



## **Consultation Report**

**Grey House Precinct, Pymble  
Ladies College**

**20 Avon Road, Pymble  
(Lot 1 DP 69541)**

**Prepared by Willowtree Planning Pty  
Ltd on behalf of Pymble Ladies College**

**August 2021**

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### EXECUTIVE SUMMARY

This Consultation Report has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Pymble Ladies College (the College) (the applicant). The Consultation Report supports a Development Application (DA) for State Significant Development (SSD) (SSD-17424905) seeking built form approval for the Grey House Precinct within the boundaries of the existing College.

In accordance with the Secretary's Environmental Assessment Requirements (SEARs) dated 17 May 2021, consultation has been undertaken with the following bodies:

- Ku-ring-gai Council
- Government Architect NSW (GANSW)
- Transport for NSW (TfNSW)
- Department of Planning, Industry and Environment (DPIE) Environment, Energy and Science Group (EES)
- Heritage NSW
- Sydney Water
- DPIE Place, Design and Public Spaces
- NSW Environment Protection Authority (EPA)
- DPIE Hazards Team
- NSW Rural Fire Service (RFS)
- Sydney Trains
- Service providers
- Local community
- Local Indigenous Representatives

The purpose of the consultation program was to ensure all stakeholders were informed about the proposal and had an opportunity to view the concepts and provide feedback prior to lodgement of the SSDA.

This process has been useful in identifying key issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the proposed development.

The feedback outlined in this Report should not be interpreted as representing the full range of views from all stakeholders, however it is an accurate assessment of the feedback recorded to date.

In line with the College's commitment to open, transparent and ongoing stakeholder engagement, a range of additional communication activities can be undertaken throughout the duration of the SSD, if required.

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### **PART A      CONSULTATION OVERVIEW**

#### **1.1      INTRODUCTION**

This Consultation Report has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Pymble Ladies College (the College) (the applicant). The Consultation Report supports a Development Application (DA) for State Significant Development (SSD) (SSD-17424905) seeking built form approval for the Grey House Precinct within the boundaries of the existing College.

In preparing the SSD, the College has undertaken proponent-led, early key stakeholder and community engagement. The consultation process was developed to:

- Encourage community and stakeholder feedback at the early stages of investigations;
- Inform stakeholders and the community on the key objectives and benefits of the proposed SSD and vision;
- Demonstrate that the College is a responsible and responsive organisation committed to listening to the community and stakeholders;
- Obtain valuable insights from stakeholders and the community during the preparation of the SSDA; and
- Ensure effective co-ordination between different elements of the communications and engagement tasks, encompassing the full range of stakeholders.

The consultation approach set about openly and transparently informing individuals and organisations on the proposed development through various communication tools and activities.

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## PART B SITE DESCRIPTION AND PROPOSED DEVELOPMENT

### 2.1 SITE DETAILS

The site of Pymble Ladies College is located at 20 Avon Road, Pymble. Whilst the overall site comprises multiple lots, the proposal specifically relates to Lot 1 DP 69541.

The College site occupies a total area of approximately 20 hectares (ha) and exhibits street frontages to Avon Road to the north and west. The eastern site boundary directly adjoins the rear gardens of the dwelling houses and residential flat buildings in Pymble Avenue, and the southern site boundary adjoins Avondale golf course.

In its existing state the site comprises multiple school buildings and sports facilities, set within landscaped gardens with some areas of densely vegetated bushland. Vehicular access to the College is facilitated via separate ingress and egress driveways on both the northern and western sectors of Avon Road, and pedestrian access is similarly available via multiple gates along the northern and western sectors of Avon Road.

The area of the site forming the specific focus of this SSD is known as the Grey House Precinct. The Grey House Precinct is situated in the central-southern portion of the College site, where it is adjoined by the main College to the north, the eastern site boundary, the Centenary Sports Precinct to the south, and the boarding precinct to the west. The Grey House Precinct currently incorporates temporary (demountable) teaching spaces, lawn area, pedestrian paths and some trees.

### 2.2 PROPOSED DEVELOPMENT

The proposal includes the redevelopment of the Grey House Precinct within the grounds of the established College. The Grey House Precinct is proposed to incorporate the following:

- Junior School classrooms (Years 5 and 6);
- Science, Technology Engineering and Mathematics (STEM) labs;
- Health and wellbeing facilities (consulting rooms and wards);
- Dance academy;
- Out of School Hours Care (OSHC) facilities;
- Early Learning Centre (ELC); and
- Outdoor learning spaces.

The proposed development would replace existing temporary (demountable) teaching spaces, providing a better environment for both students and teachers.

The proposal would provide facilities to support the *existing* student population of the College and would not provide for an increase in student or staff numbers for Kindergarten to Year 12. The proposed ELC would however accommodate a new pre-Kindergarten stream, with capacity for 90 children (it is noted there is currently *no* ELC on the site). It is anticipated that a significant proportion of the ELC places would be occupied by children of staff at the College.

The intention would be for the ELC, Dance Academy and OSHC holiday care program, to be available for use by the broader community.

The health and wellbeing facilities would exclusively serve students of the College (no use by the general public). The proposal would support the co-location of physical and mental health services, in recognition of the holistic nature of health and wellbeing.

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## PART C STAKEHOLDER IDENTIFICATION

### 3.1 IDENTIFICATION OF STAKEHOLDERS

Consultation with the community and Government organisations has focused on providing general project information on the proposed development.

The following stakeholders were identified as key groups and organisations within which engagement would be appropriate.

<b>Stakeholder Category</b>	<b>Identified Stakeholders</b>
State Government	Government Architect NSW (GANSW)
	Transport for NSW (TfNSW)
	Department of Planning, Industry and Environment (DPIE) Environment, Energy and Science Group (EES)
	Heritage NSW
	DPIE Place, Design and Public Spaces
	NSW Environment Protection Authority (EPA)
	DPIE Hazards Team
	NSW Rural Fire Service (RFS)
Local Government	Sydney Trains
Local Government	Ku-ring-gai Council
Local Community	Neighbouring properties adjoining the property boundary and in surrounding streets
Service Providers	Sydney Water
	Ausgrid

A summary of meetings held with the above stakeholders is included in **Table 2** of this Report.

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## PART D CONSULTATION

### 4.1 CONSULTATION OVERVIEW

The consultation undertaken to date has been designed to inform and build awareness of the proposed SSD, identify key issues and opportunities, and establish a framework for ongoing dialogue.

To date, the project has included a dedicated program of communication including meeting with Ku-ring-gai Council, State Government agencies, service providers, and community briefing sessions.

**Table 2** below summarises the consultation initiatives undertaken.

Stakeholder	Date	Consultation Type
Ku-ring-gai Council	23 April 2021	Meeting
	04 May 2021	SEARs response
GANSW	18 August 2021	Meeting
TfNSW	04 May 2021	SEARs response
	07 July 2021	Meeting
EES	03 May 2021	SEARs response
Heritage NSW	29 April 2021	SEARs response
Sydney Water	27 April 2021	SEARs response
DPIE Place, Design and Public Spaces	06 May 2021	SEARs response
EPA	05 May 2021	SEARs response
DPIE Hazards Team	23 April 2021	SEARs response
RFS	06 May 2021	SEARs response
Sydney Trains	04 May 2021	SEARs response
Ausgrid	July 2021	Email correspondence
Local Community	09 June, 21 July, 04 August, 12 August 2021	Meetings x 4
	July & August 2021	Written FAQs x 2
	June – August 2021	Email correspondence
Indigenous Local Elder	6 September 2021	Teams Meeting

The consultation process and key matters discussed, are summarised in the following sections.

### 4.2 KU-RING-GAI COUNCIL

A meeting was held with Ku-ring-gai Council on 23 April 2021 and subsequently, in response to the SEARs notification, Ku-ring-gai Council provided a response on 04 May 2021, outlining a number of recommended requirements for the Environmental Impact Statement (EIS), including in relation to construction management, statutory instruments and strategic policies, ESD, transport and accessibility, built form and urban design, heritage, trees and landscaping.

These matters have been responded to in the appendices supporting the EIS, including the following specifically:

- Appendix 8 Architectural Drawings
- Appendix 9 Architectural Design Report
- Appendix 10 Visual Impact Assessment
- Appendix 12 Landscape Plans
- Appendix 13 Transport Impact Assessment
- Appendix 15 Construction Traffic Management Plan
- Appendix 23 Non-Aboriginal (Historic) Archaeological Assessment



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- Appendix 24 Biodiversity Development Assessment Report Waiver Request
- Appendix 25 Arboricultural Impact Assessment
- Appendix 27 ESD Report
- Appendix 32 Operational Plan of Management and Schedule of Uses
- Appendix 35 Project Management Plan

Whilst Council has suggested that the five (5) storey scale of the development is too great in light of the established scale of the locality, it is considered that the scale of the proposed built form is compatible with the site and surrounding context. The five (5) storey built form has been stepped in accordance with the natural topography of the land and recessed into the slope, which has effectively reduced the visual scale of the development. As such, and as demonstrated in the Elevations and Cross-Sections within the Architectural Drawings and Visual Impact Assessment (**Appendices 8 and 10**), the proposal would generally exhibit the appearance of a three (3) storey building from most vantage points, and would be consistent with the visual scale of established built form across the College site.

Further, the scale of the proposed development, coupled with the proposed boundary setbacks and landscaping, would appropriately relate to the neighbouring residential area with respect to visual transition and amenity.

Therefore, a reduction in the number of storeys is not considered to be required, given the drawings and assessment demonstrate that the design of the building achieves the objectives and intent underpinning Council's comments.

### 4.3 GOVERNMENT ARCHITECT NSW

Consultation in accordance with the State Design Review Panel (SDRP) process was carried out with the GANSW on 18 August 2021.

The architectural and landscape design were commenced by the GANSW, whilst some recommendations were provided in order to 'stitch' the Grey House Precinct into the overall College context and ensure an appropriate relationship with the neighbouring residential area.

In response, design amendments have been undertaken accordingly, with the resulting improved design demonstrated in the Architectural Drawings (**Appendix 8**), Architectural Design Report (**Appendix 9**) and Landscape Plans (**Appendix 12**).

### 4.4 TRANSPORT FOR NSW

In response to the SEARs notification, TfNSW provided a response on 04 May 2021, identifying the requirement for SIDRA analysis (based on cumulative traffic modelling) for the ultimate development and 10 year growth scenario for the following intersections:

- Pacific Highway/Livingstone Avenue; and
- Pacific Highway/Beechwood Road.

SIDRA Analysis has been included in the Traffic and Parking Impact Assessment (**Appendix 13**), and explanation and justification have been included of the model, data, and adopted daily traffic generation.

As requested by TfNSW, consultation with TfNSW has been ongoing, including through a meeting on 07 July 2021.

### 4.5 DPIE ENVIRONMENT, ENERGY AND SCIENCE GROUP

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In response to the SEARs notification, EES provided a response on 03 May 2021, identifying the requirement for a Biodiversity Development Assessment Report (BDAR) given that at that point in time, a BDAR Waiver had not yet been prepared. Subsequently, a Biodiversity Assessment has now been prepared (**Appendix 24**) to support a BDAR Waiver.

EES also identified the requirement for an ESD Report, including address of the NARClIM projected impacts of climate change. The ESD Report at **Appendix 27** includes a section on NARClIM.

EES noted the site is not impacted by mainstream or overland flow based on existing studies and Council mapping, and therefore raised no further requirements on flooding.

### 4.6 HERITAGE NSW

In response to the SEARs notification, Heritage NSW provided a response on 29 April 2021, identifying the requirement for an Aboriginal Cultural Heritage Assessment Report (ACHAR) and associated consultation. An ACHAR, including details of the consultation undertaken, is provided at **Appendix 22**.

### 4.7 SYDNEY WATER

In response to the SEARs notification, Sydney Water provided a response on 27 April 2021, outlining requirements for water-related infrastructure and integrated water cycle management. All matters have been addressed in the Civil Engineering Conceptual Report (inclusive of an Integrated Water Management Plan) at **Appendix 17** and the ESD Report at **Appendix 27**.

It is acknowledged that endorsement from Sydney Water will be required to ensure the development does not impact on any Sydney Water assets.

### 4.8 DPIE PLACE, DESIGN AND PUBLIC SPACES

In response to the SEARs notification, DPIE Place, Design and Public Spaces provided a response on 06 May 2021, requesting that the EIS include consideration of the *North City District Plan* (District Plan), *Ku-ring-gai Local Strategic Planning Statement* (LSPS), draft *Ku-ring-gai Housing Strategy* (LHS), *Ku-ring-gai Community Strategic Plan 2038* (CSP) and *Ku-ring-gai Local Environmental Plan 2015* (KLEP2015). All relevant legislation and policies have been considered in **Part D** and **Part E** of the EIS.

### 4.9 NSW ENVIRONMENT PROTECTION AUTHORITY

In response to the SEARs notification, the EPA provided a response on 05 May 2021, confirming that an Environment Protection License (EPL) would not be required.

Accordingly, no further response or consultation with the EPA is deemed necessary.

### 4.10 DPIE HAZARDS TEAM

In response to the SEARs notification, DPIE Hazards Team provided a response on 23 April 2021, confirming that the proposed location is not affected by existing high-pressure dangerous goods pipelines. DPIE Hazards team also confirmed that the proposal was not related to any matters pursuant to *State Environmental Planning Policy No 33—Hazardous and Offensive Development* (SEPP 33).

Accordingly, no further response or consultation with DPIE Hazards Team is deemed necessary.

### 4.11 NSW RURAL FIRE SERVICE

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In response to the SEARs notification, the RFS provided a response on 06 May 2021, advising of no concerns with the proposal relating to bush fire protection. Accordingly, no further consultation with the RFS is deemed necessary.

A Fire Engineering Brief Questionnaire has been submitted to Fire and Rescue New South Wales (FRNSW) for information. No further consultation is deemed necessary.

### **4.12 SYDNEY TRAINS**

In response to the SEARs notification, Sydney Trains provided a response on 04 May 2021, stating 'no comments'.

Accordingly, no further consultation with Sydney Trains is deemed necessary.

### **4.13 AUSGRID**

Consultation with Ausgrid has been undertaken in relation to the new substation. Whilst initially requesting a HV loop to Avon Road, Ausgrid subsequently advised that this was not required.

### **4.14 LOCAL COMMUNITY**

Comprehensive consultation with the local community has been undertaken, as per the following summary:

- A neighbourhood meeting was held on site on 09 June 2021, with immediate neighbours (nine (9) chose to attend), to present the plans and overview of the project.
- A neighbourhood meeting was held via Teams on 21 July 2021. A total of 95 neighbours were invited to attend, and 12 chose to attend. FAQs were also delivered via a letterbox drop, to 95 properties.
- A further Teams meeting was held on 04 August 2021, with the two (2) closest adjoining neighbours to provide more information for their direct queries such as solar access, noise and privacy.
- A written response to the questionnaire provided by neighbours, was distributed via letterbox drop on 10 August 2021.
- A final Teams meeting was held with neighbours on 12 August 2021.
- The College has also received emails with various queries, and a petition that has been sent to DPIE and the Council.

The College has a commitment to ongoing and meaningful consultation with its neighbours.

### **4.15 INDIGENOUS COMMUNITY**

A meeting with Laurie Bimson, the local Indigenous Elder of the Guringai Country, on 6 September 2021 to gain insight into the design and landscaping. Future consultation and engagement with the local Indigenous community is supported to ensure ongoing and meaningful consultation is provided.

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### **PART E CONCLUSION AND FUTURE CONSULTATION**

The consultation undertaken to date meets the consultation requirements established under the SEARs.

In line with the College's commitment to open, transparent and ongoing stakeholder engagement, a range of additional communication activities can be undertaken throughout the duration of the SSD, if required.

In addition, it is anticipated that the SSDA will be required to be publicly exhibited for 28 days by way of:

- A public notice in the local newspaper(s);
- A notice on DPIE's Major Projects website;
- Written correspondence to adjoining and surrounding landowners; and
- Public exhibition of the EIS and specialist studies at DPIE's office and any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.

It is also understood that DPIE will refer the SSDA to relevant government agencies as part of the assessment process. The applicant is willing to respond to any comments received, as required.

This Report, and the consultation processes, actions and design responses it summarises, demonstrates the commitment of the College to delivering an Educational Establishment that meets the needs of all stakeholders and is in the general public interest.