

3 February 2022

Dear Kate

### **SIA Addendum: Grey House Precinct Social Impact Assessment**

This addendum has been prepared with reference to a Social Impact Assessment (SIA) previously prepared by HillPDA to accompany a State Significant Development Application (SSDA) for Grey House Precinct at Pymble Ladies' College (PLC). We understand that following submission to the NSW Department of Planning, Industry and Environment (DPIE) the following clarifications were requested regarding the SIA:

1. The SIA report says, there are no sensitive receivers within 500m of the Grey House Precinct. However, there are a number of childcare services, parks and places of worship within this radius. The SIA should include additional assessment of the impacts of the development on these facilities.
2. The SIA does not identify the impacts of the intensification of the use of Grey house walkway on the daily lives of the adjoining and surrounding residents on Pymble Avenue, especially residents at 57, 57(A), 59 and 59B Pymble Avenue.

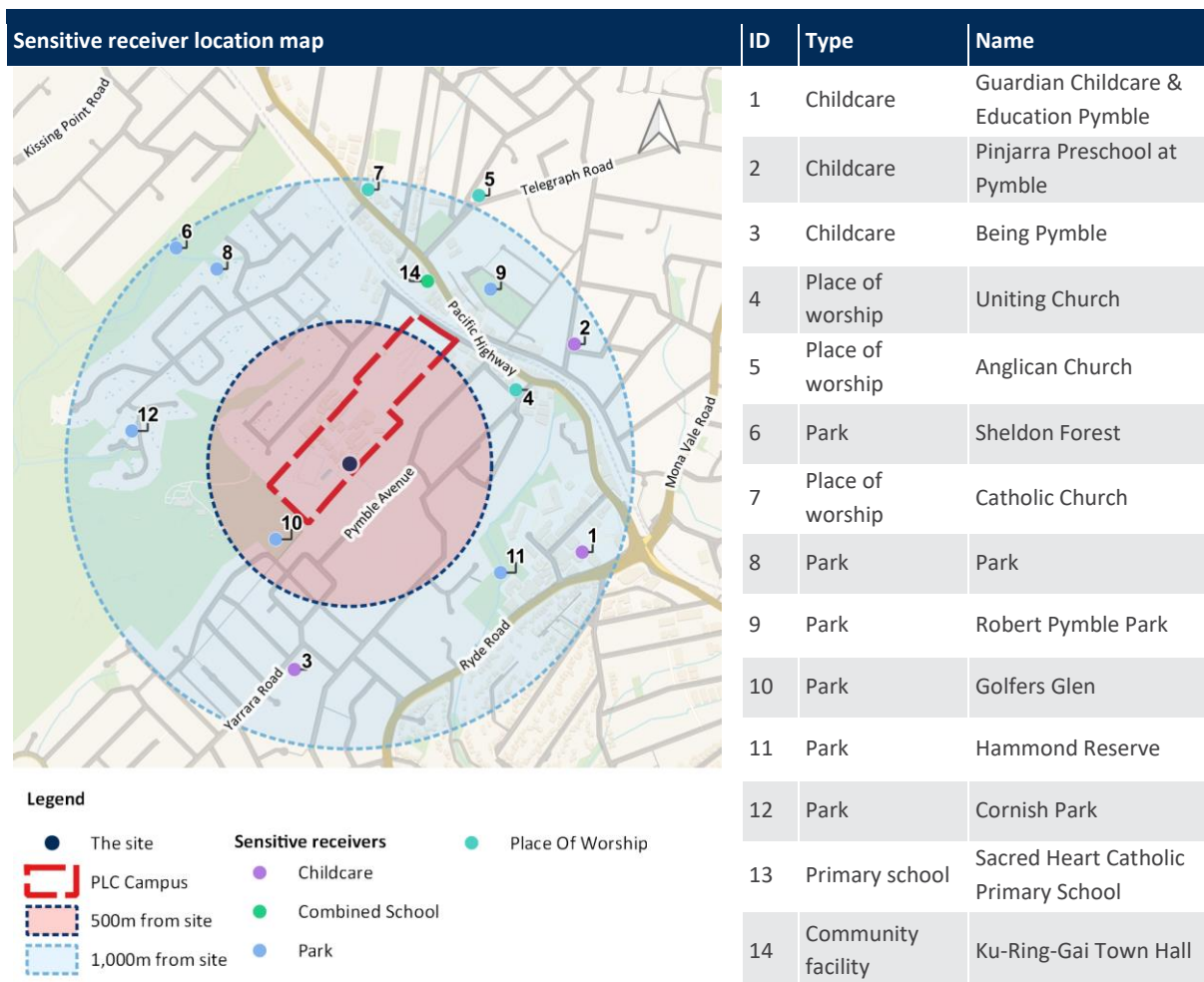
This Addendum has been prepared to provide clarification on these matters.

#### **1. Sensitive receivers**

The SIA shows sensitive land uses across two scales: *nearby receivers* (SIA section 4.2.1) and *on-campus receivers* (SIA section 4.2.2).

*Nearby receivers* (e.g. including child care services, parks and places of worship) are shown within a primary 500 metre radius and secondary 1,000 metre radius of the site, noting in the introduction to section 4.2 that "receivers outside of the 500 metre radius are less likely to be directly affected by construction and operation of the development." The map is included on the following page, with a 500 metre radius from the proposed site itself for complete accuracy. The only receiver that falls within the 500 metre radius of the site is Golfers Glen Reserve, classified by council as a natural area and bushland reserve, which acts as a buffer between properties and the nearby golf course, rather than an urban park or sports reserve in which would be sensitive to activities during construction or operation. As such, there are no receivers in the wider surrounds considered to be significantly impacted by the proposal during construction or operation. A desktop review of the data underpinning this section indicates that this remains the case.

*On-campus receivers* are examined in Section 4.2.2, which identifies buildings and locations within the PLC campus and adjoining residential lots to the site (e.g. buildings and spaces within the college itself and surrounding residential properties). In the SIA, the identification of potentially sensitive receivers identifies these locations as being at increased risk of impacts arising from construction and operation activities. As such, they are considered in detail as part of the subsequent Social Impact Assessment chapters.



## 2. Impacts of potential use change to Grey House Walkway

The SIA refers to the findings of the Transport Impact Assessment (TIA), which considers potential operational impacts to Grey House Walk. In TIA section 8.4 it considers the likelihood of parking impacts along Pymble Avenue from increased use of Grey House Walk noting:

*“Although a valid concern, it is expected that majority of parents dropping off and picking up their children from the ELC will opt to use the Centenary Car Park”*

It is understood that the proposal will be provided with dedicated parking in Centenary Carpark. School drop offs for students using the new building will retain current arrangements, via the dedicated drop off points within the school. The TIA also identified a range of reasons that additional use of Grey House Walk is unlikely.

Access via Grey House Walk for all pedestrians already is controlled through a keycard-operated access gate. The keycards are distributed to local students requiring pedestrian access. This arrangement will remain in place and, consequently, it is considered that the risk of intensified usage of Grey House Walk and associated risk to surrounding residents is negligible as controls on the volume of users with access will remain.

I hope the above provides the necessary clarification to the Social Impact Assessment.

Yours sincerely



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