NSW GOVERNMENT | Planning & Infrastructure

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Our ref: SSD5314
File: 12/08624-1

9 July 2013

Mr John McKee
General Manager
Ku-ring-gai Council
Locked Bag 1056
PYMBLE NSW 2073

RECEIVED
11 JUL 2013
KU-RING-GAI COUNCIL

Mr McKee

Determination of Pymble Ladies College, Staged Development Proposal (SSD 5314)

I am writing to inform you that the above application was approved subject to conditions on 9 July 2013 by the Executive Director, Development Assessment Systems and Approvals as delegate of the Minister for Planning and Infrastructure.

I have enclosed a copy of the development consent and the stamped plans for your records. The development consent and the department's assessment report can also be accessed via the webpage: http://majorprojects.planning.nsw.gov.au/page/determinations/.

Your contact officer for this proposal, Ben Eveleigh, can be contacted on 9228 6391 or via email at ben.eveleigh@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely

David Gibson

David Gibson
Team Leader
Industry, Social Projects and Key Sites

Development consent

Section 89E of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure, under delegation dated 27 February 2013, I grant consent to the development application referred to in Schedule 1, subject to the conditions in Schedule 2 and Schedule 3.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts including economic and social impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.

Chris Wilson
Executive Director
Development Assessment Systems and Approvals

Sydney 9 7 13 2013

SCHEDULE 1

Application No.: SSD 5314

Applicant: Uniting Church in Australia (NSW & ACT, Synod)

Consent Authority: Minister for Planning and Infrastructure

Land: Pymble Ladies College, 20 Avon Road, Pymble (Lot 1 in DP 69451 and Lots 1 - 26 in DP 7131)

Development: Pymble Ladies College Staged Development Application, including:

- A concept proposal for the redevelopment of school facilities over four stages, including:
  - demolition of existing swimming pool;
  - construction of three new buildings on site with a combined GFA of approximately 5,596 sqm, including an Aquatic and Fitness Centre, a Dining and Function Centre, and a Healthcare Centre;
  - use of Aquatic and Fitness Centre by school and community;
  - use of Dining and Function Centre by school and community;
  - minor upgrade of existing Jeanette Buckham PE Centre;
  - relocation of existing Mollie Dive Field with car parking below for 232 vehicles and removal of 36 existing car parking spaces;
  - landscaping and utilities; and
  - no additional staff or students.

- Stage 1 works, including:
  - demolition of existing swimming pool;
  - construction of an Aquatic and Fitness Centre;
  - landscaping and utilities;
  - relocation of existing Mollie Dive Field;
  - use of new Aquatic and Fitness Centre by school and community; and
  - minor upgrade of existing Jeanette Buckham PE Centre.

DEFINITIONS

Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	Uniting Church in Australia (NSW & ACT, Synod), or anyone else entitled to act on this consent
Application	The staged development application and the accompanying drawings plans and documentation described in Condition A5 of Schedule 2 and Condition A2 of Schedule 3
BCA	Building Code of Australia
Construction	Any works, including earth and building works
Council	Ku-ring-gai Council
Certifying Authority	Means a person who is authorised by or under section 109D of the EP&A Act to issue a construction certificate under Part 4A of the EP&A Act
Day Time	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Department	Department of Planning and Infrastructure, or its successors
Director-General	Director-General of the Department of Planning and Infrastructure, or nominee/delegate
Director General's approval, agreement or satisfaction	A written approval from the Director-General (or nominee/delegate). Where the Director-General's approval, agreement or satisfaction is required under a condition of this approval, the Director-General will endeavour to provide a response within one month of receiving an approval, agreement or satisfaction request. The Director-General may ask for additional information if the approval, agreement or satisfaction request is considered incomplete. When further information is requested, the time taken for the Applicant to respond in writing will be added to the one month period.
Evening	The period from 6pm to 10pm
Environmental Impact Statement (EIS)	Environmental Impact Statement titled *Staged Development Proposal, Pymble Ladies College, 20 Avon Road, Pymble,* prepared by *Glendinning Minto & Associates Pty Ltd*, dated January 2013
EPA	Environmental Protection Authority, or its successor
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation or Regulation	*Environmental Planning and Assessment Regulation 2000*
Minister	Minister for Planning and Infrastructure, or nominee
Night Time	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
OEH	Office of Environment and Heritage, or its successor
PCA	Principal Certifying Authority
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build
RMS	Roads and Maritime Services, or its successor
Response to Submissions (RTS)	Response to Submissions report titled *Staged Development Proposal – Pymble Ladies College (SSD5314) Response to Submissions*, prepared by *Glendinning Minto & Associates Pty Ltd*, dated 24 April 2013
Sensitive receiver	Residence, education institution (e.g. school, university, TAFE college), health care facility (e.g. nursing home, hospital), religious facility (e.g. church) and children's day care facility
Subject Site	Pymble Ladies College, 20 Avon Road, Pymble (Lot 1 in DP 69451 and Lots 1 - 26 in DP 7131)

SCHEDULE 2

CONDITIONS OF CONSENT FOR CONCEPT PROPOSAL

PART A DEVELOPMENT DESCRIPTION AND TERMS OF CONSENT

Development Description

A1. Consent is granted to the 'concept proposal' as described in Schedule 1 and the Environmental Impact Statement, as amended by the Response to Submissions and the conditions contained in this development consent.

Determination of Stage 1 Works

A2. In accordance with section 83B(3)(b) of the EP&A Act, this consent authorises the carrying out of the 'Stage 1 works' subject to the conditions in Schedule 3 of this development consent.

Determination of Future Applications

A3. In accordance with section 83B(3)(a) of the EP&A Act, Stage 2, 3 and 4 of the 'concept proposal' are to be the subject of future development application(s).

A4. The determination of the future Stage 2, 3 and 4 development application(s) are to be generally consistent with the terms of this development consent as described in Schedule 1, Condition A5 of Part A of Schedule 2, and subject to the conditions in Part B in Schedule 2.

Development in Accordance with Plans and Documents

A5. The Applicant shall carry out the development generally in accordance with the:

a) Environmental Impact Statement, as amended by the Response to Submissions; and

b) following drawings, except for:

i) any modifications which are 'Exempt' or 'Complying Development'; and

ii) otherwise provided by the conditions of this consent.

Concept Proposal			
Architectural (or Design) Drawings prepared by *PMDL Architecture & Design Pty Ltd*			
Drawing No.	**Revision**	**Name of Plan**	**Date**
DA009	B	Overall Staging Plans	August 2012
DA010	B	Overall Ground Level Site Plan	August 2012
DA011	B	Overall Upper Level Site Plan	August 2012
DA012	B	Overall Lower Level Site Plan	August 2012
DA020	B	Overall Site Elevations	August 2012
DA030	B	Overall Site Section	August 2012
Landscape Drawings prepared by *Taylor Brammer Landscape Architects Pty Ltd*			
Name of Plan			**Date**
PLC Aquatic Centre, Mollie Dive Field and Dining – Landscape Concept			11 October 2011

Inconsistency between Documents

A6. If there is any inconsistency between the plans and documentation referred to above, the most recent document shall prevail to the extent of the inconsistency. However, conditions of this approval prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.

Lapsing of Approval

A7. This consent will lapse five (5) years from the date of consent unless the works associated with Stage 1 have physically commenced.

Legal Notices

A8. Any advice or notice to the consent authority shall be served on the Director-General.

Student and Staff Population

A9. This approval does not include or approve any increase in the existing student population or staff numbers, noting that the Environmental Impact Statement identified that Pymble Ladies College has an existing student population of 2,120 students and an existing staff population of 300 staff.

Car Parking

A10. This approval includes an increase in car parking across the school campus from an existing 275 spaces to 471 spaces in concept (increase of 196 spaces), as follows:

a) an additional 232 car spaces below the Mollie Dive Field; and

b) removal/demolition of 36 existing car spaces.

PART B CONDITIONS OF CONCEPT PROPOSAL (CONDITIONS TO BE MET IN FUTURE DEVELOPMENT APPLICATIONS FOR STAGES 2, 3 AND 4)

Building Design

B1. The Dining and Function Centre is restricted to a maximum height of RL 126.10 metres AHD and is to be contained within the building envelope illustrated on the approved plans referenced in Condition A5 of Part A of Schedule 2.

B2. The Healthcare Centre is restricted to a maximum height of RL 126.82 metres AHD and is to be contained within the building envelope illustrated on the approved plans referenced in Condition A5 of Part A of Schedule 2.

B3. The Mollie Dive Field is only to be raised to a maximum height of RL 119.10 metres AHD as illustrated on the approved plans referenced in Condition A5 of Part A of Schedule 2.

B4. All future development applications for new buildings must include plans, elevations and sections to sufficiently detail the design, including height, setback, gross floor area, modulation and articulation. Consideration must be given to bulk and scale in relation to the surrounding development context and topography. All future development applications for new buildings must also include a view analysis, including artist's perspective and photomontages.

Landscaping

B5. All future development applications for Stages 2, 3 and 4 must include detailed landscape plans identifying the vegetation to be removed or relocated and the location of any additional landscaping, and must be generally in accordance with the approved landscape concept in Condition A5 of Part A of Schedule 2. The detailed landscape plans should include relevant details of the species to be used in the various landscapes areas (preferably species indigenous to the area), including details of the informal native and cultural avenue plantings, and other soft and hard landscape treatments, including any pavement areas and modular and sculptural seating.

Traffic and Car Parking

B6. All future development applications which include the use of facilities or buildings by the wider school community (including the use of the Dining and Function Centre by the wider school

community) shall be accompanied by a detailed assessment of the traffic and transport impacts associated with that use on the surrounding road network and intersection capacity, and shall detail provisions to promote non-car travel modes.

B7. In the future development application for the raising of the Mollie Dive Field and provision of car 232 car parking spaces below (Stage 2), the existing bitumen car park directly to the north-west of the Mollie Dive Field can be reduced in capacity from 57 spaces to 36 spaces.

B8. In the future development application for the Dining and Function Centre, the existing 15 space bitumen car park directly to the south-west of the existing Maden House, Hammond House and Lang House Building can be removed to make way for the new Dining and Function Centre.

Noise

B9. All future development applications for new buildings shall detail any noise mitigation measures associated with mechanical plant, and demonstrate that any noise generated from mechanical plant will comply with the noise criteria established in Acoustic Impact Study report prepared by Vipac dated 31 August 2012.

B10. All future development applications for new buildings shall consider potential noise impacts on adjoining residences, including noise generated from student and staff activities and the wider school community uses of buildings. All future development applications shall demonstrate that the amenity of surrounding residences will be protected.

B11. All future development applications shall be accompanied by a construction noise and vibration assessment, which shall detail any mitigations measures to ensure the amenity of adjoining residential development is protected throughout the construction period.

Contamination

B12. All future development applications for Stages 2, 3 and 4 are to include detailed Phase 2 contamination assessments of the site area for the respective stage (including detailed soil sampling investigations) to assess the likelihood of soil or groundwater contamination being present at the site. Should the detailed contamination assessments identify a need to undertake remediation to render to the site suitable for its future use, the future applications should be accompanied by a Remediation Action Plan which addresses the requirements of State Environmental Planning Policy No. 55 – Remediation of Land and Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (Department of Urban Affairs and Planning, 2008).

Building Code of Australia

B13. All future development applications shall demonstrate compliance with the Building Code of Australia, as relevant.

Bushfire

B14. All future development applications for new buildings shall demonstrate compliance with the relevant provisions of Planning for Bushfire Protection (PBP) 2006.

Ecologically Sustainable Development

B15. All future development applications for new buildings shall demonstrate how the development incorporates the principles of ESD in the design, construction and on-going operation of the development.

Operational Management Plan – Community Use of Dining and Function Centre

B16. The future development application for the Dining and Function Centre shall be accompanied by an Operational Management Plan for functions held within the facility for the wider school community. The management plan must address the proposed uses, hours of operation, maximum number of patrons/users, fire safety, emergency management and evacuation, acoustic management, lighting management, resident management (notification of events and contact details) and traffic and car parking management.

SCHEDULE 3

CONDITIONS OF CONSENT FOR STAGE 1 WORKS

PART A ADMINISTRATIVE CONDITONS

Development Description

A1. Consent is granted to the 'Stage 1 works' as described in Schedule 1 and the Environmental Impact Statement, as amended by the Response to Submissions and the conditions contained in this development consent.

Development in Accordance with Plans and Documents

A2. The Applicant shall carry out the 'Stage 1 works' generally in accordance with the:

a) Environmental Impact Statement, as amended by the Response to Submissions; and

b) following drawings, except for:

i) any modifications which are 'Exempt' or 'Complying Development'; and

ii) otherwise provided by the conditions of this consent.

Stage 1 Construction Works			
Architectural (or Design) Drawings prepared by *PMDL Architecture & Design Pty Ltd*			
Drawing No.	**Revision**	**Name of Plan**	**Date**
DA100	B	Aquatic Centre Stage 1 Site Plan	August 2012
DA101	B	Aquatic Centre Ground Level Plan	January 2012
DA102	B	Aquatic Centre Upper Level Plan	August 2012
DA103	B	Aquatic Centre Lower Ground Level Plan	August 2012
DA104	B	Aquatic Centre Roof Plan	August 2012
DA200	B	Aquatic Centre Elevations	August 2012
DA300	B	Aquatic Centre Sections	August 2011
Landscape Drawings prepared by *Taylor Brammer Landscape Architects Pty Ltd*			
Name of Plan			**Date**
PLC Aquatic Centre, Mollie Dive Field and Dining – Landscape Concept			11 October 2011

Inconsistency between Documents

A3. If there is any inconsistency between the plans and documentation referred to above, the most recent document shall prevail to the extent of the inconsistency. However, conditions of this approval prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.

Development Expenses

A4. It is the responsibility of the applicant to meet all expenses incurred in undertaking the project, including expenses incurred in complying with conditions imposed under this approval.

Lapsing of Approval

A5. This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced.

Prescribed Conditions

A6. The Applicant shall comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the Regulation.

Director General as Moderator

A7. Where this consent requires further approval from public authorities, the parties shall not act unreasonably in preventing an agreement from being reached. In the event that an agreement is unable to be reached within 2 months or a timeframe otherwise agreed to by the Director-General, the matter is to be referred to the Director-General for resolution. All areas of disagreement and the position of each party are to be clearly stated to facilitate a resolution. The Director-General's resolution of the matter will be binding on the parties.

Long Service Levy

A8. For work costing $25,000 or more, a Long Service Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 14 41.

Legal Notices

A9. Any advice or notice to the consent authority shall be served on the Director-General.

PART B PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

Note: Conditions below that refer to actions "prior to issue of a construction certificate" may be read as prior to issue of a construction certificate for the relevant stage, unless otherwise indicated as to be satisfied prior to issue of the first construction certificate.

Construction Certificates

B1. Stamped drawings must be lodged with the Certifying Authority (Ku-ring-gai Council, or a private certifier) for a Construction Certificate. The applicant must supply the council and the Department of Planning & Infrastructure with a copy of the Construction Certificate within two days from the date of its issue.

Structural Details

B2. Prior to the issue of a relevant Construction Certificate, the Applicant shall submit to the satisfaction of the PCA structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrate compliance with:

a) the relevant clauses of the BCA; and

b) the development consent.

Reflectivity

B3. The building materials used on the facades of the building shall have a maximum normal specular reflectivity of visible light of 20 percent and shall be designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

Outdoor Lighting

B4. All outdoor lighting within the site shall comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

Access for People with Disabilities

B5. The building must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia. The Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any Construction Certificate drawings.

Erosion and Sedimentation Control

B6. Soil erosion and sediment control measures shall be designed in accordance with the document *Managing Urban Stormwater–Soils & Construction Volume 1* (2004) by Landcom. Details are to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

Pre-Construction Dilapidation Reports (Buildings)

B7. The Applicant is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all retained existing and adjoining buildings within the 'zone of influence'. This zone is to be defined as the horizontal distance from the edge of the excavation to twice the maximum excavation depth. Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone of influence'. The report shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the first Construction Certificate. A copy of the report is also to be forwarded to the Council.

Pre-Construction Dilapidation Reports (Public Infrastructure)

B8. Prior to the issue of the first Construction Certificate, a dilapidation report on the visible and structural condition of all structures of the following public infrastructure shall be prepared and submitted to Council:

a) Avon Road;

b) Everton Street; and

c) Livingstone Avenue from Everton Street to Pacific Highway.

The report must be completed by a consulting structural/civil engineer. Particular attention must be paid to accurately recording (both written and photographic) existing damaged areas on the aforementioned infrastructure so that Council is fully informed when assessing any damage to public infrastructure caused as a result of the development.

The developer may be held liable to any recent damage to public infrastructure in the vicinity of the site, where such damage is not accurately recorded by the requirements of this condition prior to the commencement of works.

A written acknowledgment from Council must be obtained (attesting to this condition being appropriately satisfied) and submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To record the structural condition of public infrastructure before works commence.

Infrastructure Restorations Fee

B9. To ensure that damage to Council Property as a result of construction activity is rectified in a timely matter:

a) All work or activity taken in furtherance of the development the subject of this approval must be undertaken in a manner to avoid damage to Council Property and must not jeopardise the safety of any person using or occupying the adjacent public areas.

b) The applicant, builder, developer or any person acting in reliance on this approval shall be responsible for making good any damage to Council Property, and for the removal from Council Property of any waste bin, building materials, sediment, silt, or any other material or article.

c) The Infrastructure Restoration Fee must be paid to the Council by the applicant prior to both the issue of the Construction Certificate and the commencement of any earthworks or construction.

d) In consideration of payment of the Infrastructure Restorations Fee, Council will undertake such inspections of Council Property as Council considers necessary and also undertake, on behalf of the applicant, such restoration work to Council Property, if any, that Council considers necessary as a consequence of the development. The provision of such restoration work by the Council does not absolve any person of the responsibilities contained in (a) to (b) above. Restoration work to be undertaken by the Council referred to in this condition is limited to work that can be undertaken by Council at a cost of not more than the Infrastructure Restorations Fee payable pursuant to this condition.

e) In this condition:

"Council Property" includes any road, footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, letter bins, trees, shrubs, lawns, mounds, bushland, and similar structures or features on any road or public road within the meaning of the Local Government Act 1993 (NSW) or any public place; and

"Infrastructure Restoration Fee" means the Infrastructure Restorations Fee calculated in accordance with the Schedule of Fees & Charges adopted by Council as at the date of payment and the cost of any inspections required by the Council of Council Property associated with this condition.

Reason: To maintain public infrastructure.

Number of Bicycle Spaces

B10.

a) A minimum of four bicycle spaces are to be provided for the development. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a relevant Construction Certificate.

b) The layout, design and security of bicycle facilities either on-street or offstreet must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities except that:

i) all bicycle parking for staff / employees of any land uses must be Class 2 bicycle facilities; and

ii) all bicycle parking for visitors of any land uses must be Class 3 bicycle rails.

Facilities for Cyclists

B11. The number of storage, change room and shower facilities for the four bicycle spaces shall comply with the requirements of the Planning Guidelines for Walking and Cycling.

Mechanical Ventilation

B12. All mechanical ventilation systems shall be installed in accordance with Part F4.5 of the Building Code of Australia and shall comply with Australian Standards AS1668.2 and AS3666 Microbial Control of Air Handling and Water Systems of Building, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a relevant Construction Certificate.

Stormwater and Drainage Works Design

B13. Final design plans of the stormwater drainage systems, prepared by a qualified practicing professional and in accordance with the requirements of Ku-ring-gai Council shall be submitted to the certifier prior to issue of a Construction Certificate. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff. The design is to be in accordance with Ku-ring-gai Development Control Plan No. 47 – Water Management, including water quality measures.

Sydney Water Notice of Requirements

B14.

a) An application shall be made to Sydney Water for a Certificate under Part 6, Division 9, section 73 of the Sydney Water Act 1994 (Compliance Certificate) prior to the issue of any Construction Certificate.

b) The Application must be made though an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site www.sydneywater.com.au then follow the "e-Developer" icon or telephone 13 20 92 for assistance.

c) Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

Design of Food Premises In Aquatic and Fitness Centre

B15. The fitout of the food premises shall be carried out in accordance with AS 4674 *Design, construction and fit-out of food premises*. Details of compliance with the relevant provisions of the food code shall be prepared by a suitably qualified person and submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

Excavation for Services

B16. Prior to the issue of a Construction Certificate, the Certifying Authority shall be satisfied that no proposed underground services (ie: water, sewerage, drainage, gas or other service) unless previously approved by conditions of consent, are located beneath the canopy of any tree protected under Council's Tree Preservation Order, located on the subject allotment and adjoining allotments, unless the Applicant can provide evidence by way of a statement from a qualified arborist that underground services will not harm the tree.

PART C PRIOR TO COMMENCEMENT OF WORKS

Demolition

C1. Any demolition work shall comply with the provisions of Australian Standard AS2601: 2001 The Demolition of Structures. The work plans required by AS2601: 2001 shall be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance shall be submitted to the satisfaction of the PCA prior to the commencement of works.

Notice of Commencement of Works

C2. The PCA and Council shall be given written notice, at least 48 hours prior to the commencement of building works on the Subject Site.

Construction Environmental Management Plan

C3.

a) Prior to the commencement of any works on the Subject Site, a Construction Environmental Management Plan (CEMP) shall be submitted to the PCA. The Plan shall address, but not be limited to, the following matters where relevant:

i) hours of work;

ii) 24 hour contact details of site manager;

iii) traffic management, in consultation with the Council;

iv) construction noise and vibration management, prepared by a suitably qualified person;

v) management of dust to protect the amenity of the neighborhood;

vi) erosion and sediment control;

vii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site;

viii) external lighting in compliance with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting; and

ix) flora and fauna management.

b) The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent shall prevail.

c) The Applicant shall submit a copy of the CEMP to the Council, prior to commencement of work.

Waste Management Plan during construction

C4.

a) Prior to the commencement of any works on the Subject Site, a Construction Waste Management Plan prepared by a suitably qualified person in consultation with the Council, shall be submitted to the PCA . The Plan shall address, but not be limited to, the following matters:

i) Recycling of demolition materials, including concrete; and

ii) Removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.

b) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the PCA prior to the removal of any hazardous materials.

c) The Applicant shall submit a copy of the Plan to the Council, prior to commencement of work.

d) The Applicant must notify the Roads and Maritime Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site.

e) All demolition, excavation and construction waste dockets are to be retained on site, or at suitable location, in order to confirm which facility received materials generated from the site for recycling or disposal.

i) Each docket is to be an official receipt from a facility authorised to accept the material type, for disposal or processing; and

ii) This information is to be made available at the request of an Authorised Officer of Council.

Reason: To protect the environment.

Traffic & Pedestrian Management Plan

C5.

a) Prior to the commencement of any works on the Subject Site, a Traffic and Pedestrian Management Plan prepared by a suitably qualified person shall be submitted to the PCA. The Plan must be prepared in consultation with the Council, and where required, the approval of the Council's traffic committee obtained.

b) The Plan shall address, but not be limited to, the following matters:

i) ingress and egress of vehicles to the Subject Site;

ii) loading and unloading, including construction zones;

iii) construction traffic and construction car parking arrangements;

iv) predicted traffic volumes, types and routes; and

v) pedestrian and traffic management methods.

c) The Applicant shall submit a copy of the final Plan to the Council, prior to the commencement of work.

Utility Services

C6. Prior to the commencement of work, the Applicant is to negotiate with the utility authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure.

C7. Prior to the commencement of works, written advice shall be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.

Preparation of Tree Protection Plan

C8. Prior to the commencement of works, the appointed Project Arborist is to prepare a tree protection plan incorporating suitable tree protection measures for the full term of construction in accordance with the Arborist Report submitted with the Environmental Impact Statement, as amended by the revised Arborist Report submitted with the Response to Submissions. These measures are to be implemented to the satisfaction of the Project Arborist and the Certifying Authority prior to the commencement of works. The Project Arborist must provide a written statement to the Certifying Authority prior to the commencement of work on site to verify the protection measures (including fencing, ground protection and signage) have been installed to his/her satisfaction. The Project Arborist must inspect the protection measures on a regular basis throughout the construction period to ensure that the health of all trees on the site are not being compromised due to construction activity.

PART D DURING CONSTRUCTION

Hours of Work

D1. The hours of construction, including the delivery of materials to and from the Subject Site, shall be restricted as follows:

a) between 7:00 am and 6:00 pm, Mondays to Fridays inclusive;

b) between 8:00 am and 1:00 pm, Saturdays;

c) no work on Sundays and public holidays; and

d) works may be undertaken outside these hours where:

i) the delivery of materials is required outside these hours by the Police or other authorities;

ii) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; and

iii) variation is approved in advance in writing by the Director General or his nominee.

Erosion and Sediment Control

D2. All erosion and sediment control measures are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

Disposal of Seepage and Stormwater

D3. Any seepage or rainwater collected on-site during construction or groundwater shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

Approved Plans to be On-site

D4. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Subject Site at all times and shall be readily available for perusal by any officer of the Department, Council or the PCA.

Site Notice

D5.

a) A site notice(s) shall be prominently displayed at the boundaries of the Subject Site for the purposes of informing the public of the project details including, but not limited to the details of the Builder, PCA and Structural Engineer.

b) The notice(s) is to satisfy all, but not be limited to, the following requirements:

i) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;

ii) The notice is to be durable and weatherproof and is to be displayed throughout the works period;

iii) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and

iv) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Subject Site is not permitted.

Protection of Trees

D6.

a) No street trees are to be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property.

b) All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, shall be replaced, to the satisfaction of Council.

c) All trees on the Subject Site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary to provide protection to root systems, trunks and branches, during construction.

d) No mechanical excavation shall be undertaken within the canopy spread of any existing trees to be retained until root pruning by hand along the perimeter line of such works is completed.

e) No activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order at any time.

f) Any canopy replenishment trees to be planted shall be maintained in a healthy and vigorous condition until they attain a height of 5.0 metres whereby they will be protected by Council's Tree Preservation Order. Any of the trees found faulty, damaged, dying or dead shall be replaced with the same species.

Construction Noise Management

D7. The development shall be constructed with the aim of achieving the construction noise management levels detailed in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009) and the construction noise management levels

detailed in the Acoustic Impact Study prepared by Vipac dated 31/08/2012 submitted with the Environmental Impact Statement. All feasible and reasonable noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the Construction Noise and Vibration Management Plan, approved by the Director-General.

D8. If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the NSW Industrial Noise Policy), 5dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.

D9. The Applicant shall schedule rock breaking, rock hammering, sheet piling, pile driving and any similar activity only between the following hours, unless otherwise approved in the Construction Noise and Vibration Management Plan.

a) 9.00 am to 12.00 pm, Monday to Friday;

b) 2.00 pm to 5.00 pm Monday to Friday; and

c) 9.00 am to 12.00 pm, Saturday.

D10. Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where outlined in a Construction Noise and Vibration Management Plan.

D11. Any noise generated during the construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act, 1997 or exceed approved noise limits for the Subject Site.

Vibration Criteria

D12. Vibration caused by construction at any residence or structure outside the Subject Site must be limited to:

a) for structural damage vibration, German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures;

b) for human exposure to vibration, the evaluation criteria presented in British Standard BS 6472- Guide to Evaluate Human Exposure to Vibration in Buildings (1Hz to 80 Hz) for low probability of adverse comment;

c) Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above; and

d) These limits apply unless otherwise outlined in a Construction Noise and Vibration Management Plan.

Work Cover Requirements

D13. To protect the safety of work personnel and the public, the work site shall be adequately secured to prevent access by unauthorised personnel, and work shall be conducted at all times in accordance with relevant Work Cover requirements.

Hoarding Requirements

D14. The following hoarding requirements shall be complied with:

a) No third party advertising is permitted to be displayed on the subject hoarding/fencing; and

b) The construction site manager shall be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.

Impact of Below Ground (sub-surface) Works – Non-Aboriginal Relics

D15. If any archaeological relics are uncovered during the course of the work, then all works shall cease immediately in that area and the OEH Heritage Branch is to be contacted. Depending

on the possible significance of the relics, an archaeological assessment and an excavation permit under the NSW Heritage Act 1977 may be required before further works can continue in that area.

Discovery of Aboriginal Heritage

D16. In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and a registered Aboriginal representatives must be contacted to determine the significance of the object(s). The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The applicant must consult with the Aboriginal community representatives, the archaeologist and the OEH to develop and implement management strategies for all objects/sites.

PART E PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

Mechanical Ventilation

E1. Following completion, installation and testing of all the mechanical ventilation systems, the Applicant shall provide evidence to the satisfaction of the PCA, prior to the issue of any Occupation Certificate, that the installation and performance of the mechanical systems complies with:

a) The Building Code of Australia;

b) Australian Standard AS1668 and other relevant codes;

c) The development consent and any relevant modifications; and

d) Any dispensation granted by the New South Wales Fire Brigade.

Road Damage

E2. The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development, is to be met in full by the Applicant/developer prior to the issue of any Occupation Certificate.

Registration of Easements

E3. Prior to the issue of any Occupation Certificate, the Applicant shall provide to the PCA evidence that all matters required to be registered on title including easements required by this consent, approvals, and other consents have been lodged for registration or registered at the NSW Land and Property Information.

On-Site-Detention Positive Covenant/Restriction

E4. Prior to issue of the final Occupation Certificate, the applicant must create a positive covenant and restriction on the use of land under Section 88E of the Conveyancing Act 1919, burdening the owner with the requirement to maintain the on-site stormwater detention facilities on the lot.

The terms of the instruments are to be generally in accordance with the Council's "draft terms of Section 88B instrument for protection of on-site detention facilities" and to the satisfaction of Council (refer to appendices of Ku-ring-gai Council Water Management DCP 47). For existing titles, the positive covenant and the restriction on the use of land is to be created through an application to the Land Titles Office in the form of a request using forms 13PC and 13RPA. The relative location of the on-site detention facility, in relation to the building footprint, must be shown on a scale sketch, attached as an annexure to the request forms.

Registered title documents, showing the covenants and restrictions, must be submitted and approved by the PCA prior to issue of an Occupation Certificate.

Reason: To protect the environment.

Sydney Water Compliance

E5. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made though an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site www.sydneywater.com.au then follow the "e-Developer" icon or telephone 13 20 92 for assistance.

The Section 73 Certificate must be submitted to the PCA prior to issue of the Occupation Certificate.

Post-construction Dilapidation Report

E6. Prior to the issue of an Occupation Certificate:

a) The Applicant shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads.

b) The report is to be submitted to the PCA. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the PCA must:

i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and

ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.

c) A copy of this report is to be forwarded to the Council.

Fire Safety Certification

E7. Prior to the issue a an Occupation Certificate, a Fire Safety Certificate shall be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council, and be prominently displayed in the building.

Structural Inspection Certificate

E8. A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the PCA prior to the issue of any Occupation Certificate and/or use of the premises. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to Council after:

a) The site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and

b) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

Vegetation Management Plan (VMP)

E9. The Vegetation Management Plan, submitted with the Environmental Impact Statement is endorsed in its entirety, and the implementation of the VMP shall commence prior to issue of any Occupation Certificate.

a) All works detailed within the VMP, including revegetation, weed removal, weed techniques, environmental protection measures and proposed planting are to be carried out in accordance with the VMP.

b) Planting to be undertaken within the Sydney Turpentine Ironbark Forest within the site are to be species characteristic of Sydney Turpentine Ironbark Forest in accordance with the Vegetation Management Plan. Plantings are to be sourced locally from within (10km) of the site.

c) All noxious and environmental weeds are to be removed from the riparian area & Sydney Turpentine Ironbark Forest community within the site.

d) All works within the riparian area and Sydney Turpentine Ironbark Forest community are to be conducted by a suitably qualified bush regenerator. The minimum qualifications and experience (for the site supervisor) are a TAFE Certificate 2 in Bushland Regeneration and one year demonstrated experience (for other personnel). In addition, the site supervisor is to be eligible for full professional membership of the Australian Association of Bush Regenerators (AABR).

Reason: To ensure the protection and enhancement of the riparian area & Sydney Turpentine Ironbark Forest community within the site.

Car Parking Management Plan

E10. The applicant is to prepare a Car Parking Management Plan (CPMP) for the entire school campus. The CPMP shall identify the location of all car parking spaces on the school campus, their allocation (staff, visitor, student, disabled etc) and access to the various car parking areas. The CPMP shall also address the management of car parking throughout the on-going development on the campus under the staged development application, and must also address car parking management of the community use of the Aquatic and Fitness Centre for the learn to swim program and the potential community use of the Dining and Function Centre. The CPMP shall also be incorporated in the Operational Management Plans for the Aquatic and Fitness Centre, and any future Operational Management Plan for the Dining and Function Centre. The CPMP shall be submitted to the satisfaction of the PCA prior to the issue of the Occupation Certificate.

Revised Operational Management Plan - Aquatic and Fitness Centre

E11. The Operational Management Plan for the new Aquatic and Fitness Centre submitted with the EIS shall be updated with additional information regarding acoustic management during swimming carnival events (including consideration of closing any window openings), and shall also incorporate the Car Parking Management Plan required in Condition E10 of this consent. The revised Operational Management Plan shall also detail that the year round Learn to Swim Program shall not be expanded until further car parking is provided under the Mollie Dive Field. The revised Operational Management Plan shall be submitted to the satisfaction of the PCA prior to the issue of the Occupation Certificate.

Completion of Landscape Works

E12. Prior to the prior to the issue of the Occupation Certificate, the PCA is to be satisfied that all landscape works, including the removal of all noxious and/or environmental weed species, has been undertaken in accordance with the approved plan(s) and conditions of consent.

PART F POST OCCUPATION

Loading and Unloading

F1. All loading and unloading of service vehicles in connection with the use of the premises shall be carried out wholly within the Subject Site at all times.

Unobstructed Driveways and Parking Areas

F2. All driveways and parking areas shall be unobstructed at all times. Driveways and car spaces shall not be used for the manufacture, storage or display of goods, materials or any other equipment and shall be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

Operation of the Aquatic and Fitness Centre

F3. The operation of the Aquatic and Fitness Centre shall be in accordance with the Revised Operational Plan of Management for the Aquatic and Fitness Centre required by Condition E11 of this consent.

Noise Control – Plant and Machinery

F4. Noise associated with the operation of any plant, machinery or other equipment on the Subject Site, shall not exceed 5dB(A) above the background noise level when measured at the boundary of the Subject Site.

F5. A noise monitoring program will be undertaken at 60 days and then 1 year after commencement of operation of the new building to verify that operational noise levels do not exceed levels the operational noise goals in the Acoustic Impact Study prepared by Vipac dated 31/08/2012 submitted with the Environmental Impact Statement. The noise monitoring program shall also verify compliance with the acceptable noise criteria in the NSW Industrial Noise Policy, January 2000. Should the noise monitoring program identify any exceedance of the noise criteria referred to above, the applicant is required to implement appropriate noise attenuation measures so that operational noise levels comply with the criteria.

Storage of Hazardous or Toxic Material

F6. Any hazardous or toxic materials must be stored in accordance with Workcover Authority requirements and all tanks, drums and containers of toxic and hazardous materials shall be stored in a bunded area. The bund walls and floors shall be constructed of impervious materials and shall be of sufficient size to contain 110% of the volume of the largest tank plus the volume displaced by any additional tanks within the bunded area.

Public Way to be Unobstructed

F7. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like under any circumstances.

External Lighting

F8. External Lighting shall comply with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Upon installation of lighting, but before it is finally commissioned, the Applicant shall submit to the consent authority evidence from an independent qualified practitioner demonstrating compliance in accordance with this condition.

Compliance with Food Code

F9. The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas in the Aquatic and Fitness Centre have been fitted in accordance with the AS 4674 *Design, construction and fit-out of food premises*. The Applicant shall provide evidence of receipt of the certificate to the satisfaction of the PCA prior to the occupation of the building(s) or commencement of the use.

ADVISORY NOTES

Appeals

AN1. The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the Environmental Planning and Assessment Act, 1979 and the Environmental Planning and Assessment Regulation, 2000 (as amended).

Other Approvals and Permits

AN2. The Applicant shall apply to the Council for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the Local Government Act, 1993 or Section 138 of the Roads Act, 1993.

Responsibility for other Consents / Agreements

AN3. The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Temporary Structures

AN4.

a) An approval under State Environmental Planning Policy (Temporary Structures) 2007 must be obtained from the Council for the erection of any temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.

b) Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under State Environmental Planning Policy (Temporary Structures) 2007 to certify the structural adequacy of the design of the temporary structures.

Disability Discrimination Act

AN5. This application has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The Applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.

Commonwealth Environment Protection and Biodiversity Conservation Act 1999

AN6.

a) The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.

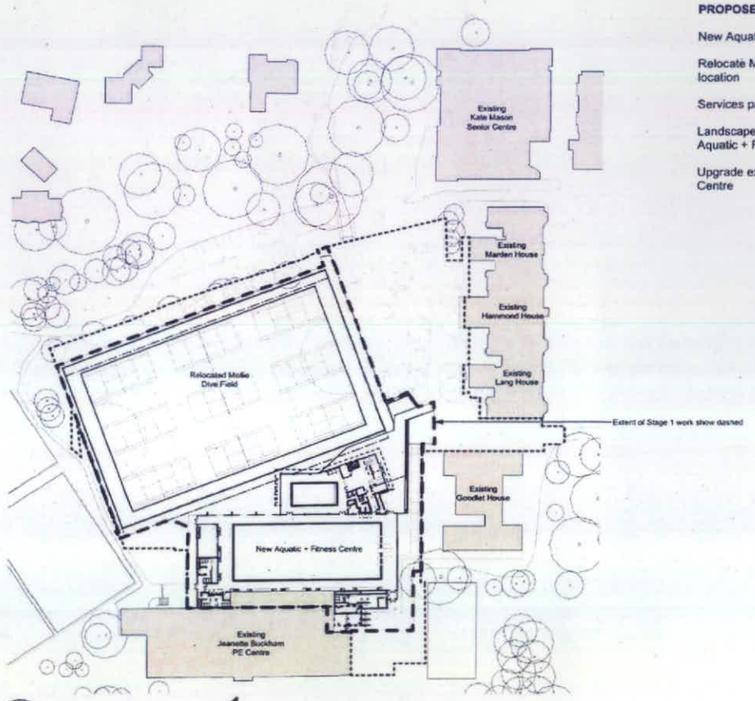
b) This application has been assessed in accordance with the New South Wales Environmental Planning & Assessment Act, 1979. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Applicant's responsibility to consult the Department of Sustainability, Environment, Water, Population and Communities to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

Asbestos Removal

AN7. All excavation works involving the removal and disposal of asbestos must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with NOHSC: "Code of Practice for the Safe Removal of Asbestos".

Site contamination issues during construction

AN8. Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination then the Applicant must be immediately notified and works must cease. Works must not recommence on site until the consultation is made with the Department.



01 STAGE 1
PLC Masterplan
Scale 1 : 1000

PROPOSED STAGE 1 PLAN

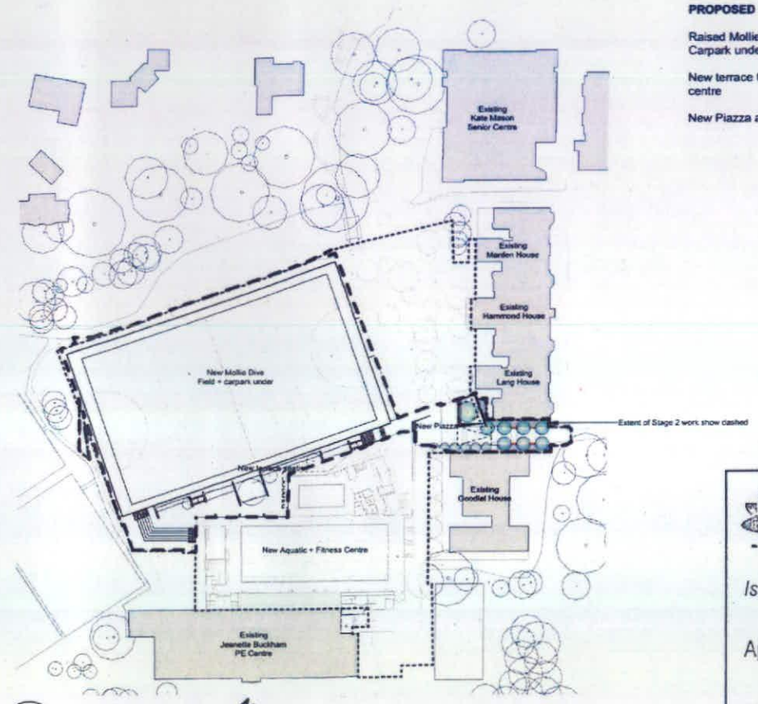
New Aquatic + Fitness Centre

Relocate Mollie Dive Field west of existing location

Services path provision

Landscape and pavement works around Aquatic + Fitness Centre

Upgrade exisitng Jeanette Buckham PE Centre



02 STAGE 2
PLC Masterplan
Scale 1 : 1000

PROPOSED STAGE 2 PLAN

Raised Mollie Dive Field and Carpark under

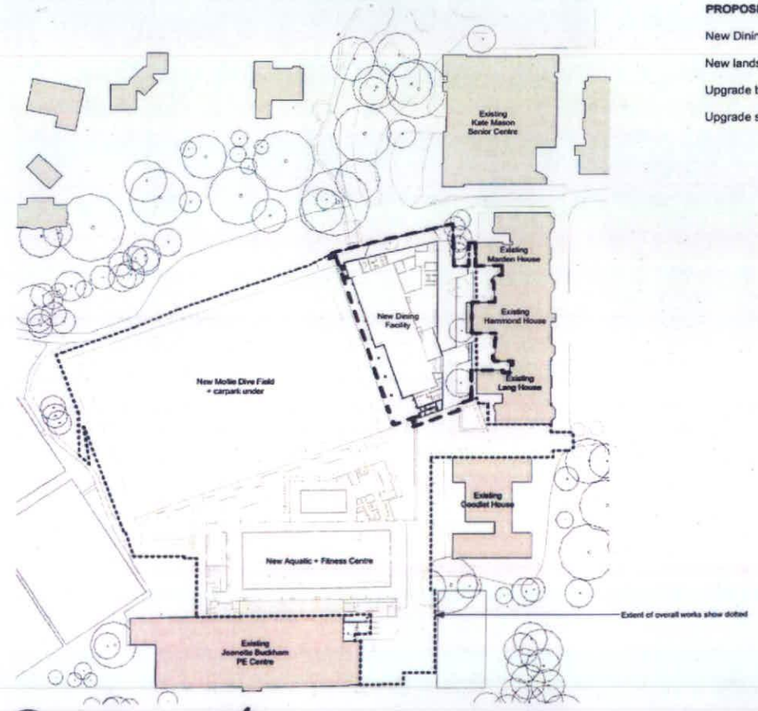
New terrace to Aquatic + Fitness centre

New Piazza and connecting avenue

Legend

Extent of Overall works

Extent of stage works



03 STAGE 3
PLC Masterplan
Scale 1 : 1000

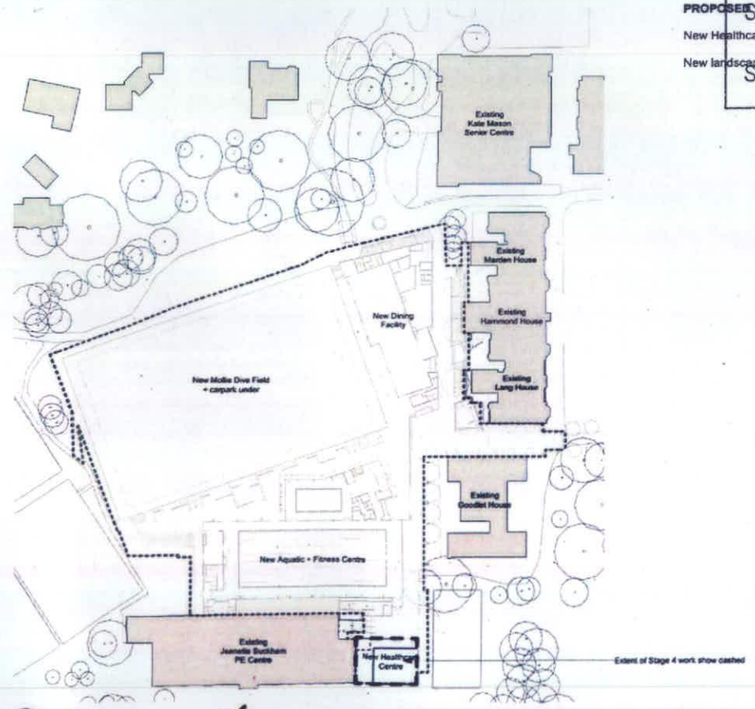
PROPOSED STAGE 3 PLAN

New Dining Facility

New landscape and pavement works

Upgrade boarding courtyards

Upgrade service access way



04 STAGE 4
PLC Masterplan
Scale 1 : 1000

PROPOSED STAGE 4 PLAN

New Healthcare Centre

New landscape and pavement works

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Sheet No. 1 of 14

B	18/12/12	Amended Issue for DA
A	28/8/12	Issue for DA
ISSUE	DATE	REVISION

0 mm 50 mm 100

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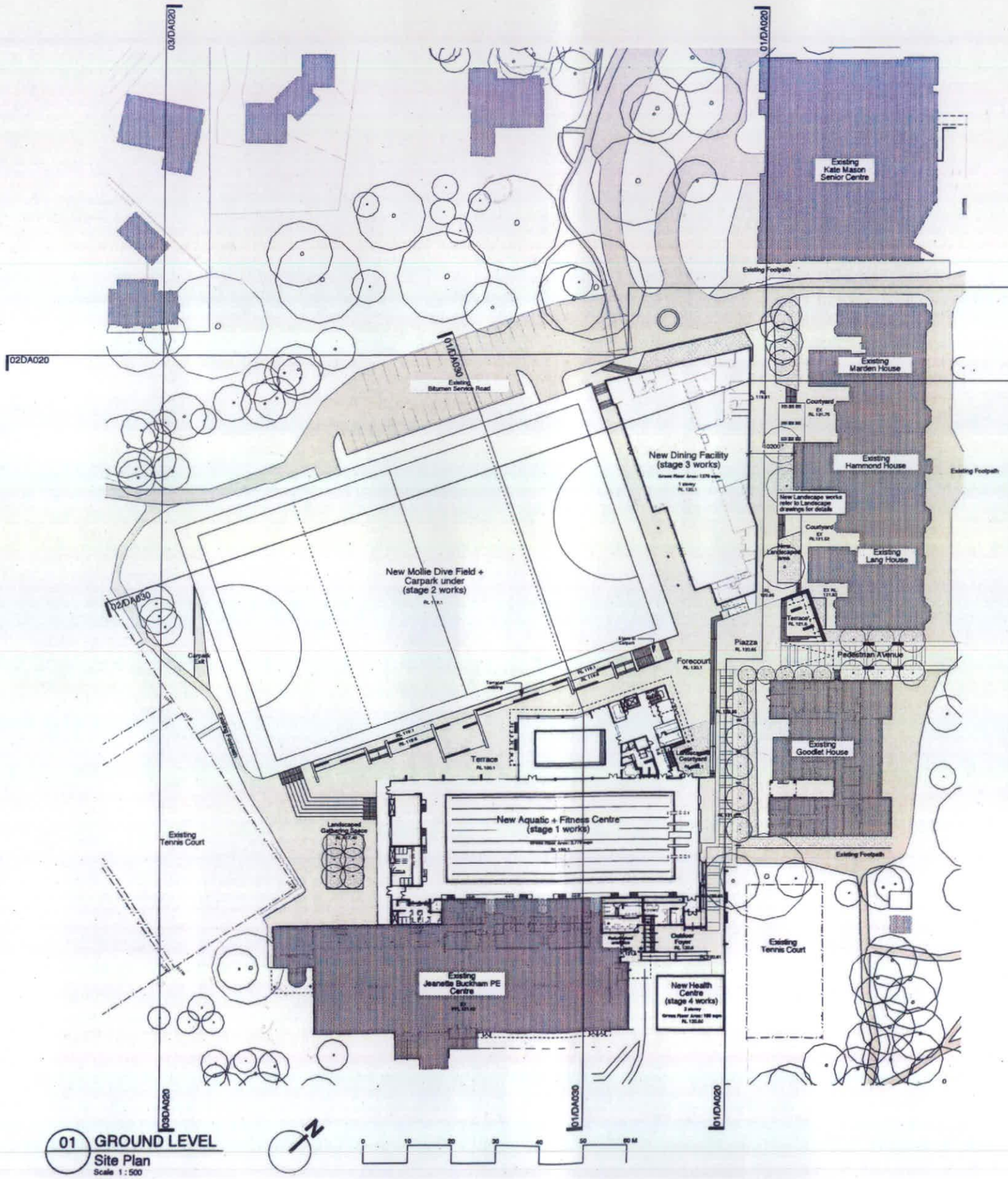
PROJECT
PLC Masterplan Phase 2

CLIENT
Pymble Ladies' College

DRAWING
Overall Staging Plans

CLIENT KEY & CONTACT
Avon Road, Pymble

DATE	DRAWN	PROJECT	STAGE	REVISION
Aug 2012	SC	2126	DA009	B
SCALE 1:1000	CHKD			



01 GROUND LEVEL
Site Plan
Scale 1 : 500

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Planning

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Sheet No. 2 of 14

B	27/11/12	Amended issue for DA
A	28/8/12	Issue for DA
ISSUE	DATE	AMENDMENT

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PLC Masterplan Phase 2

Pymble Ladies' College

Overall Ground Level Site Plan

Avon Road, Pymble

DATE	DRAWN	PROJECT NO	GROUP	REVISION
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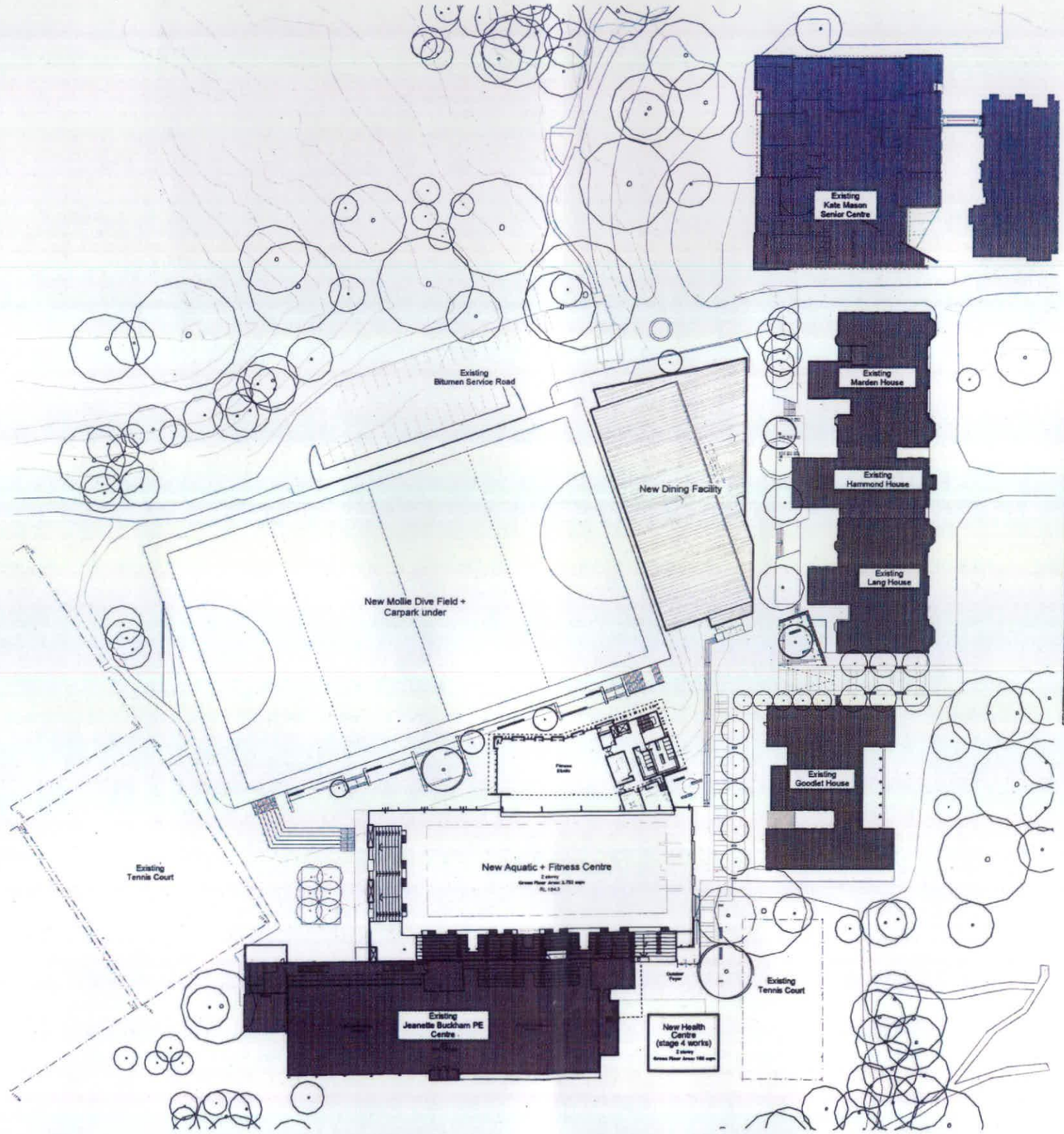

01 GROUND LEVEL
Site Plan
Scale 1 : 500

0 10 20 30 40 50 60 M

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Planning

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Sheet No. 3 of 14

B	27/7/12	Amended Issue for DA
A	26/6/12	Issue for DA

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PROJECT
PLC Masterplan Phase 2

CLIENT
Pymble Ladies' College

DRAWING
Overall Upper Level Site Plan

Avon Road, Pymble

DATE	DRAWN	PROJECT NO	DWG	REVISION
Aug 2012	BR	2126	DA011	B
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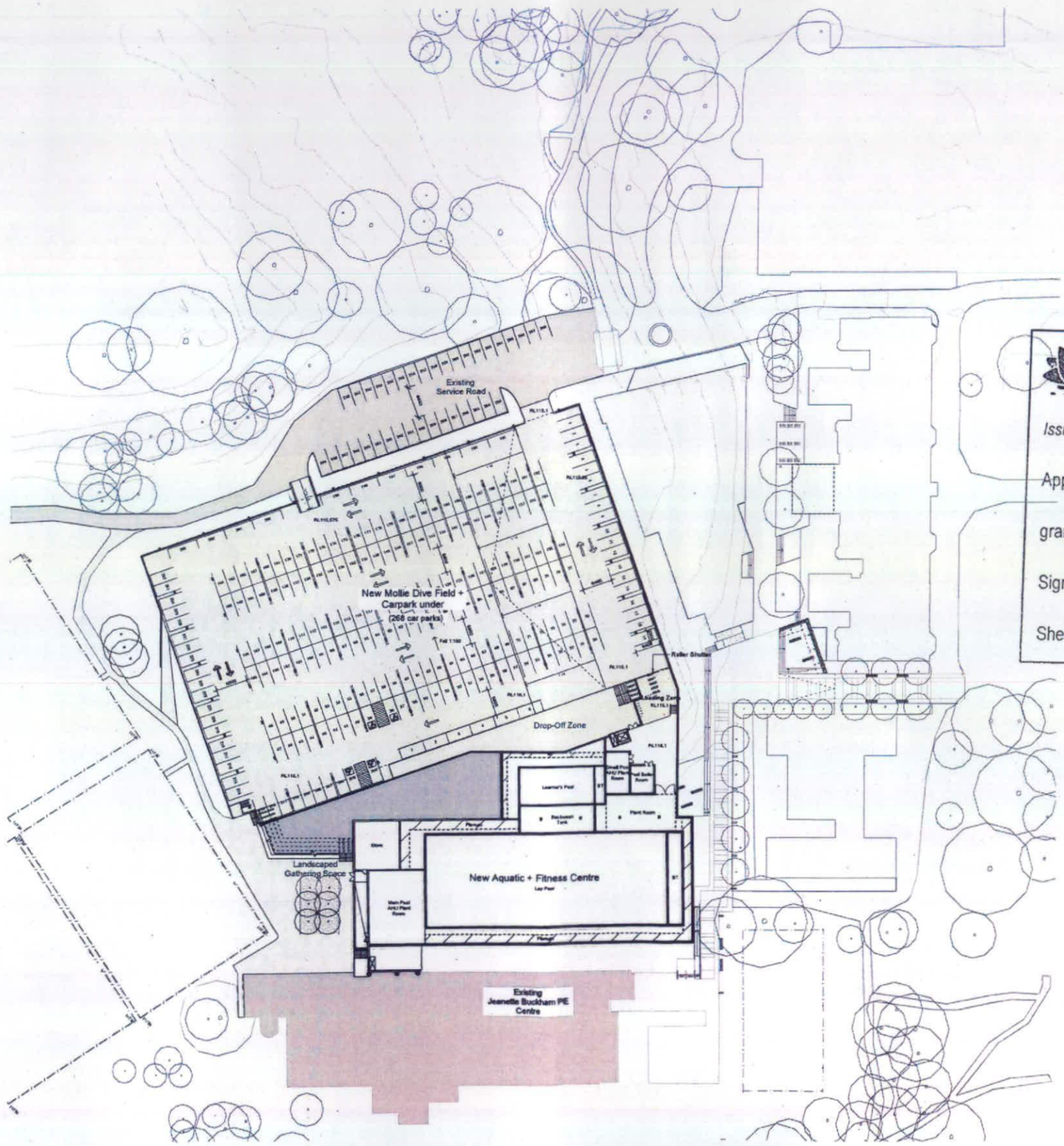

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Sheet No. 4 of 14

01 **LOWER LEVEL**
Site Plan
Scale 1 : 500

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B	27/7/12	Amended issue for DA
A	28/6/12	Issue for DA
ISSUE	DATE	REVISION

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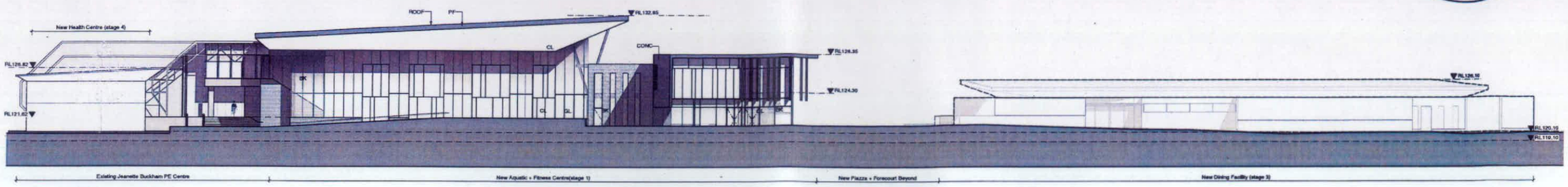
PROJECT
PLC Masterplan Phase 2

CLIENT
Pymble Ladies' College

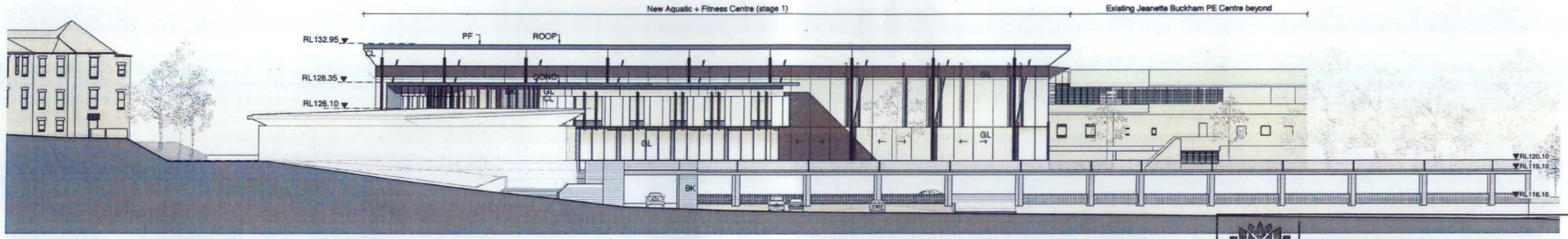
DRAWING
Overall Lower Level Site Plan

CLIENT KEY & CONTACT
Avon Road, Pymble

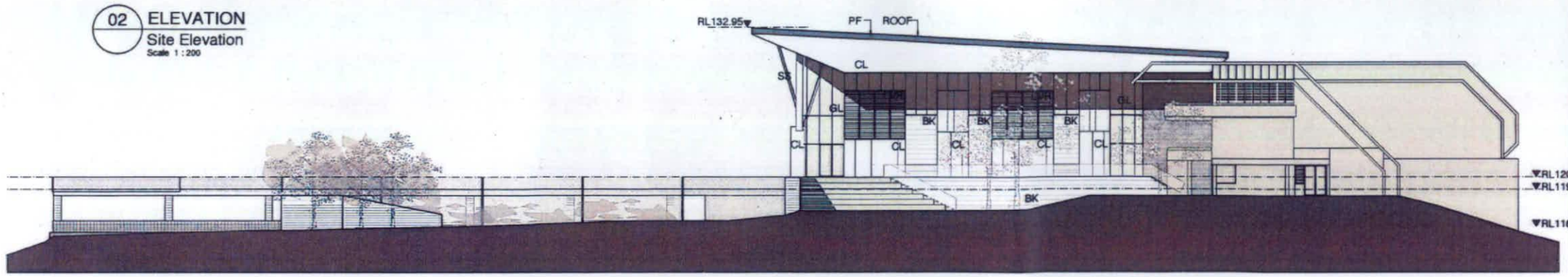
DATE	DRAWN	PROJECT NO	DRAW	REVISION
Aug 2012	BB	2126	DA012	B
SCALE 1:500	CHKD sp			



01 ELEVATION
Site Elevation
Scale 1 : 200



02 ELEVATION
Site Elevation
Scale 1 : 200



03 ELEVATION
Site Elevation
Scale 1 : 200

SCHEDULE OF FINISHES

BK	Brickwork
CL	Cladding
CONC	Concrete finish
GL	Glazing
LVR	Louvre
PF	Powdercoated Flashing
ROOF	Roof Finish
SS	Structural Steelwork
TB	Timber
FFL	Finished Floor Level
RL	Reduced Level

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Planning

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Sheet No. 5 of 14

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PROJECT
PLC Masterplan Phase 2

CLIENT
Pymble Ladie's College

DRAWING
Overall Site Elevations

CLIENT REP & CONTACT
Avon Road, Pymble

DATE	DRAWN	PROJECT NO	TITLE	REVISION
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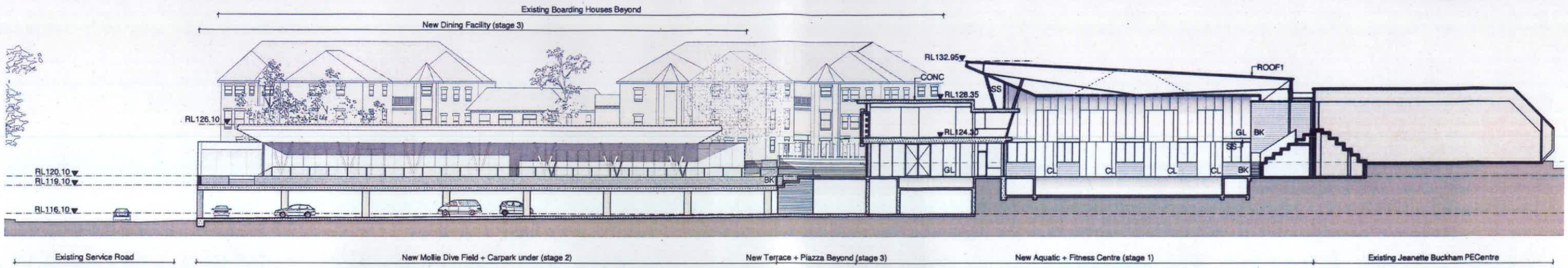
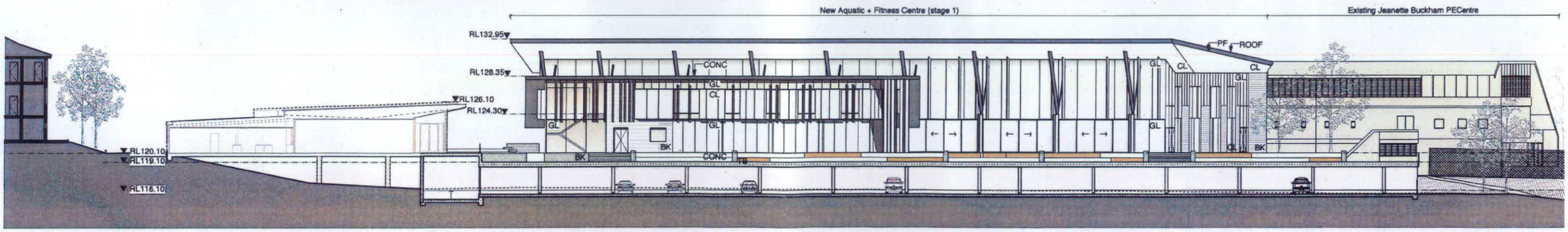


01 SECTION
Site Section
Scale 1 : 200



02 SECTION
Site Section
Scale 1 : 200

SCHEDULE OF FINISHES

BK	Brickwork
CL	Cladding
CONC	Concrete finish
GL	Glazing
LVR	Louvre
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SS	Structural Steelwork
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RL	Reduced Level

NSW GOVERNMENT
Planning

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Sheet No. 6 of 14

ISSUE	DATE	REVISION
B	20/11/12	Amended Issue for DA
A	28/9/12	Issue for DA

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PROJECT
PLC Masterplan Phase 2

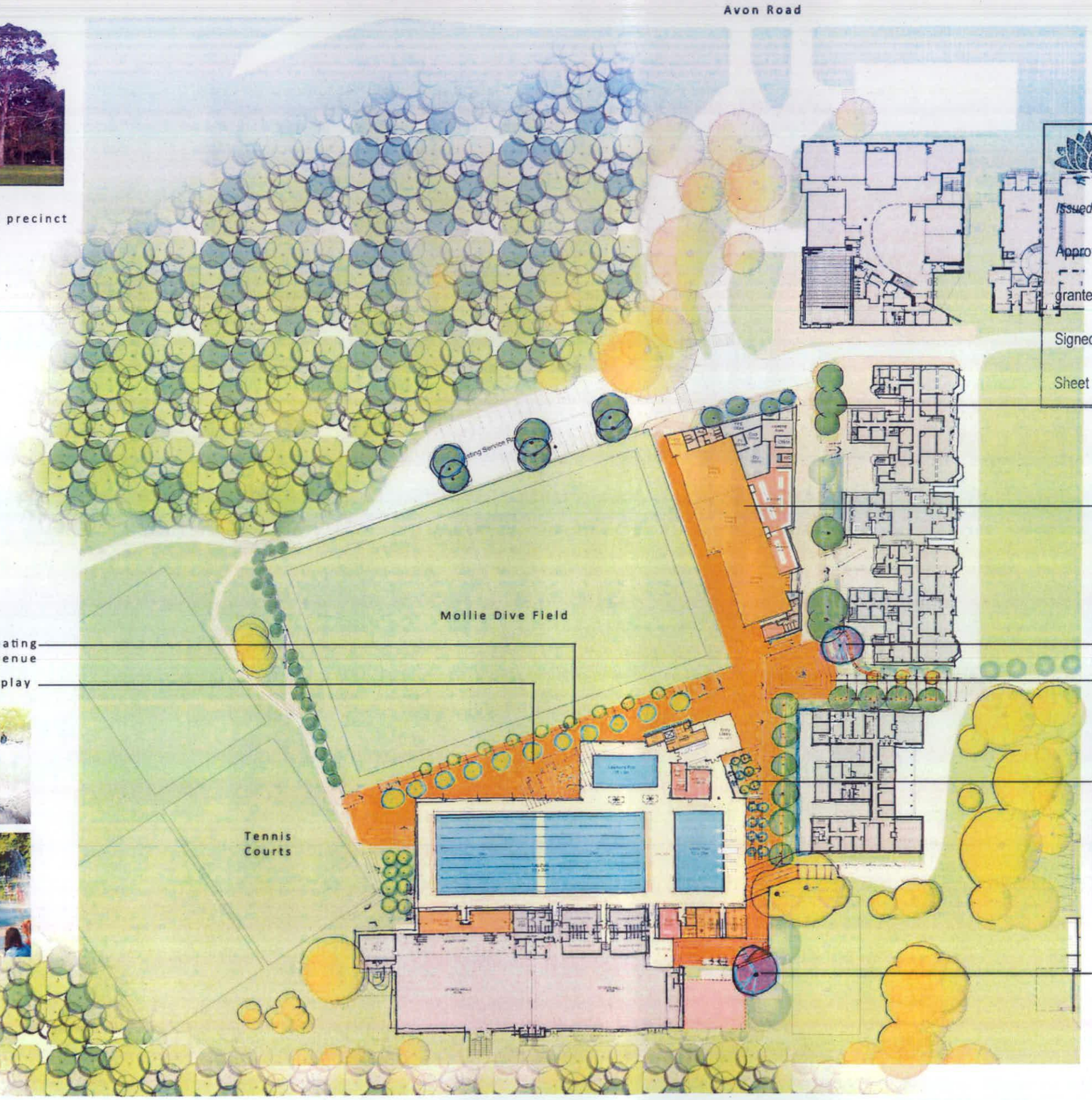
CLIENT
Pymble Ladie's College

DRAWING
Overall Site Sections

CLIENT REF & CONTACT
Avon Road, Pymble

DATE	DRAWN	PROJECT	DWG	REVISION
Aug	aa	2126	DA030	B
SCALE 1:200	CHKD dy			

Site vegetation character reinforced to periphery of precinct



Pymble Ladies' College

NSW GOVERNMENT
Planning

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Approved Application No. SSD 5314

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Sheet No. 7 of 14

Informal native planting

Innovative environmental leadership potential of light weight green roof

Informal gathering place

Piazza with PLC logo in pavement

Pedestrian avenue with modular seating in deciduous tree grove

Pedestrian circulation node sculptural seating and iconic tree

Modular terraced seating deciduous pedestrian avenue

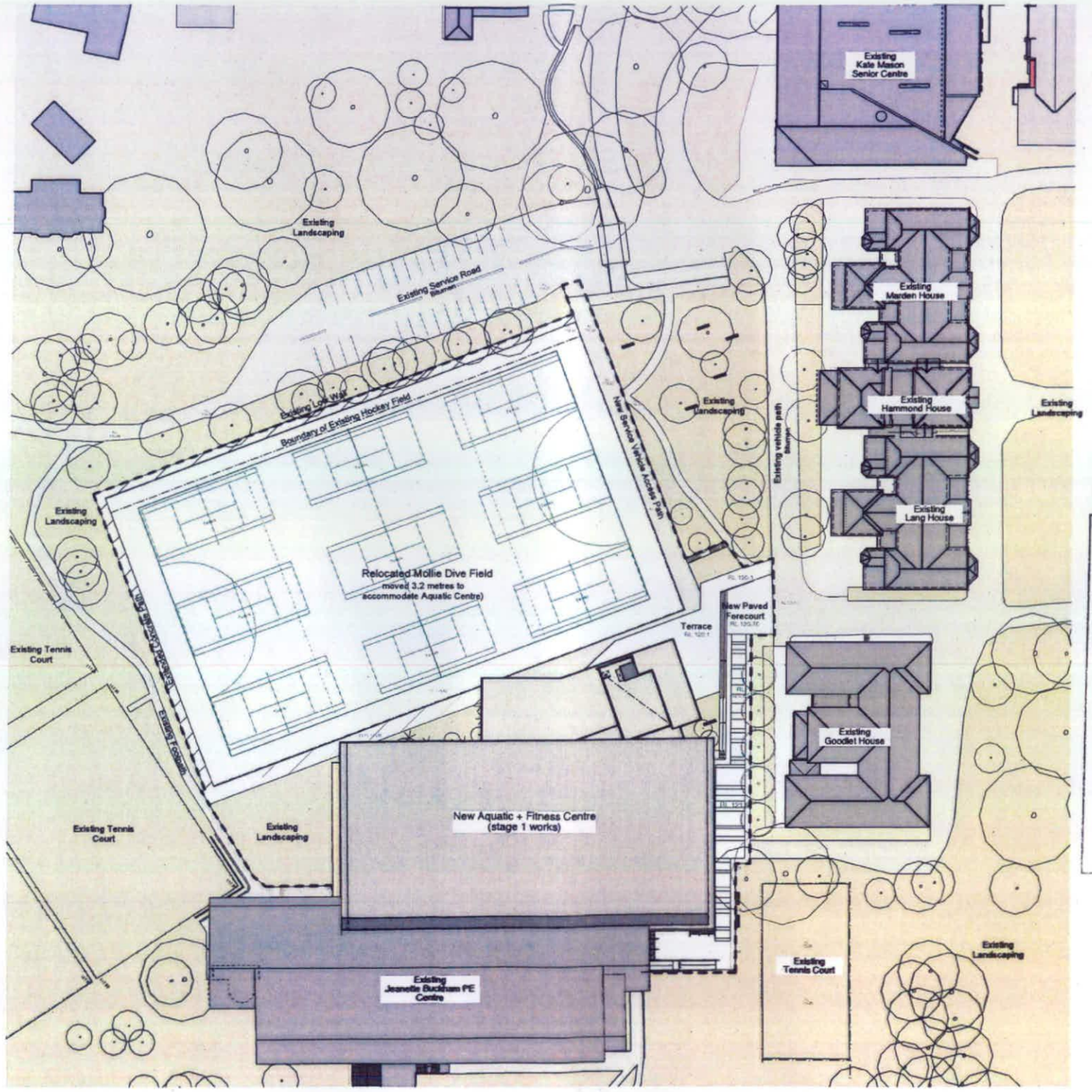
Potential of waterplay

taylor brammer

PLC Aquatic Centre, Mollie Dive Field and Dining - Landscape Concept

scale 1:500@A1

11th October, 2011



01 STAGE 1
PLC Masterplan
Scale 1 : 500

LEGEND

- EXISTING BUILDINGS
- BOUNDARY OF NEW WORKS
- EXISTING ROADS

NSW GOVERNMENT
Planning

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Sheet No. 8 of 14

B	27/7/12	Amended Issue for DA
A	26/6/12	Issue for DA
Issue	DATE	REVISION

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PROJECT
PLC Masterplan Phase 2

CLIENT
Pymble Ladies' College

DRAWING
Aquatic Centre Stage 1 Site Plan

CLIENT REF & CONTACT
Avon Road, Pymble

DATE	DRAWN	PROJECT NO	DWG	REVISION
Aug 2012	BB	2126	DA100	B
SCALE 1:500	CHKD ap			

NSW GOVERNMENT
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Approved Application No. SSD 5314

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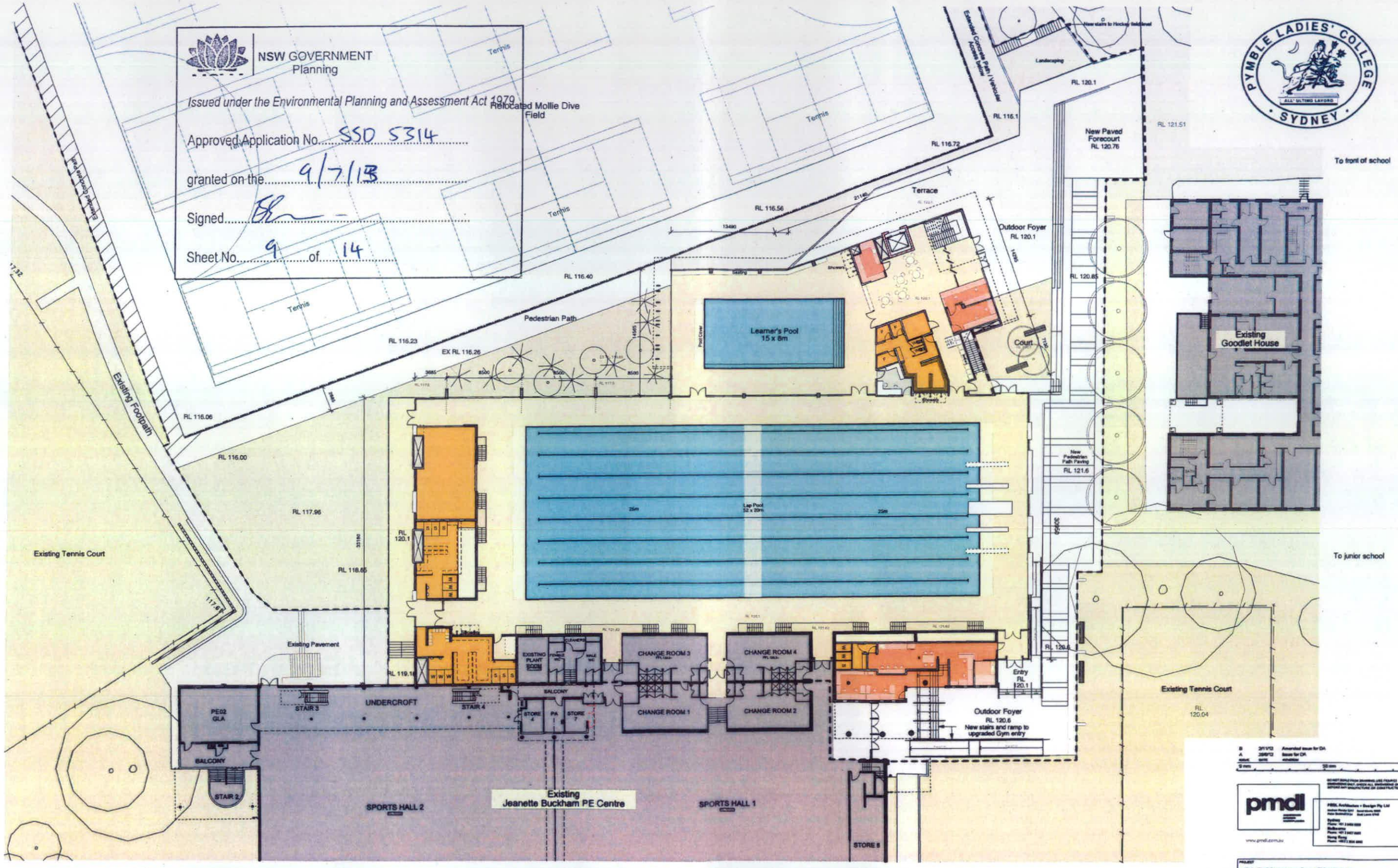
Sheet No. 9 of 14



01 GROUND FLOOR PLAN
Aquatic + Fitness Centre
Scale 1 : 200

New Aquatic + Fitness Centre
Total Ground Floor Area - 2793 sqm

B	3/11/12	Amended issue for DA
A	28/9/12	Issue for DA

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PLC Masterplan Phase 2

Pymble Ladies' College

Aquatic Centre Ground Level Plan

Avon Road, Pymble

Jan 2012	BB	2126	DA101 B
1:200	RP		

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Planning

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Approved Application No. SSD 5314

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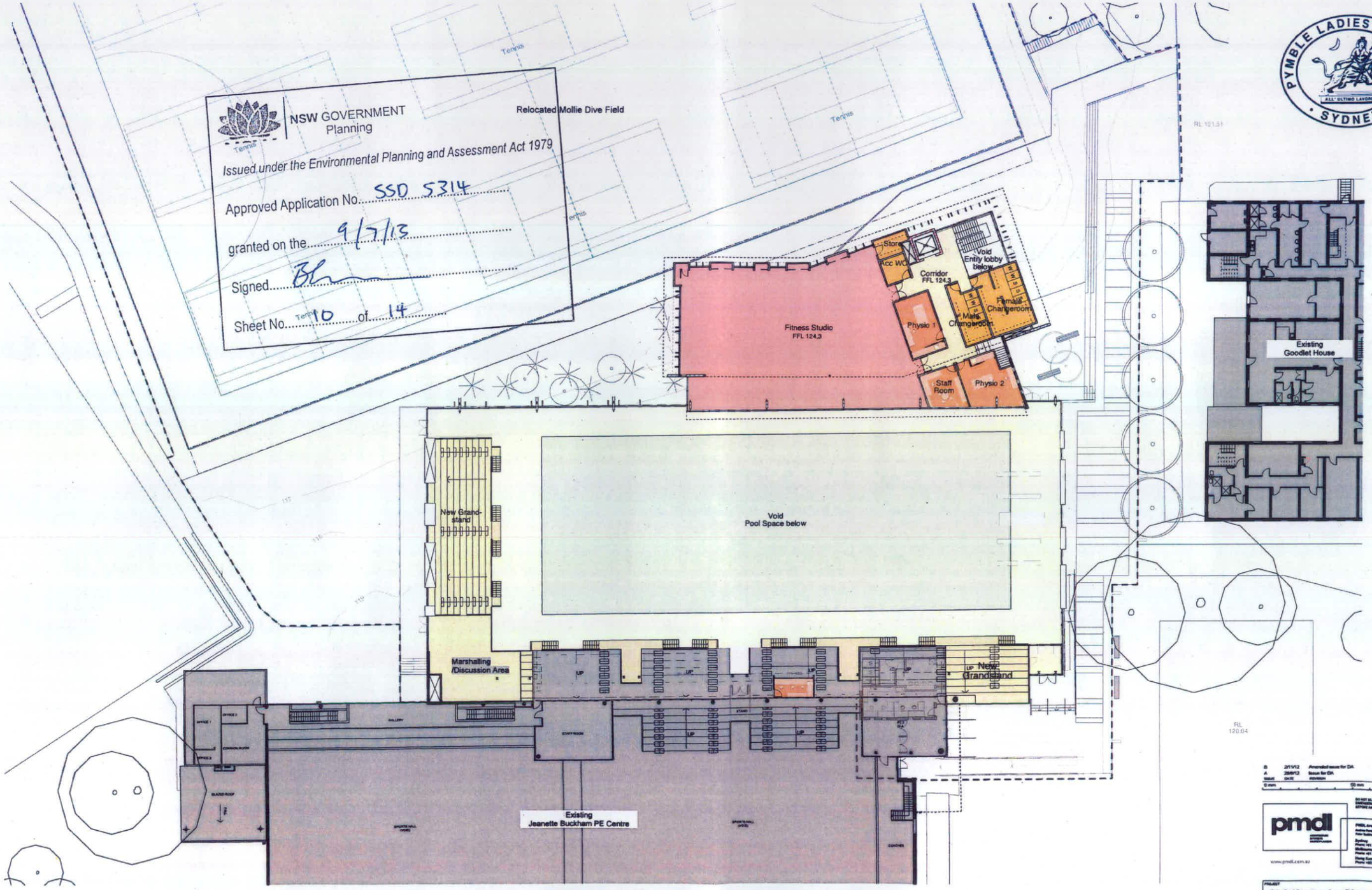
Sheet No. 10 of 14



PYMBLE LADIES' COLLEGE
ALL' ULTIMO LAVORO
SYDNEY

ISSUE	DATE	REVISION
B	2/11/12	Amended issue for DA
A	28/6/12	Issue for DA

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PROJECT
PLC Masterplan Phase 2

CLIENT
Pymble Ladies' College

DRAWING
Aquatic Centre Upper Level Plan

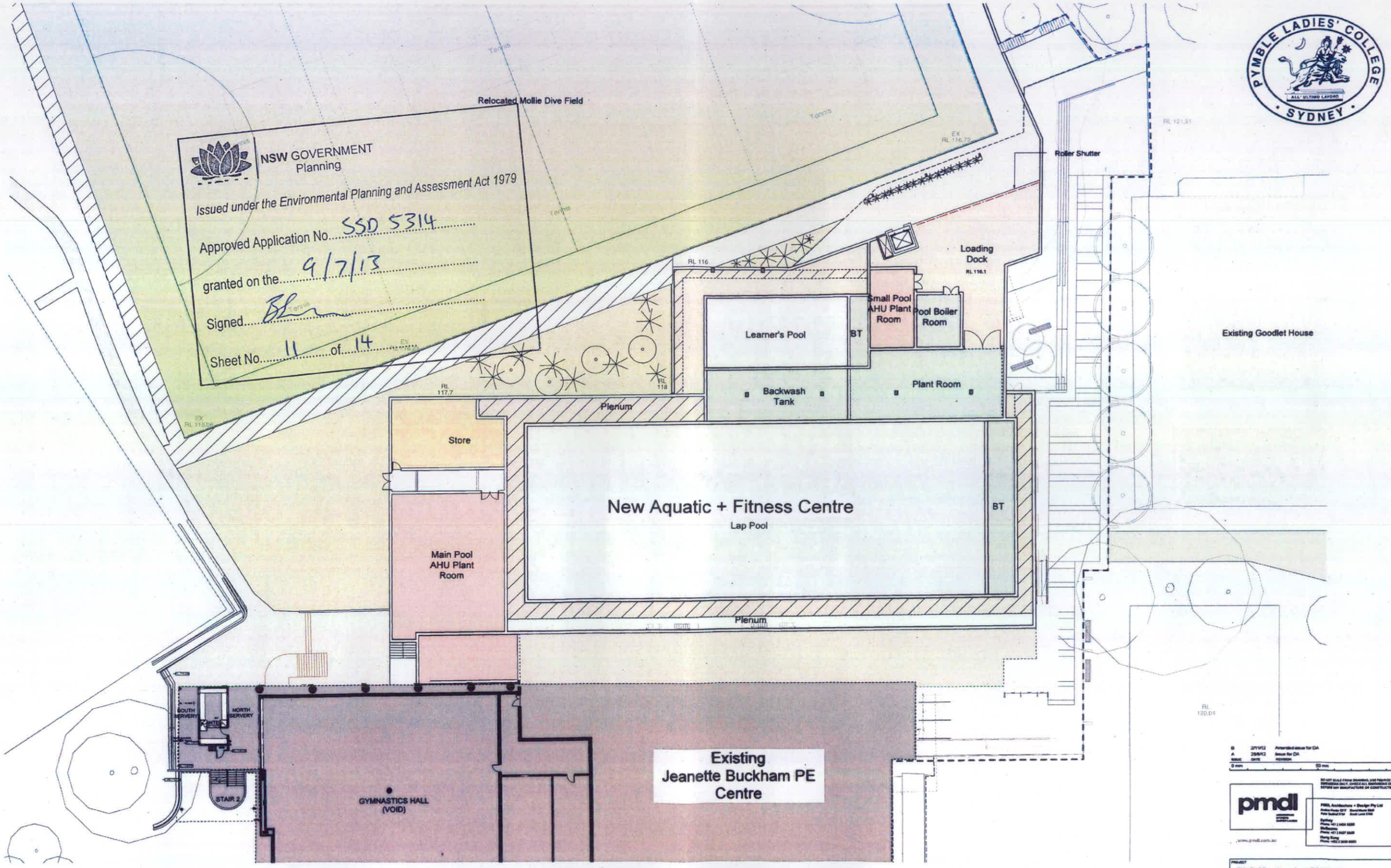
CLIENT REP & CONTACT
Avon Road, Pymble

DATE	DRAWN	PROJECT NO	DWG	REVISION
Aug 2012	SB	2126	DA102	B
SCALE 1:200	CHKD SP			

01 UPPER FLOOR PLAN
Aquatic + Fitness Centre
Scale 1 : 200

N

New Aquatic + Fitness Centre
Total Upper Floor Area - 3000 sqm



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Planning

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Approved Application No. SSD 5314

granted on the 9/7/13

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Sheet No. 11 of 14

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01 LOWER GROUND FLOOR PLAN
Aquatic + Fitness Centre
Scale 1 : 200

ISSUE	DATE	REVISION
B	27/11/12	Amended issue for DA
A	28/8/12	Issue for DA

0 mm 50 mm 100

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Melbourne
Hong Kong

PROJECT: PLC Masterplan Phase 2
CLIENT: Pymble Ladies' College
DRAWING: Aquatic Centre Lower Ground Level Plan
CLIENT REP & CONTACT: Avon Road, Pymble

DATE	DRAWN	PROJECT	DWG	REVISION
Aug 2012	BB	2126	DA103	B
SCALE 1:200	CHKD ap			

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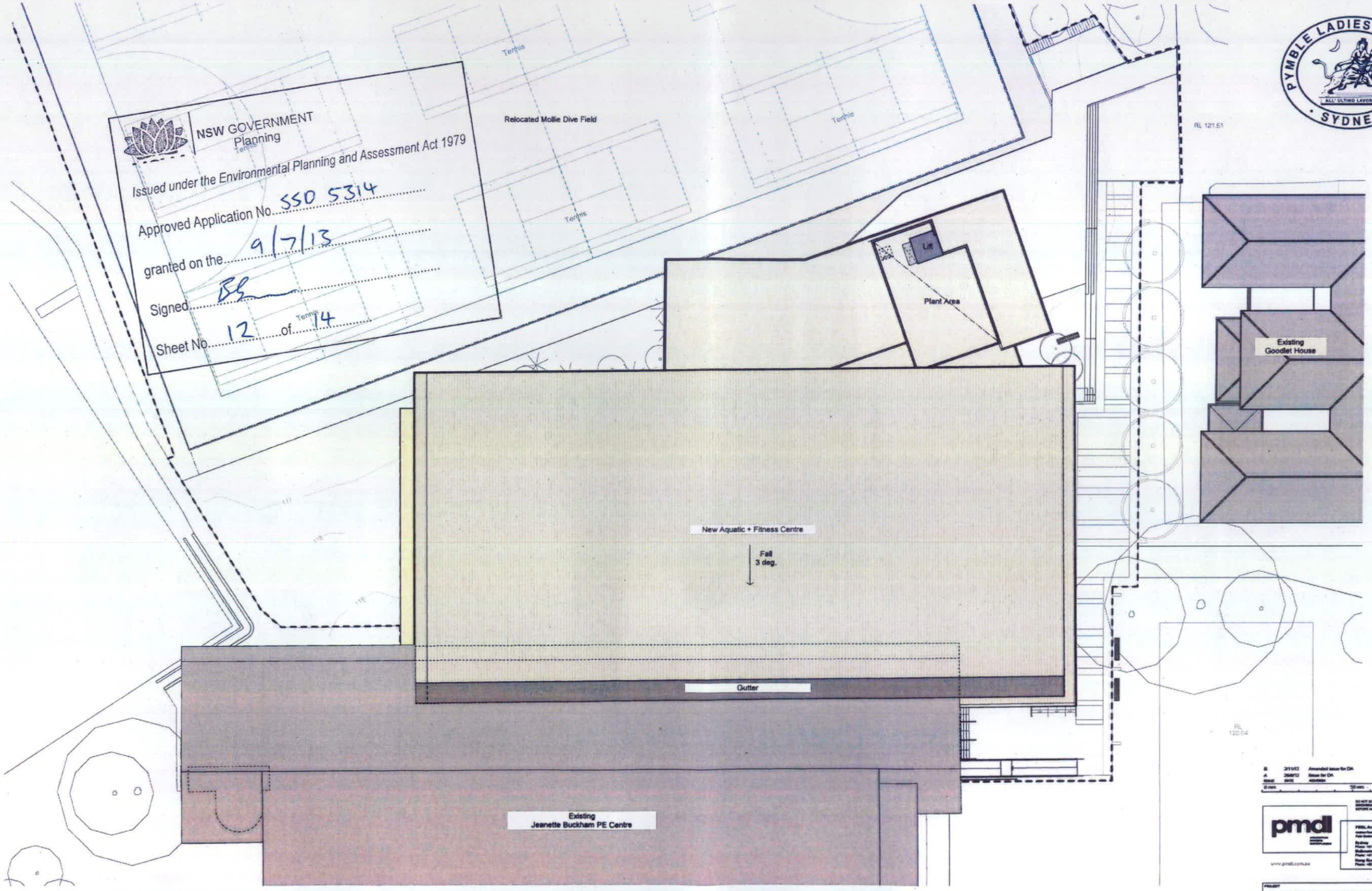

01 ROOF PLAN
Aquatic + Fitness Centre
Scale 1 : 200

N

B	2/11/12	Amended issue for DA
A	28/08/12	Issue for DA
Issue	date	description

0 mm 50 mm 100

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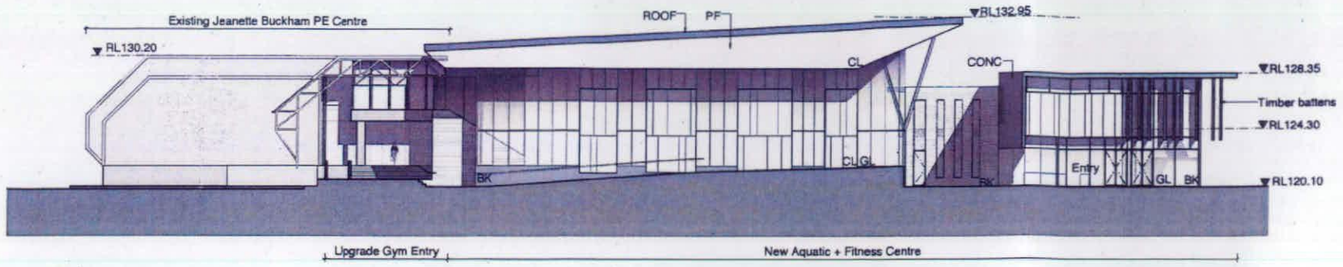
PROJECT
PLC Masterplan Phase 2

CLIENT
Pymble Ladies' College

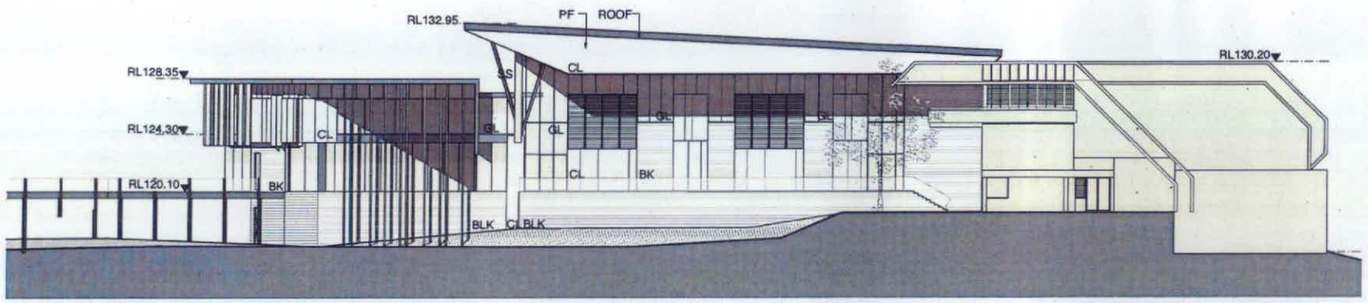
DRAWING
Aquatic Centre Roof Plan

CLIENT REF & CONTACT
Avon Road, Pymble

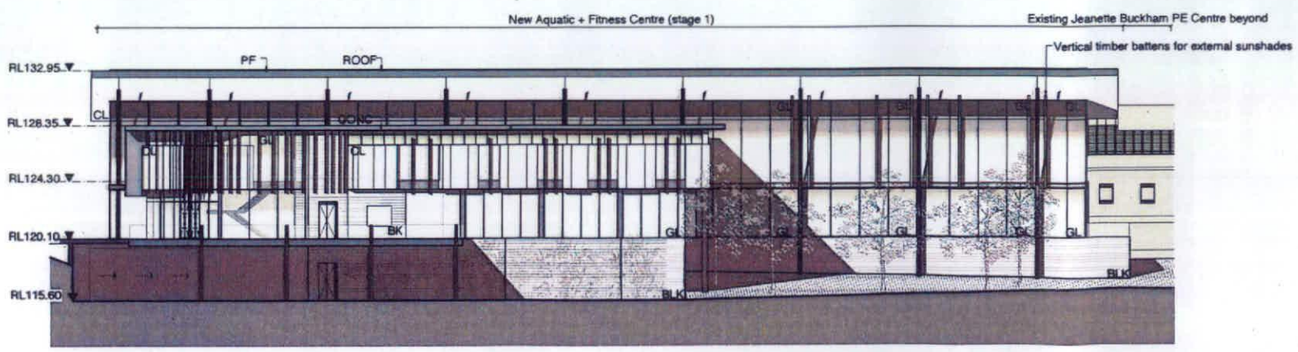
DATE	DRAWN	PROJECT No	DWG	REVISION
Aug 2012	AB	2126	DA104	B
SCALE 1:200	CHKD sp			



01 ELEVATION
Aquatic + Fitness Centre
Scale 1 : 200



02 ELEVATION
Aquatic + Fitness Centre
Scale: 1:200



03 ELEVATION
Aquatic + Fitness Centre
Scale: 1:200

SCHEDULE OF FINISHES

BK	Brickwork
CL	Cladding
CONC	Concrete finish
GL	Glazing
PF	Powdercoated Flashing
RL	Reduced Level
ROOF	Roof Finish
SS	Structural Steelwork
TB	Timber
FFL	Finished Floor Level

PYMBLE LADIES' COLLEGE
ALI' ULTIMO LAVORO
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Planning

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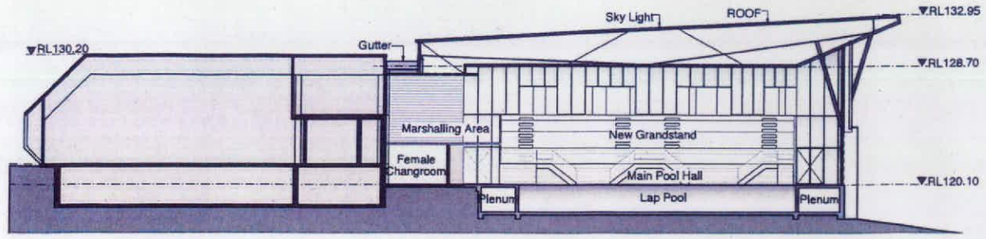
PROJECT
PLC Masterplan Phase 2

CLIENT
Pymble Ladie's College

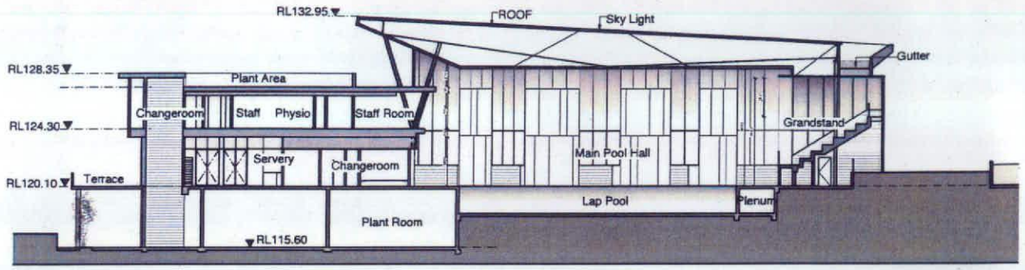
DRAWING
Aquatic Centre Elevations

CLIENT REP & CONTACT
Avon Road, Pymble

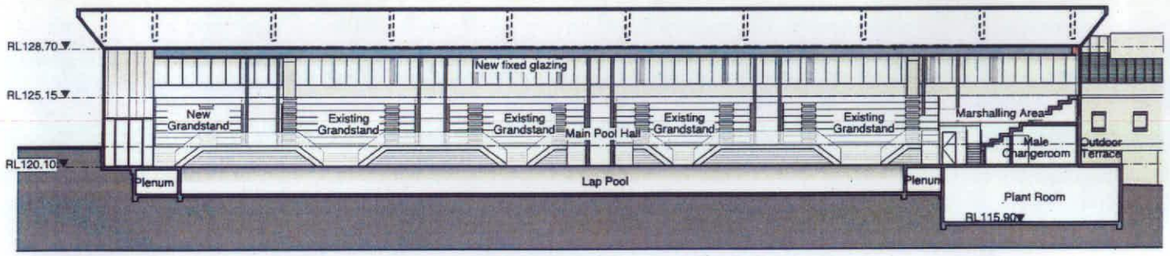
DATE	DRAWN	PROJECT NO	DWG	REVISION
Aug 2012	aa	2126	DA200	B
SCALE 1:200	CHKD dy			



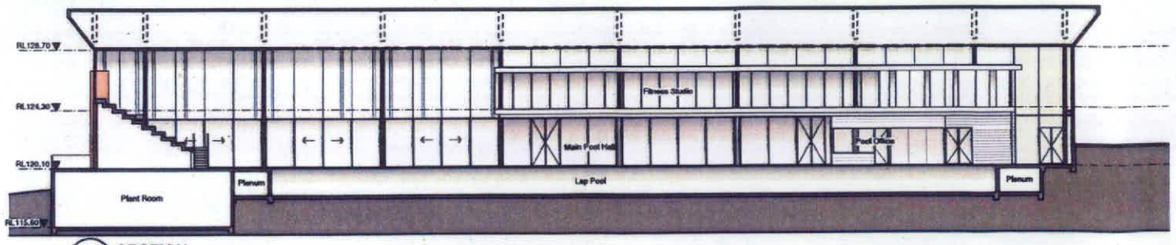
01 SECTION
Aquatic + Fitness Centre
Scale 1 : 200



02 SECTION
Aquatic + Fitness Centre
Scale 1 : 200



03 SECTION
Aquatic + Fitness Centre
Scale 1 : 200



04 SECTION
Aquatic + Fitness Centre
Scale 1 : 200

SCHEDULE OF FINISHES

BK	Brickwork
CL	Cladding
CONC	Concrete finish
GL	Glazing
PF	Powdercoated Flashing
RL	Reduced Level
ROOF	Roof Finish
SS	Structural Steelwork
TB	Timber
FFL	Finished Floor Level

PYMBLE LADIES' COLLEGE
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PROJECT
PLC Masterplan Phase 2

CLIENT
Pymble Ladie's College

DRAWING
Aquatic Centre Sections

CLIENT REF & CONTACT
Avon Road, Pymble

DATE	DRAWN	PROJECT No	SHEET	REVISION
Aug 2011	as	2126	DA300	B
SCALE 1:200	CHKD dy			