, including staff parking areas and on-site parking adjacent to the upper and lower access roads, as shown on Figure 1.

6. Pymble Ladies College provides classes for students from Kindergarten through to Year 12 and has an existing enrolment of some 2,120 students, comprising some 2,000 day girls and some 120 boarders (approval under a previous DA consent for 2150 students). There are some 250 students in Year 12. The College has a total of some 300 staff, comprising permanent/part-time teaching staff and administration/ancillary staff, present on any given day.

7. The Ku-ring-gai Development Control Plan 43 Car Parking sets out the following minimum parking requirements for primary and secondary schools:

- one space per equivalent full-time employee; plus
- one space per eight Year 12 students.

8. Application of these rates to the college results in a requirement of some 335 spaces. The proposed parking provision for the college, including the new car park beneath the sports field (232 spaces), will provide a total of some 470 car parking spaces over the college campus, as shown on Figure 2. This parking provision is in accordance with the Phase 2 Masterplan approval and is considered appropriate.

9. In addition to car parking, bicycle parking will be provided within the new car park beneath the sports field. Bicycle parking will be provided in accordance with Council's requirements and NSW planning guidelines for walking and cycling.

Access Arrangements

10. Parking beneath the new sports field will be provided within a single level. Access to this parking area will be provided via internal circulation roads within the southern precinct of the college and via the main southern access driveway onto Avon Road. The proposed arrangements provide appropriate sight lines and will cater for the car park of the size and type proposed. The access arrangements shown on plans prepared by PMDL Architecture and Design, have been provided in accordance with the Australian Standard for Off-street car parking facilities (AS2890.1-2004).

Internal Circulation and Servicing

11. Parking spaces within the new car park have been provided with dimensions of 2.5 metres wide by 5.4 metre long. Car parking spaces located adjacent to structure have an additional 0.3 metres in width, to allow for door opening. Circulation aisle are 6.1 to 6.5 metres wide, with columns set back 0.75 metres from the front of spaces. Disabled parking spaces are 2.4 metres wide by 5.4 metres long, with an adjacent shared zone of 2.4 metres wide. Height clearance of 2.5 metres will be provided above disabled parking spaces, with 2.2 metres elsewhere in the car park. Appropriate clearances will be provided for building services within the car park. These dimensions are considered appropriate, being in excess of the requirements set out in Australian Standards for Parking Facilities Part 1: Off-street car parking (AS2890.1-2004) and Part 6: Off-street parking for people with disabilities (AS2890.6-2009).

12. On-site provision will be made for service vehicles within the new car park. This area, located in the north eastern corner of the car park, will provide for maintenance vehicles and service deliveries to the adjacent aquatic and fitness centre. The loading area has been designed to cater for service vehicles ranging from small commercial vehicles to small rigid trucks. The loading area will be accessed via the northern circulation aisle within the car park, with a height clearance provided of 3.6 metres. Service vehicles will turn around within the car park with trucks entering and exiting the facility in a forward direction. These arrangements are considered appropriate, being in accordance with the Australian Standard for Parking Facilities Part 2: Off-street commercial vehicle facilities (AS2890.2-2002).

Traffic Effects

13. The traffic effects of the proposed new car park and Mollie Dive playing field have previously been assessed in the traffic report prepared in association with

the Phase 2 Masterplan for the college. With no increase in student and staff numbers at the college, the proposed facility will not result in an increase in traffic generation. However, the proposed new car park will result in a redistribution of traffic, including existing college traffic which currently uses on-street parking in Avon Road.

14. The previous traffic report indicated that the proposed 232 space car park would generate some 70 vehicles per hour two-way during the morning and afternoon peak periods. The traffic report found that the surrounding road network, including intersections in the vicinity of the site, will be able to cater for this redistributed traffic.

Summary

15. In summary, the main points relating to the proposed new car park and Mollie Dive playing field are as follows:

    i) the proposed facility will not result in an increase in student and staff numbers at the college;

    ii) parking provision is considered appropriate;

    iii) access, internal circulation and servicing arrangements have been designed in accordance with Australian Standards;

    iv) the proposed facility will not result in an increase in traffic generation. However, the new car park will result in the redistribution of traffic;

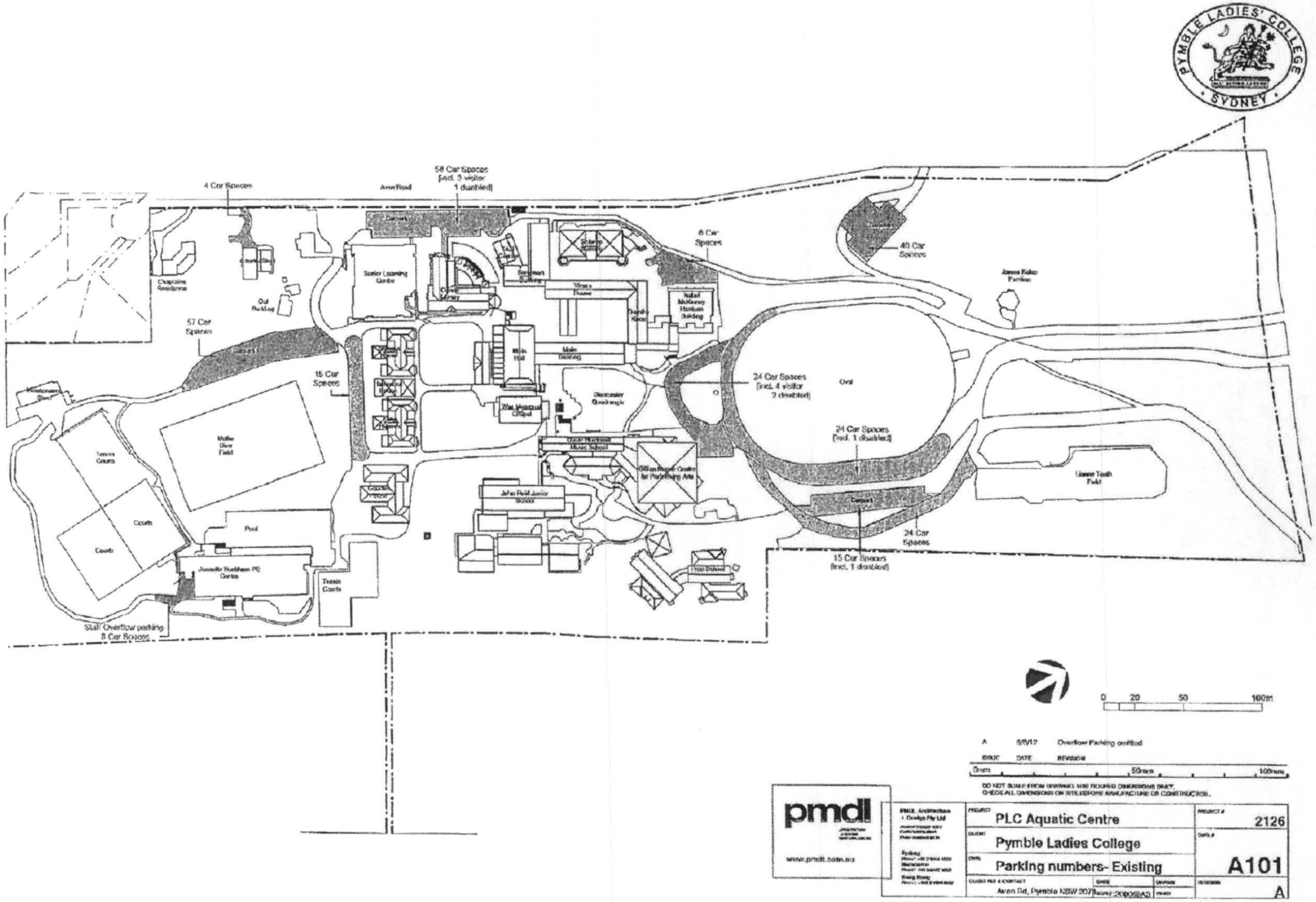
    v) the surrounding road network, including intersections in the vicinity of the site, will be able to cater for the redistributed traffic.

16. We trust the above provides the information you require. Finally, if you should have any queries, please do not hesitate to contact us.

Yours faithfully,
COLSTON BUDD HUNT & KAFES PTY LTD

Stan Kafes

S Kafes
Director



Existing College Parking

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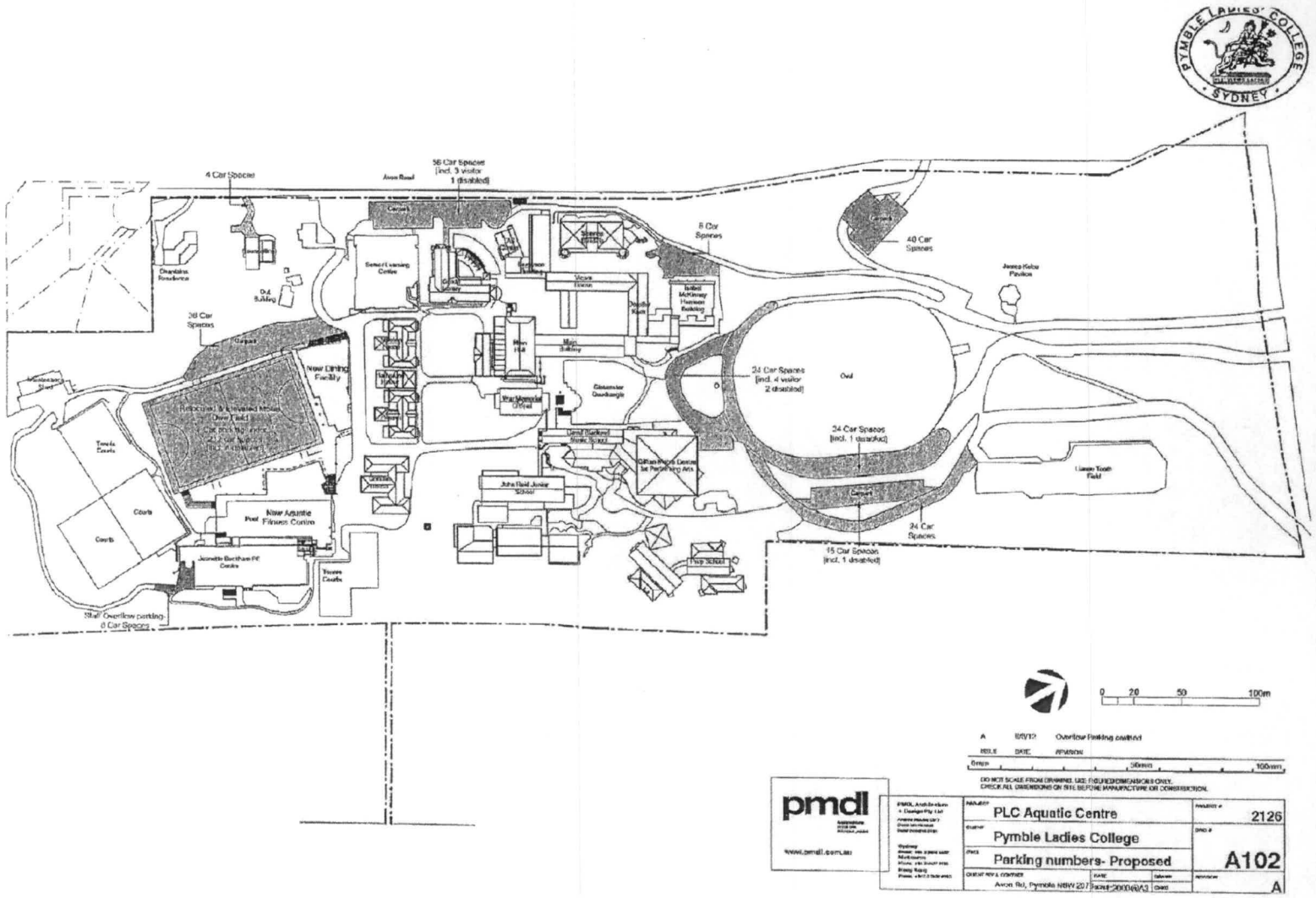
Figure 1



Proposed College Parking

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Figure 2