

Public Submissions Response

State Significant Development SSD-17424905
Pymble Ladies College – Grey House Precinct
20 Avon Road, Pymble (Lot 1 DP 69541)



FREQUENCY OF PUBLIC SUBMISSIONS

Table 1 outlines the frequency of the concerns raised in the submitted public submissions against the development of the Grey House Precinct.

TABLE 1. FREQUENCY OF PUBLIC SUBMISSIONS	
Matter Raised	Frequency
Traffic and Parking Issues	122
Increase in Student Numbers	61
Built Form	36
Construction Noise	34
Impact on Heritage Conservation Area	29
Operational Noise	26
Loss of Vegetation	25
Accessibility	13
Impact on Streetscape	10
View Loss	6
Child Safety	4
Property Value	3
Site Contamination	3
Wind Impact	3
ESD	3
Landscaping	3
Solar Access	2
Fire Safety	1



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CONCERNS AND RESPONSES TO PUBLIC SUBMISSIONS

The main concerns raised by the submissions primarily centre around traffic and parking, an increase in student numbers as well as construction and operational noise, loss of vegetation and the impact on the heritage conservation area. The details of these concerns which have been recorded are discussed below in Table 2.

TABLE 2 RESPONSES TO PUBLIC SUBMISSIONS	
Matters Raised	Response
<p>Traffic</p> <p>Areas of concern due to additional traffic:</p> <ul style="list-style-type: none">- Pymble Ave to Golfer Pde- Pacific Highway to Livingston Ave- Pacific Highway towards Ryde Road- The use of no stopping areas for drop off and pick up as well as driveways which creates issues for residents are well as safety concerns.- It is reported that these areas can see delays of up to 30 mins with people stopping in no stopping areas to drop off children or park alongside residents attempting to enter and leave the surrounding residential streets.- There will be additional traffic volumes on local streets creating greater congestion- There will be unacceptable delays on the network into the future	<p>Stantec has provided detailed SIDRA modelling that demonstrates that there is no evidence to suggest the background traffic along the major roads surrounding the school have grown. They have applied a 1% background traffic increase in their modelling which demonstrates that forecasted traffic from the ELC will have a minor impact. This SIDRA modelling can be shared with Council and TfNSW if required.</p> <p>The predicted increase in trips in relation to the use of the carpark being an additional 25 trips in the AM peak and 22 trips in the PM has been developed as a worst case scenario, which would have minimal impact on the surrounding network.</p> <p>It is to be noted that this proposal has looked at the proposed development of GHP and the impacts from the additional ELC provision on site, and which shows a minimal overall impact on the surrounding network.</p> <p>The school has specific car parking, set down and pick up and drop off locations established, the use of local streets is discouraged, with access to the school only available from Pymble Avenue by local students. A Green Travel Plan will be established to encourage students, teachers and parents to look towards greater sustainable transport use (walking and public/ private bus usage).</p>
<p>Parking</p> <ul style="list-style-type: none">- The current available parking is insufficient for the number of employees and older students who drive to school	<p>Parking across the school campus is considered sufficient to cater to the needs of the school. The proposed GHP will not increase student numbers, only providing additional ELC facilities and therefore no additional parking for older students is required. Parking at the</p>



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<ul style="list-style-type: none">- There is no onsite parking for older students who drive to school in which they congest the residential surrounding areas	<p>Aquatic Centre has been flagged to be used for drop off and pick up by the ELC parents.</p> <p>Pymble Ladies College encourages active and public transport use by students through their operational plan of management and Green Travel Plan.</p>
<p>Student Numbers</p> <ul style="list-style-type: none">- There is concern that there will be an increase of 90 students for the ELC- The number of classrooms being demolished does not equal that of the new classrooms to be built and therefore would mean an increase in students and teachers- The Schedule of Uses outlines an additional 46 enrolments and 2 staff for year 5 and additional 48 enrolments and 2 staff for year 6 as well as increased capacity for 30 OSHC- There is inadequate information in regard to the use of the existing OSHC facilities when the additional facilities are constructed	<p>The proposed GHP includes an early learning centre which will take 90 children, which it is assumed that a proportion would be those children of workers at the school.</p> <p>There is no proposed increase in student or teachers on site (other than for the ELC provision). The proposed additional floorspace is in response to the existing need for teaching spaces across the school and as part of longer term master planning for the campus. The existing classrooms are temporary demountables and not fit for purpose. As part of the future planning for the school it is noted that other junior school buildings would be removed.</p> <p>The Schedule of Uses details that there may be additional enrolments in Years 5 and 6 within the current overall School capacity, no additional new enrolments are proposed.</p> <p>The proposed development will provide for OSHC facilities, replacing those within the Junior School at present.</p>
<p>Building Height</p> <ul style="list-style-type: none">- The building height is contrasting to the surrounding 1-2 storey buildings- The upper floors of the building create bulk, overshadowing and privacy issues- The proposal is contrary to the KLEP2015 objectives in relation to establishing a transitional scale between centres and adjoining lower density residential spaces to protect local amenity as well as enabling development with a built form that is compatible with the size of the land.	<p>The proposed building has been designed to minimise the perceived scale and height. Given the surrounding topography, the building presents as differing building heights and is further broken up by horizontal and vertical façade articulation and use of different materials.</p> <p>The proposed development has been amended to further reduce the perception of bulk and scale, through increasing the brick podium base, setting back the upper storey of the building, increasing the scalloped entrance detailing and utilising additional different</p>



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	<p>materials and the additional of horizontal elements to break down the building.</p> <p>Substantial testing has been undertaken on the solar access to the nearby residences, and it is considered that these residents would still receive ample solar access to living and private open spaces. This is consistent with the relevant State and Local guidelines in relation to solar access.</p> <p>The vertical fins, substantial setback and topography limit the ability of overlooking into the neighbouring properties. Detailed sight lines have been provided in Attachment A and B. The upper levels have minimal potential for overlooking, however these are the health rooms and would not have large numbers of students in them. Further substantial landscaping has been provided along this boundary which assists in improving the residential outlook and further limiting impacts on privacy of the residents.</p>
<p>Building Bulk</p> <ul style="list-style-type: none">- The redevelopment appears bulky and obtrusive from the residential living spaces- The building form will create feelings of enclosure in the primary living spaces of these residences- The minimal southern setbacks for a 5 storey building exacerbate the visual bulk	<p>The overall building bulk has been further reduced by additional façade articulation, increased brick podium base, setting back of the upper floor and creation of a larger atrium scallop. Lightweight material in a colour palette reflective of the surrounding native bushland is utilised to soften the upper levels. Landscaping assists in reducing the building bulk surrounding the building, on the boundary to the adjoining residential houses and on the built form. Attachment A and B further detail the design intentions and attributes.</p> <p>The proposed development is barely visible from Pymble Avenue (refer to the Visual Impact Assessment Attachment C), and has been designed to be sympathetic in character with the residential nature of the area and the existing school campus.</p>
<p>Construction Parking</p> <ul style="list-style-type: none">- There is concern of contractors parking in the local streets and taking up further parking spots for parents and students creating more congestion	<p>As considered in the Traffic Report (Attachment D1), the construction workforce will be encouraged to park on-site if possible or to utilise public transport. This will be detailed in a Construction Traffic Management Plan (CTMP) that will be established prior to works commencing on site and anticipated as a condition of consent.</p>



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<ul style="list-style-type: none"> - Parking on Pymble Ave is already difficult and will only make this area more congested with contractors parking - The statement that contractors will use public transport is misleading and most likely incorrect 	
<p>Construction Noise</p> <ul style="list-style-type: none"> - The large senior demographic of the area and increase of residents working from home will see more people experience the construction noise and vibration disturbance 	<p>Construction noise and vibration impacts will be addressed in a construction management plan. This management plan would aim to minimise disturbance through a variety of both construction techniques, times of work and through ensuring there is a complaints system should any works cause excessive disturbance or disruption. Residents would be kept informed about key construction activities.</p>
<p>Impact on the Heritage Conservation Area</p> <ul style="list-style-type: none"> - The height and built form of the building will visually dominate the heritage items and conservation area - This will create an impact on the character of the Conservation Area - The height will alter the views of the main facades of the heritage items and HCA - The contemporary building does not respect the heritage streetscape 	<p>As outlined in the visual impact assessment there is no predicted impact on any buildings in the conservation area. As stated in the VIA <i>“Properties on the southern side of Pymble Ave and Pymble Ave itself (within the conservation area) would have limited or no view of the development due to either other existing properties or vegetation screening view.”</i></p> <p>The Heritage Peer Review provided by GML Heritage provides the comment that <i>“In summary, the statement that the proposed new building ‘is in keeping with the existing setting of the school site’ and ‘does not impact views of the heritage items in the vicinity’ is supported.”</i> It is noted that there are minimal views to the conservation area that would be impacted by the proposed development. See Attachment H Heritage Impact Statement Addendum for further assessment against the Heritage Conservation Area.</p>
<p>Operational Noise</p> <ul style="list-style-type: none"> - There is no assessment of the Dance Studio spill out zones to outdoor areas - There is no assessment of the ELC in the outdoor play spaces between hours of operation (only recess and lunch) which only relates to the school - There are discrepancies between noise impact assessment as a metal palisade fence has been selected over a solid barrier as recommended in the assessment 	<p>The current dance studios provided on the site are considered temporary solutions to the increase of dance students in the school which the GHP is intended to address. The internal dance studios will have sufficient acoustic attenuation measures. It is intended that once the doors to the outdoor spill out areas or terraces are open, the music immediately cuts off to ensure there is no inappropriate noise impacts on the surrounding residents.</p>



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	<p>The site currently operates as a school and is restricted to operational hours, which are during normal working hours and it is anticipated that this would have minimal impact on residential neighbours. The outdoor play spaces for the ELC are oriented largely away from adjoining sensitive receivers or residents. It is considered that the proposal would not have undue noise impacts that would impact the surrounding residential properties. A detailed Noise Impact Assessment was submitted with the EIS (Appendix 26).</p>
<p>Loss of Vegetation</p> <ul style="list-style-type: none">- The 29 trees proposed to be removed are healthy native trees- Some of the trees have high retention value and should be protected- The health of the surrounding tree canopy will be impacted- 2 large Tallowood trees will provide substantial screening between the development and residential area	<p>Out of the 30 trees that would be impacted by the development 29 will be removed. Of these to be removed, only 2 are considered to have high retention value with the rest of the trees being moderate to low retention value. These trees that will be removed will be replaced by trees which will mature to similar heights of those lost. It is considered that these trees would have to be removed as they would impact on the construction of a much needed development.</p> <p><i>“A 1-to-1 tree replacement planting scheme will be adopted to ensure the continuation of the Sydney Blue Gum High forest and its understoreys.”</i></p> <p>The BDAR (Attachment F), Arborist Report (Appendix 25) and Landscaping Plan (Appendix 12) provide detailed responses to the loss and the overall replanting scheme.</p>
<p>Accessibility to Amenities</p> <ul style="list-style-type: none">- The Centenary Car park is not suitable for ELC parking- Parents will have to use the elevator or staircase nearby- The elevator at the car park would only accommodate one pram at a time	<p>There is no opportunity for parking to be provided closer to the GHP as it forms part of the wider school campus. The location of this parking and provision of step free access to the building is considered appropriate. Due to the largely staggered drop off and pick up times, it is considered sufficient to accommodate one pram at a time.</p>
<p>Impact on the Streetscape</p> <ul style="list-style-type: none">- The proposed building design does not fit in with the surrounding low density and HCA streetscape	<p>As outlined in the visual impact assessment (Attachment C), there are negligible impacts on any buildings or streetscapes in the conservation area. As stated in the VIA <i>“Properties on the southern side of Pymble Ave and Pymble Ave itself (within the conservation area) would have limited or no view of the development due to either other existing properties or vegetation screening view.”</i> The design of the proposal by BVN has taken into consideration the buildings</p>



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	<p>location which looks to link to the existing school buildings on site. The use of the brick cladding will directly link with the surrounding area as well as create visual interest</p>
<p>Visual Privacy</p> <ul style="list-style-type: none"> - Windows of the SE elevation of the development are expected to allow for direct views into the open spaces and habitable living areas of residential properties - The setbacks of the development from the residential buildings should be increased - Reduce the size of the windows facing the adjoining residential zone - The Visual Impact Assessment states after 10 years only the lowest floor will be screened 	<p>Visual privacy for residents has been taken into serious consideration with attention directed to the new planting design within the landscape plans that will allow for extensive screen as well as continuing for the site to have a leafy character in line with the surrounding locality.</p> <p>The setbacks of the building are in line with the current development boundaries of the site and the façade of the proposed development will slope</p> <p>After review of the architectural plans, the south facing picture windows have been removed to provide additional privacy to residents.</p> <p>The Visual Impact Assessment states that Year 0 planting will immediately soften the visual impact which will continue grow as the plants mature which is completed after 10 years. Within years there will be screening, and greenery softening created by the planting as demonstrated in the photomontages provided in the VIA.</p>
<p>Traffic Safety</p> <ul style="list-style-type: none"> - There is a danger to students walking through traffic ridden streets especially on Pymble Ave (likely to see a pedestrian or car accident) - The Grey House Walk has become a significant drop off/collection point which is narrow and congested 	<p>The school is committed to ensuring student safety which includes reminding parents that they are not to stop in no stopping zones or residents' driveways.</p> <p>The school has also arranged for the creation of a Green Travel Plan to manage the travel demand of staff and students to encourage more people to utilise other forms of transportation than car drop off, pick up and parking.</p> <p>It should be noted that the development should not cause an increase in cars in the street as construction works will most likely see the closure of the GHP. After completion, parents and students will be directed to use the other gates for access unless the student carries an access card.</p>



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<p>Contamination</p> <ul style="list-style-type: none"> - The applicant must satisfy SEPP 55 with a Detailed Site Investigation - There is need for further investigation of contamination of the site included a Detailed Site Investigation 	<p>A preliminary site investigation was undertaken and was included at Appendix 21. This detailed that further investigation should be undertaken, but that the identified potential sources of contamination do not preclude the site from the proposed development.</p>
<p>Solar Access</p> <ul style="list-style-type: none"> - Impacting the solar access of 57 and 57A Pymble Ave on rear gardens and habitable rooms - Poor design will be the cause of the overshadowing - Development may occur on a smaller scale at a greater setback 	<p>The KDCP2021 outlines that mixed use developments must provide <i>“Three hours of direct sunlight between 9am and 3pm on 21st June is to be maintained to the living rooms, primary private open spaces and any communal open spaces within residential developments on adjoining sites.”</i></p> <p>The building design has been amended by BVN which increases the scallop size between the two sides of the building as well as reducing the size of the fifth floor which reduces the shading effect of the building on adjoining properties.</p>
<p>Property Value</p> <ul style="list-style-type: none"> - The development will impact property value of the adjoining residences. 	<p>This is not a planning consideration and no consideration is required.</p>
<p>Wind Impact</p> <ul style="list-style-type: none"> - The Wind Environment Study conflicts with the proposed landscape plan and design of outdoor play spaces. 	<p>A palisade fence with glass behind it is provided to satisfy the acoustic and wind reports. It is considered that the appropriate wind and acoustic mitigation will be provided by this balustrade option.</p>
<p>ESD</p> <ul style="list-style-type: none"> - The report doesn’t address clause 7(4) of Schedule 2 of the EP&A Regulation 2000 including the four principles of ecologically sustainable development 	<p>The Principles of Ecologically Sustainable Development have been addressed within the ESD at Section 3.2 (Appendix 27) and also within the EIS. It is considered that the development responds to these principles as follows:</p> <ul style="list-style-type: none"> ▪ Precautionary principle – the design has been developed to minimise any environmental impacts, including overshadowing, wind, visual privacy, acoustic amenity, biodiversity as outlined in the EIS. ▪ Intergenerational Equity – the proposed building is to serve the current and future students of PLC and ensure they have access to high quality learning environments. ▪ Conservation – the proposed development minimises the impacts to biodiversity and promotes replanting and regeneration of native bushland on the site.



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	<ul style="list-style-type: none">Valuation/ pricing – design has considered how operational costs can be reduced and more sustainable options can be introduced into the building, through natural ventilation, reduced solar gains through façade design, a green travel plan to promote sustainable transport and overall reduction in energy consumption.
<p>Landscaping</p> <ul style="list-style-type: none">Detailed sections, elevations or height of the retaining walls and fencing along the southern boundary have not been highlighted on the drawingsThere is limited detail on the landscape screening on the southern boundary	<p>The height of landscaping has been provided. The retaining walls on the southern boundary form part of the adjoining residential dwelling houses, and have been considered in the relevant sections provided in Attachment A and B. No changes are proposed to this retaining wall structure, and further landscaping is proposed between the boundary and the GHP building.</p>
<p>Fire Safety</p> <ul style="list-style-type: none">Concern for bushfire safety	<p>The NSW Rural Fire Service did not have any concerns or recommendations for the proposal in terms of fire safety. Appropriate fire safety and evacuation procedures will be in place for the school.</p>

