

Grey House Precinct, Pymble Ladies' College Social Impact Assessment

Prepared for
Pymble Ladies' College

August 2021

HiIPDA
CONSULTING

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Report details

Job number	P21069
Version	3
File name	Grey House Precinct, Pymble Ladies' College SIA
Date drafted	26 August 2021

1.0 INTRODUCTION

HillPDA has been engaged by Pymble Ladies' College to prepare a Social Impact Assessment (SIA) to accompany a State Significant Development Application (SSDA) for the construction of a new school building and associated works. The site is located between Avon Road and Pymble Avenue, Pymble.

The SIA has been developed to respond to the Planning Secretary's Environmental Assessment Requirements (SEARs) and to align with DPIE's *Draft Social Impact Assessment Guideline – State Significant Projects (2020)*. This assessment aims to identify both positive and negative potential social impacts associated with the proposed development, and suggest mitigation measures to maximise social benefits and minimise negative impacts to the community.

The methodology used for assessing the social impacts is outlined in Chapter 2.0.

1.1 Secretary's Environmental Assessment Requirements

The SEARs for this SSDA, dated 17 May 2021 indicate that this SIA must provide the following information:

Requirements
9. Social Impacts <ul style="list-style-type: none"> Provide a Social Impact Assessment prepared in accordance with the <i>Draft Social Impact Assessment Guideline 2020</i>.

As such, this SIA has been prepared to align with the *Draft Guideline*.

1.2 Project description

The proposal, seen in Figure 1, incorporates junior school classrooms (Years 5 and 6), Science, Technology Engineering and Mathematics (STEM) labs, health and wellbeing facilities (consulting rooms and wards), a dance academy, out of school hours care (OSHC) facilities, an early learning centre (ELC), and a range of 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 be designed to provide modern teaching and learning facilities to support the ongoing evolution of the College in accordance with the needs of students, staff and the broader community. It is noted that whilst there is a broader vision for the progressive renewal and expansion of the College to respond to needs as they evolve, this proposal has been designed as a standalone project. Separate applications would be subsequently submitted as needs emerge.

The proponent has noted that according to the master plan, this is the only construction in this part of the school grounds. The other projects in future stages are replacements of older buildings not located in this area of the campus.

Figure 1: Concept development



Source: BVN 2021

1.3 Location context

1.3.1 The site

The site is within the Ku-ring-gai Local Government Area (LGA), in the suburb of Pymble. The existing school campus is well established, having operated on the site for over a century. The area has a suburban character, comprising largely detached dwelling houses. The site is zoned SP2 Infrastructure, with most immediately adjacent lots being zoned R2 Low Density Residential and some RE2 Private Recreation, E2 Environmental Conservation, E4 Environmental Living, R3 Medium Density Residential, R4 High Density Residential, and B2 Local Centre lots constituting the remainder. The site is situated south west of the North Shore Railway, with medium scale residential flat buildings having emerged in concentrations along the railway line. There are multiple open spaces, bushland areas and riparian corridors throughout the surrounding area, including Avondale Golf Course to the south, Sheldon Forest and Avondale Dam to the west, and Robert Pymble Park to the north.

1.3.2 Access

Vehicle access to the site is facilitated via private access lanes off Avon Road, with the proposed construction site being access via Avon Road. The site is granted vehicular access to the wider Sydney road network via the Pacific Highway (via Livingstone Avenue), and to Ryde Road and the M2 Hills Motorway to the south and south west.

Multiple pedestrian entrances to the site exist separately from vehicle access points.

Pymble Railway Station is approximately 200 metres away from the nearest site boundary with grade-separated pedestrian access under the Pacific Highway. The railway station enables access to the wider Sydney transit network via the T1 North Shore and Western Line and T9 Northern Line. T1 services are extremely frequent, with T9 services arriving roughly half-hourly. Sydney CBD Bus access is also provided via the Pacific Highway, with the nearest bus stop adjacent to Pymble Railway Station and services approximately every twenty minutes during peak periods.

1.4 Planning and policy context

1.4.1 State Environmental Planning Policy (State and Regional Development) 2011

The site is also subject to the *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD). Part 2 cl. 8(1)(b) of the SEPP SRD declares that a development is considered State significant if specified in Schedule 1 or 2 of the SEPP SRD. Schedule 1 cl. 15(2) lists “development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school” as a criterion for triggering a State significant development under section 4.36(2) of the *EP&A Act 1979*.

1.4.2 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

The site is subject to the *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (the Education SEPP). This SEPP aims to provide certainty and consistency in planning for educational establishments and early education and care facilities through the provision of planning controls.

1.4.3 SIA Guideline

NSW DPIE published the *Draft Social Impact Assessment Guideline* in October 2020. The *Draft Guideline* provides detailed guidance on the requirements for preparing an SIA for consideration by DPIE. It is intended that the *Draft Guideline* will supersede existing SIA guidelines and be the required template for all SIAs prepared for State Significant Development Applications. This proposal, as education infrastructure, is considered state significant. As such, this SIA must adhere to the requirements of the *Draft Guideline*, per the direction in the SEARs.

The methodology for this assessment, outlined in Chapter 2.0, has been structured to meet the requirements of the *Draft Guideline*. The *Draft Guideline* provides latitude for the depth and detail required in the preparation of SIA, stating that the level of reporting should be proportionate to the nature of the development and potential impacts.

Figure 2: The scalable complexity of SIA



Source: DPIE (2020, p. 14), *Draft Social Impact Assessment Guideline*

The *Draft Guideline* provides detailed evaluation questions for finalising SIA report, these are recorded in APPENDIX A : Review Questions. The *Draft Guideline* requires that the SIA be prepared by suitably qualified individuals, details of the suitability and qualifications of the project team are available on page 3. The *Draft Guideline* includes a suggested report structure, to which this report has been aligned.

2.0 METHODOLOGY

This report applies the social impact assessment method set out in with the *Draft Social Impact Assessment Guideline 2020*.

This report identifies and evaluates changes to existing social conditions due to the project. This includes the assessment of direct and indirect benefits and effects/impacts, as well as consideration of any cumulative impacts. Individual impacts are evaluated in terms of the likelihood of the impact occurring, the characteristics of the impact and the magnitude of the impact.

2.1 Likelihood of impact

The likelihood of a potential impact is a primary element of considering each social impact and its risk rating. The criteria used to determine the likelihood of any potential impact are described in Table 1.

Table 1: Likelihood of impact

Likelihood	Description	Indicative Probability
Almost certain	Definite or almost definitely expected	Greater than 90 per cent
Likely	High probability	70 per cent
Possible	Medium probability	50 per cent
Unlikely	Low probability	30 per cent
Very unlikely	Improbable or remote possibility	Less than 10 per cent

Source: DPIE (2020), *Draft Social Impact Assessment Guideline*. Adapted from Esteves A.M.et. al. (2017)

2.2 Characteristics of impact magnitude

The magnitude of a potential impact is a key consideration to determine a risk rating, in determining the magnitude of a potential impact there are five key characteristics that must be considered, these are shown below in Table 2.

Table 2: Characteristics of social impact magnitude

Characteristic	Details needed to enable assessment
Extent	Who is expected to be affected? Will any vulnerable groups be impacted? Which locations and people are affected?
Duration	When is the impact expected to occur? Will it be temporary or permanent?
Severity or scale	What is the likely scale or degree of change?
Sensitivity or importance	How sensitive/vulnerable or adaptable/resilient are affected people to the impact, or (for positive impacts) how important is it to them?
Level of concern/interest	How concerned or interested are people?

Source: DPIE (2020), *Draft Social Impact Assessment Guideline*. Adapted from Esteves A.M.et. al. (2017)

2.3 Levels of impact magnitude

Below in Table 3, categories of scale to assess the overall level of magnitude of social impacts.

Table 3: Magnitude levels for social impact

Magnitude	Description
Minimal	No noticeable change experienced by people in locality.
Minor	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.

Magnitude	Description
Moderate	Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.
Major	Substantial deterioration/improvement to something that people value highly, wither lasting for an indefinite time or affecting many people in a widespread area.
Transformational	Substantial change experienced in community wellbeing, livelihood, amenity, infrastructure, services, health and/or heritage values; permanent displacement or addition of at least 20% to a community.

Source: DPIE (2020), *Draft Social Impact Assessment Guideline*. Adapted from Esteves A.M.et. al. (2017)

2.4 Significance of impact

Potential impacts are identified as part of the scoping process. They are then analysed based on the nature of the impact and its predicted severity. A mitigation strategy is proposed if necessary and finally both impacts are assigned a Social Risk Rating (SRR). The matrix used to calculate SRR is below in Table 4. The social risks for the proposed development are assessed using this matrix.

Table 4: Social risk matrix

		Magnitude				
		Minimal	Minor	Moderate	Major	Transformational
Likelihood	Almost certain	Medium	Medium	High	Very high	Very high
	Likely	Low	Medium	High	High	Very high
	Possible	Low	Medium	Medium	High	High
	Unlikely	Low	Low	Medium	Medium	High
	Very unlikely	Low	Low	Low	Medium	Medium

Source: DPIE (2020), *Draft Social Impact Assessment Guideline*. Adapted from Esteves A.M.et. al. (2017)

3.0 STAKEHOLDER ENGAGEMENT

Under the SEARs the proponent is required to carry out targeted consultation in accordance with the *Draft Guideline*. The *Draft Guideline* provides guidance as to key actions that should emerge from community engagement, suggesting the following actions:

- Consider the community engagement objectives
- Use outcomes of engagement to maximise community wellbeing and avoid or effectively mitigate adverse impacts
- Engage with a diversity of people, including vulnerable and marginalised groups
- Use appropriate and specific levels and techniques of engagement, based on analysis of the community and how they are best engaged
- Follow protocols for engaging with Aboriginal people.

3.1 Engagement objectives

Engagement has been undertaken to inform potentially affected stakeholders of the proposed development, invite their feedback on the proposal, note feedback or concerns and provide resolutions. Meaningful engagement requires a clear and transparent process that is accessible to all community members.

3.2 Stakeholders

The SEARs identified the following institutional stakeholder who have been approached directly as part of the SSDA process and invited to provide feedback on the proposal:

- Ku-ring-gai Council
- Government Architect NSW (GANSW)
- Transport for NSW (TfNSW)
- Relevant local, State or Commonwealth Government authorities
- Service providers.

Engagement with local Aboriginal land councils and registered Aboriginal stakeholders has been undertaken as part of the Aboriginal Cultural and Heritage Assessment.

The following community stakeholder groups were identified under the SEARs for targeted community engagement:

- Community groups
- Relevant special interest groups
- Affected landowners.

3.3 Engagement mechanisms

Each identified stakeholder was contacted directly through a letter inviting them to attend an information session, as well as providing contact details (included in Appendix B). This includes 95 neighbours on Avon Road, Pymble Avenue and down to Golfers Parade.

The following meetings have subsequently been held regarding the proposal:

- An information session was held on the PLC campus on 9 June 2021. The session included a presentation an overview of the proposal, the need for the new facilities, proposed location and design, as well as an overview of construction process and timeline. The presentation included a specific section that examined potential construction traffic impacts in comparison to baseline traffic level and interim access arrangements with the possible temporary closure of Grey House Walk. Further information was distributed to attendees regarding shadowing after this meeting
- A neighbourhood meeting was held via Teams on 21 July 2021, with 12 neighbours attending. In total 95 neighbours were invited and provided with an FAQ sheet dropped in their letterbox (FAQ sheet is included in Appendix C)
- A further Teams meeting was held with the two closest adjoining neighbours on 4 August 2021 to provide more information for their direct queries such as solar access, noise and privacy. This meeting was also attended by project team member relevant to the issues to be discussed
- A further meeting over Teams took place with the same neighbours to answer any further questions and provide feedback on questions to date on 12 August 2021.

Other engagement activities have been:

- Following the initial information session, a petition outlining many of the concerns in the above table (noise, traffic, pedestrian safety and shadowing) was circulated by surrounding residents to state and local government representatives, with signatures from 43 households
- Surrounding neighbours provided a questionnaire regarding the proposal, to which the proponent responded in writing on 10 August and at the meeting on 12 August 2021.

Complete minutes of the community meetings are included in Appendix D. A summary of the feedback received, key themes and responses provided is shown in Table 5 below:

Table 5: Initial neighbour consultation summary

Issue	Detail	Response
Pedestrian access	<ul style="list-style-type: none"> Impacts of the closure of Grey House Walk for school access and function of surrounding pedestrian network. 	<ul style="list-style-type: none"> A preliminary Construction Traffic and Pedestrian Management Plan (CTPMP) has been prepared
Traffic	<ul style="list-style-type: none"> Traffic and congestion impacts from increased vehicle movements during construction and operation The informal pickup / drop off area at Grey House is dangerous Pickup / drop off times for the proposed early learning centre and potential impacts impact on traffic and congestion The location of the proposal, closer to Grey House Walk, will increase parking congestion on Pymble Avenue. 	<ul style="list-style-type: none"> It is proposed that the ELC opening hours are 7.00am to 6.30pm and will have its own dedicated car spaces within the existing Centenary Carpark Families will enter via Gate 3 off Avon Road and it is expected that drop off and pickup for the ELC will be out of the school peak College drop off and pick up times. Staff will utilise many of the places available at the ELC and existing student siblings which is part of our existing traffic Extra traffic to the College directly resulting from the ELC is estimated to be an additional 40-50 cars a day Operational and construction traffic management plans have been prepared to manage and mitigate potential negative impacts during those respective activities.
Construction impacts	<ul style="list-style-type: none"> Management of construction traffic and potential congestion impacts Potential impacts to air quality arising from dust 	<ul style="list-style-type: none"> Restricting construction traffic and movement from parking on Pymble Avenue A Construction Management Plan is to be prepared which will provide guidance on

Issue	Detail	Response
	<ul style="list-style-type: none"> Increased impacts of disruptive construction noise on surrounding residents, particularly now given more are working from home. 	<ul style="list-style-type: none"> effective mitigation strategies, including restrictions on hours of operations, the use of acoustic monitoring on site and restrictions on noise exceedance levels and measures for minimising air quality impacts (e.g. covers for loads) A complaints management process will be in place during construction to ensure that any activities that exceed noise tolerance will be investigated and appropriately mitigated.
Operational noise	<ul style="list-style-type: none"> Dance academy is too loud at present and proximity of building to boundary could exacerbate this Before and after school care activities conducted outdoors and potential noise impacts. 	<ul style="list-style-type: none"> Complaints regarding noise will be investigated by the College to understand the problem and then once the problem is understood, relevant processes and mitigations can be introduced The new dance studios will be mostly underground and will have appropriate acoustic treatment and management plans will be in place regarding the 2 studios that face the neighbours to ensure that the doors are not open if music is playing. Note that there are no open roof tops that will create such noise and the Acoustic Engineer has recommended treatments to outdoor learning areas, including the ELC, to ensure that noise is contained The building is to be built with high quality acoustic treatment and designed according to the acoustic report.
Height and shadowing effects	<ul style="list-style-type: none"> Scale of building in reference to neighbouring structures and potential visual impact Height of building and potential shadowing impacts on neighbouring properties. 	<ul style="list-style-type: none"> The proposal will be approximately 80cm higher than the existing Goodlet House. The building has been designed to be 1 storey underground, substantial earthworks is included in the design to lower the height of the building At the lower topography of the site, the building will be 5 stories high, at the higher topography, the building will be 3 stories from ground level.
Facilities provided	<ul style="list-style-type: none"> The provision of a designated play area within the proposal. 	<ul style="list-style-type: none"> Existing play areas within the precinct are to be retained.
Stakeholder input	<ul style="list-style-type: none"> How and when can residents submit comments. 	<ul style="list-style-type: none"> Residents have been contacted directly with a request for feedback and provided with a point of contact for the proposal and project, this point will continue to be available throughout Three general neighbourhood meetings have been held regarding the proposal, in addition to two further meeting with two neighbouring properties to address specific concerns. Technical specialists and design team representatives have been made available to address concerns directly A questionnaire was provided, which has been responded to in the form of an FAQ for the proposal.

The proponent provided answers to these questions during the session. Some of these concerns are addressed through the mitigations outlined in Chapter 5.0.

3.4 Ongoing and future engagement

With the submission of the DA, it will be placed on public exhibition by DPIE, with submissions invited from the community on the detailed proposal.

4.0 SOCIAL BASELINE

4.1 Community Profile

Pymble (SSC)

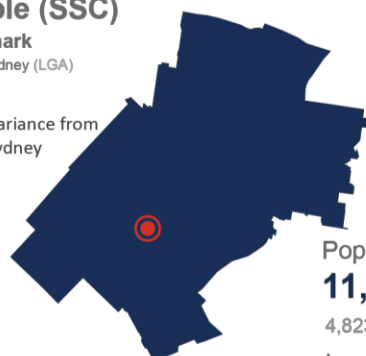
Benchmark

Greater Sydney (LGA)

Notable variance from
Greater Sydney



0.1 % 1.5 %
Aboriginal and Torres
Strait Island Population



Population
11,051

4,823,991

Land Area
6.6 km²
12368 km²

Density
1,674 people / km²
390



3,715
1,759,927
Total Private
Dwellings

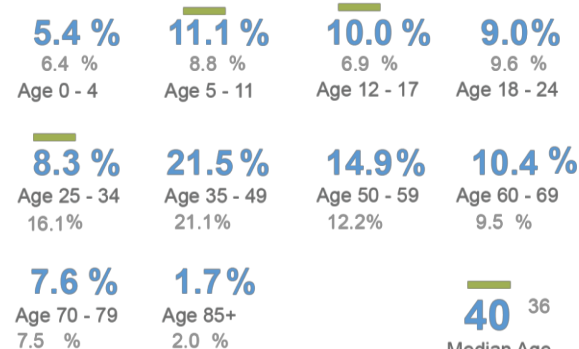


93.2%
92.3%
Private Dwellings
Occupied

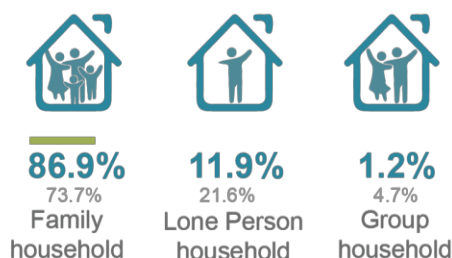


3.1
2.8
Avg Household
Size

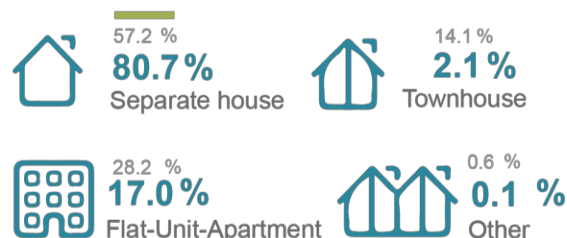
Age structure



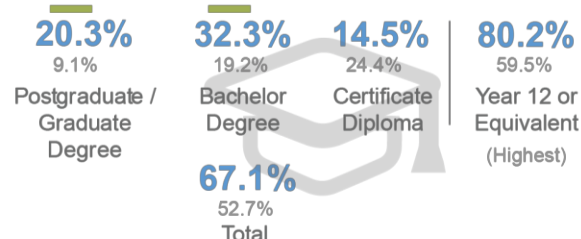
Households



Dwelling Type



Education



Place of Birth



62.4%
66.4%
Australia &
Oceania
37.6%
33.6%
Other

Migration

9.5%
9.5%
Overseas
2.3%
2.0%
Interstate
25.6%
25.1%
Intrastate
4.6%
6.2%
Same S.A

*By Place of Enumeration

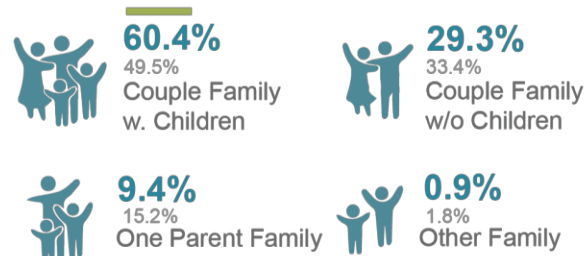
SEIFA

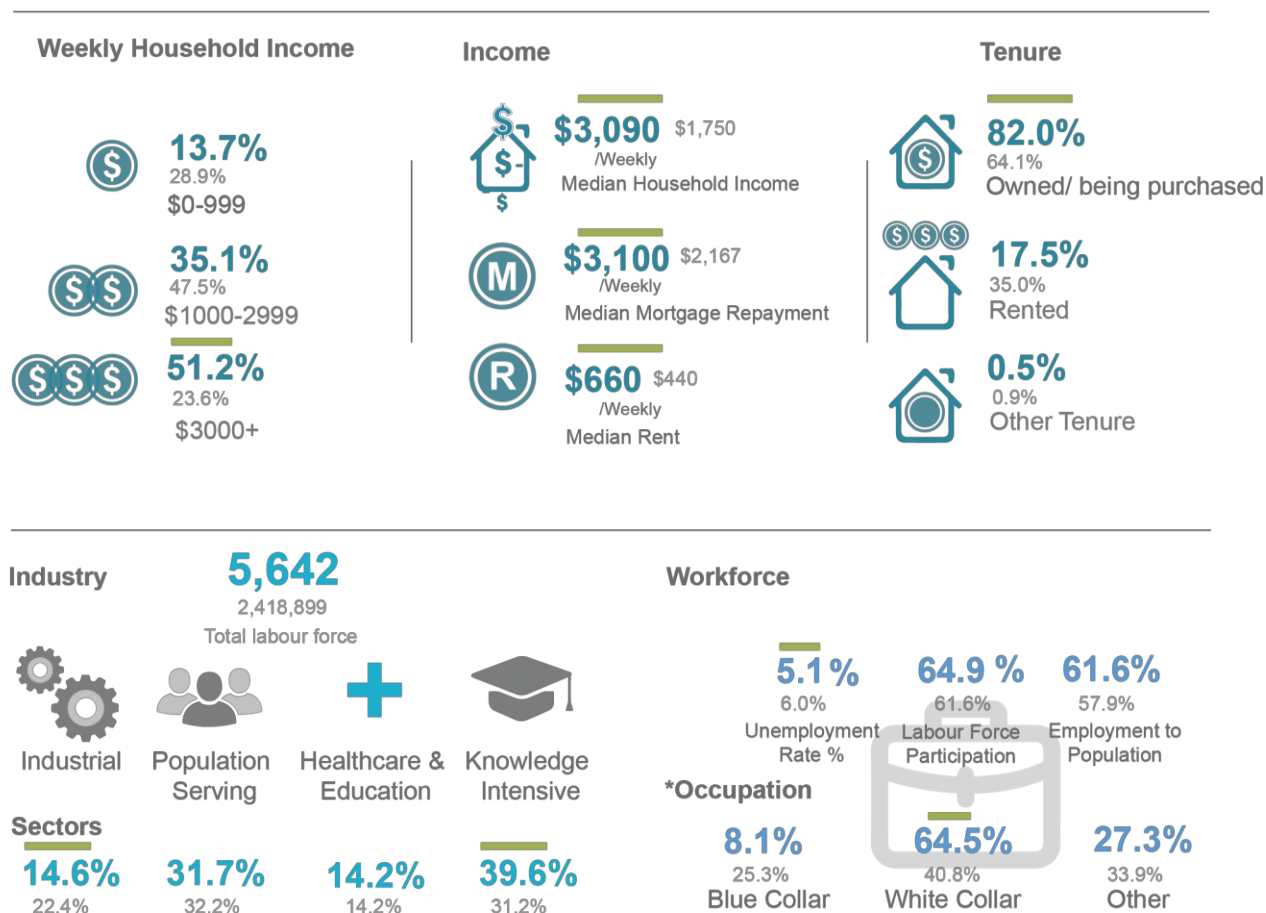


**10th
decile**
Index of Relative
Socio-Economic
Disadvantage
(decile)

13,671
/13691
Rank within
Australia by
SSC

Family composition





Source: ABS (2016), Australian Census of Population and Housing.

4.1.1 Demographic insights

The above demographic summary has been compiled with data from ABS, Profile.id and DPIE. Analysis of the data indicate the following:

- Overall, the suburb of Pymble (SSC) has a higher median age (40) than Greater Sydney (36), with a marginally higher proportion of those ages between 50 and 79
- There is also a higher proportion of school aged children in Pymble (SSC), with 21.1 per cent of residents aged 5 – 17 years compared to 15.7 per cent across Greater Sydney
- There is a higher proportion of family households in the suburb of Pymble (SSC) at 86.9 per cent compared to 73.7 per cent for Greater Sydney
- Family composition is skewed towards couple family with children, 60.4 per cent compared to 49.5 per cent in Greater Sydney
- Most of the population live in separate houses (80.7 per cent), significantly higher than Greater Sydney (57.2 per cent)
- Pymble has a below average unemployment rate and high labour force participation
- Most employment is within industries classified as knowledge intensive (e.g. professional, technical or scientific services), which is reflected in the relatively high level of education. There is a noticeably higher proportion of employment in the knowledge intensive sectors and low employment in the industrial sector compared to Greater Sydney.

4.2 Sensitive receivers

The following section identifies potential sensitive receivers and impacts that may arise from the proposed development. For the purpose of this scoping exercise, a primary 500 metre radius from the site has been used with a secondary one kilometre radius. Receivers outside of the 500 metre radius are less likely to be directly affected by construction and operation of the development.

Additionally, section 4.2.2 contains an overview of neighbouring College infrastructure that is most likely to be affected by the proposal.

4.2.1 Nearby receivers

Potential sensitive land uses nearby are shown below.

Table 6: Sensitive receivers

Sensitive receiver location map		ID	Type	Name
<p>LEGEND</p> <ul style="list-style-type: none">Buffer - 500mBuffer - 1kmChildcareCombined Primary-Secondary SchoolProposed SitePrimary-Secondary SchoolParkPlace Of WorshipPrimary SchoolRailway StationSchoolSports CourtSports Field	1	Childcare	Guardian Childcare & Education Pymble	
	2	Childcare	Pinjarra Preschool at Pymble	
	3	Childcare	Being Pymble	
	4	Place of worship	Uniting Church	
	5	Place of worship	Anglican Church	
	6	Park	Sheldon Forest	
	7	Place of worship	Catholic Church	
	8	Park	Park	
	9	Park	Robert Pymble Park	
	10	Park	Golfers Glen	
	11	Park	Hammond Reserve	
	12	Park	Cornish Park	
	13	Primary school	Sacred Heart Catholic Primary School	
	14	Community facility	Ku-Ring-Gai Town Hall	
	15	School	Sacred Heart Catholic Primary School	

Source: HillPDA, 2021, Geodata: DPIE

As seen in Table 6, though there are a range of potentially sensitive receivers within the vicinity of the site, none are located within the 500 metre radius.

4.2.2 On-campus receivers

The following section identifies infrastructure most likely to be impacted within the campus and adjoining neighbouring lots.

Figure 3: Pymble Ladies' College campus map



Source: Pymble Ladies' College Website - <https://www.pymblelc.nsw.edu.au/wp-content/>

Internal impacts to the school are likely, particularly during construction. Figure 3 indicates the location of the development proposal in the college campus. The buildings identified below would be replaced by the proposed development:

- 27 – Speech and drama centre
- 28 – The Pavilion
- 29 – Health care centre.

The facilities that would likely be impacted by the proposal are identified below:

- 13 – Junior School (John Reid Building)
- 30 – Goodlet Lawn
- 33 – Goodlet house (boarding house)
- 34 – Lang House (boarding)
- 35 – Joan Hammond Admin. (boarding)
- 36 – Marden House
- 45 – Gym, Artistic Gymnastics Centre (Jeanette Buckham Gymnasium)
- 46 – Braith Williams Aquatic and Fitness Centre
- 48 – Mollie Dive Field.

The proposed development would not constitute a major change in built form and would be of similar scale to the existing surrounding campus buildings, however the construction and operation of the proposal could possibly impact the operations, access, and amenity of the above facilities.

4.2.3 Sensitive receiver considerations

As seen in the preceding sections, the site context contains several receivers that may be sensitive to the construction and operation of the proposal. Areas most susceptible to potential impacts are neighbouring buildings within the school campus and residential lots to the south. On-campus receivers would likely experience amenity and access impacts arising from construction vehicle movement, dust, and noise. Neighbouring residential properties are located further away though would also be affected by amenity impacts during construction. There are no sensitive receivers within 500 metres of the subject site. There are a number of childcare services, parks and places of worship outside the identified 500 metre radius and one community facility to the north, however the likelihood of impact to these facilities is low.

The on-campus boarding houses (see items 33 – 36 in Figure 3) are most likely to be affected by construction noise and environmental disturbances. Additionally, residential lots to the south of the school have a greater likelihood of being affected by construction. In line with recommendations arising from the Noise Impact Assessment, a construction management plan should be prepared to manage construction work and vehicle and plant movement times, noise levels, and amenity impacts during construction. Consideration should also be given to impacts to surrounding campus activities and access.

4.3 Key stakeholders

The above review identified the following key groups that may be affected by the proposal:

- Current students and staff
- Students currently boarding on campus
- Surrounding residents
- Local road users (predominantly surrounding residents and visitors to the school)
- Parents and other users of school facilities (e.g. pickup/drop off, non-school facility users).

5.0 IMPACT ASSESSMENT

This section details the potential social impacts that may arise from the proposal. The assessment is informed by the analysis from the previous sections in this report, other specialist technical reports prepared to accompany this proposal, and the *Draft Social Impact Assessment Guideline*.

The assessment of social impacts uses the methodology described in Chapter 2.0. Each potential impact is assessed having regard for the level of consequence, the likelihood of impact, and the significance of impact.

5.1 Impact Categories

The social impacts to arise from the proposal will be influenced by the existing situation, construction works arising from the proposal, the ongoing operations of the completed proposal, and the effectiveness of any measures put in place to mitigate against any resultant negative impacts and enhance positive impacts.

Social impacts can involve changes to:

- Way of life
- Community
- Accessibility
- Culture
- Health and wellbeing
- Surroundings
- Livelihood
- Decision making systems.

For this social impact assessment, potential impacts arising from the construction and operation of the proposal have been assessed below.

Impact theme	Impact detail	Stakeholders impacted	Suggested mitigation	Post mitigation		
				Likelihood	Magnitude	Significance
Way of life	Peace or quiet enjoyment of nearby dwellings by surrounding residents may be impacted while some construction activities are being carried out (loud or dusty activities)	Surrounding residents	<ul style="list-style-type: none"> Implementation of a Construction Management Plan, which will include: <ul style="list-style-type: none"> Measures to minimise the length of time of disruptive activities and restrict the times in which they can occur Measures to mitigate the severity of construction activity (on site sound metering, water suppression or covering of dusty materials) 	Possible	Moderate	Medium
	Increased scale of structures on campus may impact upon surrounding residents sense of privacy	Surrounding residents	<ul style="list-style-type: none"> Implementation of recommendations of VIA, particularly undertaking landscaping and screen planting along the southern boundary adjacent to properties 59B, 57A and 53 Pymble Ave, in consultation with property owners. It is recommended that semi-mature evergreen tree planting of at least 700L pot size be planted at close intervals and that proposals are discussed with adjoining property owners. 	Possible	Minor	Medium
	The routine utilisation of some nearby parks may vary due to the reduced amenity.	School community, local residents	<ul style="list-style-type: none"> Ensure that access and construction management plan sufficiently considers amenity impacts on nearby parks. 	Low	Minimal	Low
	Improved amenity from new facilities, including the Early Learning Centre, Dance Academy and OSHC holiday care program.	School community, broader local community	<ul style="list-style-type: none"> None required 	Almost certain	Minor positive	Medium positive
Community	Potential positive impacts to community cohesion through increased access to employment and economic activity.	Broader local community	<ul style="list-style-type: none"> None required 	Possible	Minimal positive	Low positive
	Improved community cohesion through additional facilities located within the proposal, with the Early Learning Centre, Dance Academy and OSHC holiday care	Broader local community	<ul style="list-style-type: none"> Existing school policies should be updated to incorporate appropriate management procedures for proposed community access arrangements to the new facilities. 	Possible	Minimal positive	Low positive

Impact theme	Impact detail	Stakeholders impacted	Suggested mitigation	Post mitigation		
				Likelihood	Magnitude	Significance
	program to be made available to the community.					
Accessibility	Improved access to facilities to be offered within the proposal when completed, including the Early Learning Centre, Dance Academy and OSHC holiday care program.	School community, local residents, broader local community	<ul style="list-style-type: none"> Completion of an accessible pathway from Centenary Car Park Implementation of recommendations of TIA to encourage use of Centenary Car Park and existing drop off and pickup facilities over Pymble Avenue. 	Almost certain	Moderate positive	High positive
	There may be disruption to services and access during construction (increased vehicle movements, access changes within school, and temporary parking for construction operations). A desktop analysis of the existing college road network indicates that current vehicular access to the site would likely be through the Avon Road entrance. There may be impacts to internal road usage and parking.	School community, neighbouring dwellings, local residents on Avon Road	<ul style="list-style-type: none"> Prepare construction transport management plan to mitigate impacts of vehicle movements and coordinate access during construction. Particular attention should be given to maintaining safe pedestrian connections for students, visitors, and employees on site. 	Likely	Minor	Medium
	Increased demand for services on site following commencement of operations may impact traffic and availability of parking. Though the educational facilities are intended to support the existing student structure, the Early Learning Centre would add capacity for 90 children and associated traffic.	School community, local residents on Avon Road and Pymble Avenue	<ul style="list-style-type: none"> Implementation of the recommendations of the TIA, Green Travel Plan and Operational Transport Access and Management Plan to ensure that any impacts arising from additional traffic are effectively mitigated and that additional travel to the site utilises dedicated points of arrival/drop off to minimise impacts to residential streets 	Possible	Minor	Medium
	Grey House Walk may need to be closed during construction, limiting access for the 150 students who use it daily.	School community, students accessing PLC by Pymble Avenue	<ul style="list-style-type: none"> Ensure Grey House Walk is only closed to pedestrian access if necessary Ensure sufficient alternate pedestrian access is provided if safe and practicable It is noted that the access from Centenary Car Park is considerably shorter than Grey House Walk and it is anticipated that the majority of parents dropping off and picking up their 	Likely	Minor	Medium

Impact theme	Impact detail	Stakeholders impacted	Suggested mitigation	Post mitigation		
				Likelihood	Magnitude	Significance
			children from the ELC will opt to use the Centenary Car Park with dedicated parking.			
	The new ELC may increase traffic on Avon Road and Pymble Avenue.	School community, local residents on Avon Road and Pymble Avenue	<ul style="list-style-type: none"> Consider modification to dangerous informal pickup / drop off area at Grey House to offset any increase in traffic during peak times The proposal is significantly closer to Centenary Car Park, which will be linked via an accessible pathway. The TIA anticipates that the majority of parents dropping off and picking up their children from the ELC will opt to use this access and not Pymble Avenue 	Possible	Minor	Medium
Culture	There are no known Aboriginal artefacts present and the ACHAR suggested the site has low significance and archaeological potential. However, a potential unknown artefact may be uncovered during construction.	Aboriginal stakeholders	<ul style="list-style-type: none"> Implement recommendations of AHCHAR, including unexpected finds policy. 	Unlikely	Minor	Low
	There is no known non-Aboriginal heritage significance within the site. The draft Archaeological Assessment suggested there is nil potential that significant archaeological remains are present within the site. The report also advises that it will have no adverse impacts on the setting of the nearby Heritage Conservation Area.	Council, broader community	<ul style="list-style-type: none"> Implement recommendations from Archaeological Assessment, including an Unexpected Finds Policy. 	Very unlikely	Minimal	Low
	Positive impacts to local culture through improved community access to cultural facilities, specifically the Dance Academy.	School community, broader local community	<ul style="list-style-type: none"> None required 	Likely	Minor positive	Medium positive
Health and wellbeing	Potential health and wellbeing impacts may result from construction, affecting campus students, particularly in boarding houses to the north and adjoining residential lots to the south, due to noise, air quality impacts, and access changes. Impacts would also be	School community, boarding students, local residents on Pymble Avenue	<ul style="list-style-type: none"> Implement recommendations for mitigating construction impacts in Construction Management Plan, including managing hours of construction and implementing measures to manage potential impacts to air quality arising from construction materials. 	Possible	Minor	Medium

Impact theme	Impact detail	Stakeholders impacted	Suggested mitigation	Post mitigation		
				Likelihood	Magnitude	Significance
	felt by residents of neighbouring properties who may be working from home.					
	Noise from the operations of the ELC and dance academy may impact on residents of neighbouring properties, particularly those who may be working from home.	Local residents on Pymble Avenue	<ul style="list-style-type: none"> The dance studio is to be located underground with appropriate sound mitigation measures in place, as per the acoustic assessment. 	Likely	Minimal	Low
Surroundings	The proposal of the new college STEM building on the southern boundary is noticeably higher than the currently existing structures and may potentially cause overshadowing on adjoining southern residential lots as well as disrupt views from those lots.	School community, local residents on Pymble Avenue	<ul style="list-style-type: none"> Discuss potential overshadowing with residents of any identified neighbouring dwellings Ensure shadow diagrams are prepared and exhibited with the SSDA to enable residents to consider any impact on their solar access. 	Possible	Moderate	Medium
	Improved amenity and aesthetic value for school community including students, teachers, and boarders	School community, boarding students	<ul style="list-style-type: none"> Consider including students, teachers, and boarders in any ongoing design aspects of the planning process. 	Likely	Minor	Medium
Livelihood	Positive impacts to livelihoods arising from economic activity and direct and indirect employment opportunities during construction and operation.	Broader local community	<ul style="list-style-type: none"> Utilise local labour where possible 	Possible	Minor positive	Medium positive
	Additional employment opportunities available on site during operation.	Broader local community	<ul style="list-style-type: none"> None required 	Possible	Minor positive	Medium positive
Decision-making systems	Notification of development and making submissions regarding it may not be accessibly to residents with low computer literacy or English language proficiency.	Local residents, elderly residents, residents with low English proficiency	<ul style="list-style-type: none"> Provide a variety of opportunities for engagement that are accessible (e.g. advertisement, letterboxing, phone / online interviews, fora or doorknocking as appropriate) 	Unlikely	Minor	Low
	Stakeholders may not understand that an SSDA consultation process is different to a DA and be unable to engage.	Local residents, broader local community	<ul style="list-style-type: none"> Provide information to stakeholders outlining the process for the proposed development, the relevant timeframes, and how and when they can participate in consultation. 	Possible	Minor	Medium
	Stakeholders affected by proposed works and activities (students, staff and parents;	School community, local residents,	<ul style="list-style-type: none"> A clear communications process should be established for construction activities as part 	Unlikely	Minor	Low

Impact theme	Impact detail	Stakeholders impacted	Suggested mitigation	Post mitigation		
				Likelihood	Magnitude	Significance
	surrounding residents) may feel unable to influence the project and may come forward with queries or concerns about potential impacts. The effective management of community and stakeholder engagement should be considered as part of a construction management plan.	broader local community.	of the EIS, which identifies the nature of activities requiring surrounding residents to be notified, nominates a point of contact (e.g. telephone number) for issues or complaints and establishes a resolution process (e.g. through an incident diary).			

6.0 SOCIAL IMPACT MITIGATION AND ENHANCEMENT

The following is a summary of mitigation and enhancement measures proposed for the construction and operational phases of the proposal.

During construction:

- Implementation of a Construction Management Plan, which will include:
 - Measures to minimise the length of time of disruptive activities and restrict the times in which they can occur
 - Measures to mitigate the severity of construction activity (on site sound metering, water suppression or covering of dusty materials)
- Implementation of Construction Traffic and Pedestrian Management Plan (CTPMP), which will include measures to:
 - Ensure that construction workers park in the designated temporary parking area on campus and only access the site via Grey House Walk if coming from the railway station
 - Ensure that construction vehicle movements are properly coordinated, three point turns should only be used for trucks deliveries or taking spoil away and that there are no vehicle movements after hours
 - Maintain safe pedestrian connections for students, visitors, and employees on site.
- Ensure Grey House Walk is only closed to pedestrian access if necessary and is kept open, if practicable
- Utilise local labour in construction where possible.

During operation:

- Implementation of recommendations of VIA, particularly undertaking landscaping and screen planting along the southern boundary adjacent to properties 59B, 57A and 53 Pymble Ave, in consultation with property owners. It is recommended that semi-mature evergreen tree planting of at least 700L pot size be planted at close intervals and that proposals are discussed with adjoining property owners
- Implementation of Operational Transport & Access Management Plan (OTAMP) and Green Travel Plan (TP) to minimise traffic impacts on surrounding properties and promote sustainable travel behaviours
 - Additional demand for car parking and pickup/drop off (predominantly arising from ELC) should be encouraged to use existing parking (Centenary Car Park) and pickup/drop off locations. This will include ensuring that pathways to the site from these locations are accessible and direct
- Existing school policies should be updated to incorporate appropriate management procedures for proposed community access arrangements to the new facilities.
- Ensure recommendations from Archaeological Assessment are adhered to including the preparation of an Unexpected Finds Policy.
- Ensure appropriate acoustic and vibration mitigations are included in the design of the proposal as per the recommendations of the Noise Impact Assessment, including:
 - Dance studio is to be located underground
 - Acoustic management procedures for standard and outside standard hours activities be implemented

- Operational noise mitigation mechanisms, including systems to stop music when doors are open, are to be investigated
- A clear communications process should be established for construction activities as part of the EIS, which identifies the nature of activities requiring surrounding residents to be notified, nominates a point of contact (e.g. telephone number) for issues or complaints and establishes a resolution process (e.g. through an incident diary). Stakeholders should be provided information outlining the process for the proposed development, the relevant timeframes, and how and when they can participate in consultation.

Opportunity cost (“Do nothing” scenario)

The proposal seeks to consolidate existing Dance facilities that currently operate in ageing spaces around the campus into a single, modern facility to supersede existing spaces that are ceasing to be fit for purpose. It should be noted that the proposal, which is purpose-built to cater for dance, will include noise and vibration mitigation measures built in.

- The new classrooms will supersede existing Junior School (years 5-6) buildings which were built in 1981. Due to the age, new development is required to ensure that the College facilities are relevant, providing students access to the latest technology and new collaborative learning techniques
- The Health and Wellbeing Centre will supersede an existing facility within an ageing demountable building. It will include dedicated sickbays, Doctor’s office and a wellbeing area for psychologists to provide consultation and care
- The current dance fa not built for purpose
- The current Out of Hours School Care (OHSC) Program shred with the hall for the Junior School, this means each day it needs to be set up and cleared away twice, this is not practicable moving forward. This also limits how the Junior School can use their hall
- There is currently no Early Learning Centre (ELC) within the school. The school currently has 17 staff on maternity leave and wish to support staff in transitioning back to work.

Without the proposal, the campus would not be able to provide these crucial facilities and while not preceding would produce no disruption from construction activity in the short term, there would also not be associated employment and economic benefits that accompany construction activity. The new dedicated facilities for dance, health care and OHSC would not be provided. The additional child care places would also not be provided, adding pressure to facilities nearby.

7.0 CONCLUSION

This SIA has been prepared for Pymble Ladies' College to accompany a state significant development approval for the Grey House Precinct site at 20 Avon Road, Pymble, within the Ku-ring-gai LGA. The proposed works include the construction of junior school classrooms and science, health and wellbeing facilities, a dance academy, out of school hours care (OSHC) facilities, an early learning centre (ELC), and a range of outdoor learning spaces. The proposed development would replace existing temporary (demountable) teaching spaces.

Potential benefits arising from the proposed development include:

- Improved amenity from new facilities including the Early Learning Centre, Dance Academy, and OSHC holiday care program
- Improved amenity and aesthetic value for school community including students, teachers, and boarders. This includes substantially renewed and improved existing facilities, many of which are in facilities that are fast approaching end of life or temporary in nature
- Improved child care capacity within the catchment surrounding the school from new places to be created at the ELC within the proposal
- Employment opportunities during construction
- Employment opportunities on commencement of operation of new facilities.

Potential negative impacts arising from the development include:

- Reduced access and amenity for local residents, particularly on Avon Road and Pymble Avenue, during construction
- Noise and dust impacts for local residents, particularly on Pymble Avenue, and for on-campus boarders
- Potential overshadowing effects for residents on Pymble Avenue
- Development and planning process may be confusing or inaccessible for some stakeholders.

The risk of these negative impacts can be minimised and managed through mitigation measures. The following measures are recommended to reduce the potential negative impacts and maximise the potential benefits of the proposed development:

- Ensure construction management plan sufficiently addresses issues including access, noise, and dust
- Ensure that plantings and other visual mitigations as recommended under the VIA are implemented
- Ensure traffic / access management plan considers increased demand for site access and parking upon commencement of operations
- Complete air quality and noise impact assessments
- Ensure stakeholders (including identified Aboriginal stakeholders) are provided with ample and varied opportunities for consultation to ensure equitable access to input
- Ensure that an ongoing dialogue is maintained with neighbours immediately adjacent to the site throughout the planning and construction phase regarding overshadowing and noise, access, and timing of construction.

Overall, the negative impacts of the proposal can be successfully managed with the implementation of the above mitigation measures. It is anticipated that the proposal would have an overall benefit to the social environment. Additionally, being situated within an existing school campus, the proposal represents an extension of the current land use, rather than an additional land use. Impact beyond the current social impact of the Pymble Ladies' College campus is likely to be constrained mainly to the construction period.

APPENDIX A : REVIEW QUESTIONS

Appendix C of the *Draft Social Impact Assessment Guideline 2020* sets out review questions. This appendix indicates where the required information sits within this report.

Table 7: SIA review questions and relevant report sections

	Impact area	Section
General		
1	Does the lead author of the SIA Report meet the qualification and experience requirements?	QA page (follows contents)
2	Has the lead author of the SIA Report provided a signed declaration certifying that the assessment does not contain false or misleading information?	QA page (follows contents)
3	Would a reasonable person judge the SIA Report to be impartial, rigorous, and transparent?	HillPDA has been engaged as an independent expert
Project's social locality and social baseline		
4	Does the SIA Report identify and describe all the different social groups that may be affected by the project?	Chapter 4.0
5	Does the SIA Report identify and describe all the built or natural features that have value or importance for people, and explain why people value those features?	Chapter 1.0
6	Does the SIA Report identify and describe historical, current, and expected social trends or social changes for people in the locality, including their experiences with this project and other major development projects?	Chapter 4.0
7	Does the social baseline study include appropriate justification for each element, and provide evidence that the elements reflect both relevant literature and the full diversity of views and potential experiences?	Chapter 4.0
8	Does the social baseline study demonstrate social-science research methods and explain any significant methodological or data limitations?	Chapter 4.0
Identification and description of social impacts		
9	Does the SIA Report identify and describe historical, current, and expected social trends or social changes for people in the locality, including their experiences with this project and other major development projects?	It is understood no other work is planned in this area of the campus. The surroundings are explored in section 1.3.
10	Does the SIA Report apply the precautionary principle to social impacts, and consider how they may be experienced differently by different people and groups (i.e. distributive equity)?	Yes, the precautionary principle is applied in Chapter 5.0
11	Does the SIA Report describe how the preliminary analysis influenced both the project design and EIS Engagement Strategy?	Yes, changes made as a result of community feedback are described in Chapters 3.0, 5.0 and 6.0
Community engagement		
12	Were the extent and nature of engagement activities appropriate and sufficient to canvass all relevant views, including those of vulnerable or marginalised groups?	Chapter 3.0
13	How have the views, concerns, and insights of affected and interested people influenced both the project design and each element of the SIA Report (e.g. the social baseline, predicting impacts, and mitigation/ enhancement measures)?	Chapter 3.0
Predicting and analysing social impacts		
14	Does the SIA Report identify the matters to which the precautionary principle could or should be reasonably applied?	Sections 4.2-4.3
15	Does the SIA Report impartially focus on the most material social impacts at all stages of the project life cycle, without any omissions or misrepresentations?	Yes, see Chapter 5.0
16	Does the SIA Report analyse the distribution of both positive and negative social impacts, and the equity of this distribution?	Yes, see Chapter 5.0
17	Does the SIA Report identify its assumptions, and include sensitivity analysis and alternative scenarios (including 'worst-case' and 'no project' scenarios where relevant)?	Yes, see Chapter 5.0

Impact area		Section
Evaluating significance		
18	Do the evaluations of significance of social impacts impartially represent how people in each identified social group can expect to experience the project, including any cumulative effects?	Section 5.0
19	Are the evaluations of significance disaggregated to consider the potentially different experiences for different people or groups, especially vulnerable groups?	Section 5.0
Responses, monitoring and management		
20	Does the SIA Report propose responses (i.e. mitigations and enhancements) that are tangible, deliverable by the proponent, likely to be durably effective, and directly related to the respective impact(s)?	Section 6.0
21	How can people be confident that social impacts will be monitored and reported in ways that are reliable, effective, and trustworthy?	HillPDA has been engaged as an independent expert. Evidence presented here is from impartial sources. Engagement has been undertaken by the proponent to ensure that perceived impacts are also incorporated and addressed.
22	How will the proponent adaptively manage social impacts and respond to unanticipated events, breaches, grievances, and non-compliance?	The proponent has an established dialogue with the surrounding community and it is suggested that this dialogue be expanded and continue throughout construction and into the operational phase of the proposal. Specific measures including point of contact and complaints resolution mechanisms are also proposed.

APPENDIX B : NEIGHBOURHOOD LETTER



Pymble Ladies' College

1 June 2021

Dear Neighbour

Our College has been in situ for over 105 years now and through that period the College has evolved to meet challenges of ageing assets and changes in learning environments.

The College site vision is informed by our Master Plan process. Emerging from the Master Planning process is a new building, known as Grey House Precinct, that will contain learning spaces for our Year 5 and 6 Junior School students, Dance studios, Before and After School program, Early Learning Centre and our Health and Wellbeing Facility. Attached please find a brief communication that provides a summary of the Grey House Precinct.

We would like to personally invite our direct neighbours to join us on site for an information session on **Wednesday 9 June 2021 at 6.00pm**. We will take the opportunity to introduce the key personnel at Pymble leading the building considerations, share the plans and specifications, walk through the proposed method and project timeline.

The information session will be held in our Kate Mason building which is located just inside Gate 3 off Avon Road. We will have signage to guide you to the area and please find attached a map of the College indicating location. Parking is available in our Centenary Carpark which is also indicated on the map.

To register your attendance could you please RSVP by emailing Communityengagement@pymblelc.nsw.edu.au or please call our main reception on (02) 9855 7499.

We are looking forward to catching up and sharing the details.

Regards

Allan Stewart
Chief Operating Officer

APPENDIX C : FAQ SHEET

Sent to residents 10 August 2021



FREQUENTLY ASKED QUESTIONS

1 What is the Grey House Precinct?

The Grey House Precinct (GHP) is a new project for Pymble Ladies College. It will be a multiple use building housing the following:

- Years 5 and 6 classrooms and STEM labs
- Health and Wellbeing Centre
- Dance Facility
- After Hours School Care (OHSC)
- Early Learning Centre (ELC)

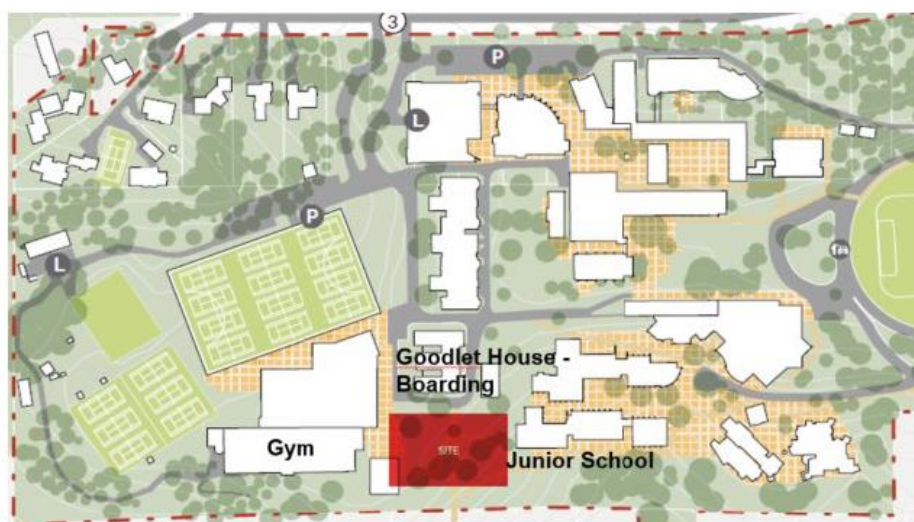
2 Why is this building necessary?

The new building caters for multiple needs and the drivers for the new building are different. Please note:

- a) Junior School classrooms for Year 5 and 6 students. The existing Junior School buildings were built in 1981 and due to the age, new development is required to ensure that the College facilities are relevant, providing our students access to the latest technology and new collaborative learning techniques.
- b) Health is currently placed within an ageing demountable building. Health will have dedicated sickbays, Doctor's office and a wellbeing area for our psychologists to provide consultation and care.
- c) Currently our Dance facility is a temporary structure. The development gives Dance a permanent home, built partly into the ground to further contain sound, centrally located within our zone of co-curricular facilities.
- d) Our Out of Hours School Care (OHSC) Program is located in the hall for the Junior School, this means each day it needs to be set up and cleared away twice, this is not practicable moving forward. This also limits how the Junior School can use their hall. We have a lot of families relying on before and after school care for students while also offering a place for students during school holidays for our working families in the area. Currently our OHSC cannot cater for the needs of our families with programs regularly booked out.
- e) The Early Learning Centre (ELC) will be a new addition to the school which will help our staff return to work earlier, currently we have 17 staff on maternity leave and we are keen to support our staff transition back to work by providing exceptional care for their children.
- f) In addition our community, who already have children at the school, have been asking us for an ELC to make for a more convenient experience as they manage their own work requirements. The decision to build an ELC was predominantly to further position the College as an employer of choice.

3 Where is the Grey House Precinct proposed to be situated?

It is proposed that the GHP will be located approximately 6 metres up the hill from the existing Junior School, next to Goodlet Boarding House and east of the existing gymnasium. The building will replace the existing health and drama demountables and the pavilion buildings that are currently in place. See the position on the map below:



4 What is the distance of the build from the boundary?

The distance of the proposed build is approximately 12.25 metres from the boundary fence for the lower level and levels above this will be setback nearly 19.5 metres away from the southern boundary.

5 How high will the building be?

It is proposed that the GHP will be approximately 80cm higher than the existing Goodlet House. The building has been designed to be 1 storey underground, substantial earthworks is included in the design to lower the height of the building. At the lower topography of the site, the building will be 5 stories high, at the higher topography, the building will be 3 stories from ground level. The Dance Academy is located on the floor that is underground, which will assist acoustics. The building floor plate is 54.6m x 23.7m, the Roof Parapet is RL 134.6, the building setback from the boundary line at Greyhouse walk is 12.25m at the lower levels and upper levels is 19.5m.

6 What overshadowing will the building provide?

Preliminary solar access modelling indicates 2 residents will have some overshadowing 3 months of the year. These residents are 59B and 57A Pymble Avenue, Pymble NSW 2073.

Note that there will be no overshadowing at all for Summer, Spring and Autumn months. Shadowing will only commence after 12.30pm and there is not impact in the morning.

We have provided 59B and 57A the solar shading diagrams which are very accurate and are provided by a model in BIM (Building Information Model) and uses live solar analysis

7 What approvals are necessary for this development and what stage is the approval process at?

This development is a State Significant Development (SSDA) meaning that it is approved by the Department of Planning, Industry and Environment (DPIE). DPIE have issued SEAR's in which the College is getting together all the relevant information to submit the SSDA for approval. It is envisaged that this will be submitted for approval in mid to late August 2021.

8 Where can I see all the relevant plans and reports pertaining to the development and lodge any comments?

You can view all the information pertaining to the project through the DPIE website <https://www.planningportal.nsw.gov.au/major-projects/projects>. This will be available to view when the College lodges to the DPIE in late August 2021.

Please note the following assessments and reports that is included in the SSDA for review

- Environmental Impact Statement (EIS)
- Section 10.7(2) and (5) Planning Certificate
- QS Report
- Survey Plan
- Record of consultation with Community/agencies
- Architectural Drawings incl shadow diagrams and signage
- Design Statement
- Social Impact Statement
- Traffic Report - GHP
- Traffic Plan - School Travel
- View Impact Analysis
- Arborist Report
- Heritage Report
- ACHAR Report
- Acoustic Report
- BCA Report
- Landscape Plans and site wide landscape strategy
- Hazardous Materials Survey
- Accessibility Report
- ESD Report including NARCLIM projected impacts of climate change
- Waste Management Plan
- Construction Management Plan
- Fire Statement
- Operational Plan of Management and Schedule of Users
- Geotechnical Report
- Visual Impact Assessment
- Phase 1 Site Investigation
- Civil Plans and Report including stormwater management, earthworks, erosion and sediment control

- Ecological Report and BDAR Waiver Request
- Structural Report
- Services Assessment & Infrastructure Delivery and staging plan
- Wind Impact Assessment
- Archaeology Report
- Owners Consent

9 How long will the build take?

The build will last approximately 18 months. Pending the completion of the SSDA process construction is forecasted to start April-May 2022 and construction completion approximately November 2023. We plan at this stage for early works would start at the Christmas period 2021-2022 for services diversion taking advantage of the school break.

10 Will Pymble Avenue residents continue to have direct gate access to the School through Grey House Walk?

We are open minded about this option. There will be residents that wish for this to be open and others that do not. We will work with the selected builder to develop plans that meet the needs of the staff working on the building along with the needs of our students.

11 What increase in traffic do you expect with the completion of the new precinct?

It is proposed that the ELC opening hours are 7.00am to 6.30pm and will have its own dedicated car spaces within the existing Centenary Carpark. Families will be entering via Gate 3 off Avon Road and it is expected that drop off and pickup for the ELC will be out of the school peak College drop off and pick up times. We anticipate our staff will utilise many of the places available at the ELC and existing student siblings which is part of our existing traffic we are forecasting extra traffic to the College will be directly as a result of the ELC which we currently estimate to be an additional 40-50 cars a day, to be confirmed via the traffic report when complete.

12 It is thought that the College generates a lot of traffic and it appears that most families are driving the students to school, why can't they use public transport?

The College monitors both the foot and car traffic to and from the site during the 38 weeks of the year we operate normal site activities. Recent assessment indicated that 63% of our students use the train as the preferred method to the College and a further 6% of students are on one of the 5 bus services we provide. During the morning 25% of students are being dropped to school of which 18% are within the peak periods of 7.50am to 8.20am. Our College starts lessons at 8.15am for the junior and secondary students and 8.30am for the prep students. We have all students then in class by 8.30am. In the afternoon 29% of our students are collected from the College of which 13% are picked up during the peak period of 2.50pm to 3.40pm.

The traffic is distributed as we hold a number of co-curricular activities before and after school which are very popular.
As we provide learning for students from Kindergarten to Year 12 the prime number of students being driven to the College during our peak periods are our younger year groups.

13 If you are building a new year 5 and 6 at the end of Grey House Walk won't most parents drop their children off at the Grey House Walk because it is closer for them? This will then result in more traffic on Pymble Avenue.

The new 5 and 6 classrooms are only 6 metres away from the existing 5 and 6 classrooms, as such we expect parents to drop off at the front of the school as usual which is entering Gate 1 for our Junior School families.
We know we have about 155 of our 2160 students using the Grey House Walk entrance currently.

14 Why can't this building be located elsewhere on the site?

Our Chapel is the heart of the College and we have built around the Chapel to enable our girls to effectively traverse the site to get to all of their learning and activities.

As a result, this location is necessary as it adjoins the Junior School, it provides access by all students to Healthcare, Healthcare is then located close to sporting precinct and boarding, ELC being close to the Gate 3 carpark and after school services including learn to swim, OSHC being close to Junior School and after school activities.

Our site design progresses our girls from Prep and Junior School around the Chapel as they grow into secondary and finishing at Senior School.

Currently Healthcare, Dance and Junior School are located on this site in existing buildings that are no longer fit for purpose.

It is important for the Health Care Centre to be close to the boarding houses and to our sporting facilities.

While *Pymble* is a large campus, there are many parts of our campus that are not able to be built on because of various restrictions or because that particular area of our campus has been set aside for a certain type of use (such as the ovals at the entrance to the campus).

Pymble Ladies' College

FREQUENTLY ASKED QUESTIONS

Specific Questions from Community

The neighbours provided the following questions in relation to the GHP that were raised in the meeting on the 21 July 2021, as the formal list of questions sent via email and specifically raised questions over the last 2 weeks.

15 Overview of the SSD proposal

15.1 According to the SEARS report, Grey House Precinct (GHP) is only the first stage of the SSD. Please provide more information about the overall expansion plan under the SSD including:

The second stage of the master plan will involve the demolition of the IH building and further aged assets including RV, JV and DK buildings all of which were built in the 60's and no longer fits modern learning spaces. Once the aged assets are demolished we will be constructing new secondary centre building that will accommodate the spaces vacated from the demolished while creating modern open learning spaces with break out areas, catering and a home for our technology focused subjects. No planning has started as yet for this stage. Various other refurbishments will take place in the existing hall, existing classrooms and library. No other construction works will start until the completion of the GHP.

15.2 (OSHC) facility and Dance Studio once GHP is put into use?

We will use the space to move Year 3 and 4 into open learning areas, create STEM rooms that are targeted to Year 3 and 4 and finally centralise Prep and Junior School administration and leadership teams into the one building. Once Out-of-School- Hours Care has been moved we will have space for Science and Art to be located in the Junior School. We will also use these facilities to form part of our decanting strategy as we look to build the Secondary Precinct where the IH building is currently located.

15.3 What is the purpose of having the rooftop area in GHP?

The top floor of GHP is the Health Care Centre – it combines the medical and well-being teams into the one area. We have created an internal garden area that is open, to ensure privacy and safety.

The rooftop area on the plan that faces the Boarding houses is for solar panels and a green roof with no access to anyone except maintenance

- 15.4 Currently there are 12 classrooms for Y5-6. In P4 & 6 of the preliminary architect drawings there are 16 classrooms. Please advise the use of the additional 4 classrooms. In this context, please also provide the existing and planned student and staff number & capacity for each facility in GHP**

The projected student numbers for the whole site are not projected to grow but historically we have found that each year co-hort can have different numbers and the College has to be prepared. Currently across NSW there is significant growth in the K to 6 space and the College is experiencing that demand while in our secondary we have seen a reduction in some of our cohorts.

Our Junior School learning rooms are open plan so we will have created flexible space for additional project learning, wet spaces for experiments, reading recovery spaces, and 2 rooms dedicated to STEM.

The College will be compiling the details for the full College numbers as part of the SSDA to enable community review

- 15.5 What is the will the view be of the building from Pymble Avenue?**

Please note the image below as an indication of the building view from Pymble Avenue



- 15.6 Post-construction, will Grey House Walk be open in the evenings for social / community events?**

Following our Co-Curricular activities Grey House Walk is shut at 6.00pm. We have at times accommodated local families for events such as theatre events and other performances. All of the major events we promote Gate 1 and Gate 3 parking.

GHP might have student evenings where parents can come and see works, they normally start at 5.00pm and finish at 7.00pm.

15.7 What role will 47 Pymble Avenue, and any other surrounding properties over which PLC has effective control, play in GHP project and the bigger expansion project?

There are no plans for expansion of 47 Pymble Avenue. The College purchased as a residence potentially for key roles within the College. The College has invested in renovating the property and ensuring regular garden and maintenance work is undertaken.

Location and size of GHP. The fundamental question is why the location has been chosen for the development of GHP. It is the least accessible part of the campus, served only by a narrow pedestrian walkway. Thus, we have the following questions/issues:

15.8 What are all the other possible sites available for this project and why does GHP have to be on this location? Please specify the considerations taken for choosing this location and not choosing other locations on campus.

While the College sits on 52 acres the site is divided to enable the students to move around each day, focusing learning and outdoor activities within each of the 5 school zones on the site. Our Chapel is central to the middle section of the school that is the built learning environment and spreads north to our open green spaces and south to our co-curricular spaces.

The College site has a number of environmental overlays that does not enable just any part of the site to be developed on, for example our whole northwestern site is considered a high forest riparian zone and that corridor extends from the front gate down to the back fence that borders the golf course.

A number of factors were considered when siting the Grey House Precinct:

- The building is 6 meters within our existing Junior School learning spaces ensuring that the portion of GHP space assigned to the years 5 and 6 learning is connected to the Junior School
- We currently operate Dance and Health care on the site, both have been included in the new GHP building
- The situation of the OSHC to the co-curricular precinct enables the students to access existing sports facilities, to benefit from colocation of these uses and shared of car parking facilities for pick up
- The creation of a green corridor through the retention of existing trees and removal of the temporary pavilion and demountables and, enhancing the landscape buffer along the eastern boundary of the college grounds.
- The alignment of the upper part of the new building with the eastern boundary of the existing gymnasium, ensuring a consistent setback from the eastern boundary.
- The situation of the building so that it has a 'front entrance' to Boarding House Lawn and the core of the college grounds.

This is considerably shorter than the 210 meters walking distance from Pymble Avenue to the ELC via Grey House walk.

The College doesn't see the use of the Grey House Walk as viable being that Pymble Ave is quite steep, families would have to park on the street, there is no footpath to the gate, the path is not even and there is no cover on wet weather days.

15.10 Per the Parent Handbook 2021 (Page 44), “only girls who walk home may use Grey House Walk and they need to apply for a pass to get access. Girls should not be waiting in Pymble Avenue to be collected by car”. Does the same rule apply to students going into the school? what are the effective controls on this, and on related parking issues, pre and post GHP construction?

The College has always promoted Gate 1 and Gate 3 for traffic entry and sufferance path for our pedestrian access. We know that we have about 155 students on average coming into the Grey House Walk gate, many are local families from the West Pymble area.

Further to the feedback we will be communicating with families on the behaviour in Pymble Avenue when the students are allowed to return to the College from COVID lock down.

15.11 Is it expected that firefighters/ambulance and their equipment will access GHP via Grey House Walk?

All fire emergency services enter via Gate 3, greeted by security, and escorted to the area of concern to investigate and disarm the alarm. There are no fire hydrants located on the neighbours side of the building and should there be an emergency, fire services can get closer to the building via the road in front of boarding houses and are able to use the fire hydrants located on the northern side of the building

The majority of ambulance services also enter via Gate 3, greeted by security and escorted to the Health care centre. In the GHP we will have a lift suitable to fit a stretcher at the front entrance of the building. We have had on occasions the need for the ambulance to enter via Gate 1 to support students who might be injured on the oval areas or Preparatory School and it is a case that it is safer not to move the student to health care.

Emergency services using GHP on foot is not practical, further we have the Grey House Gate closed during the day and in the evening, so access is limited.

15.2 What type of trees are you planting at the boundary?

The College has engaged Oculus landscaping architects to complete the design, noting that we are respecting the blue gum forest corridor that GHP is set in, while also taking into consideration privacy and shading within the area.

The College is happy to liaise with neighbours on the design should you want anything specific

16 Impacts on Pymble Ave traffic with more students using the Grey House Walk

Our Community suggested that currently Pymble Avenue is very badly congested not only at school drop-off times with a great deal of illegal stopping and parking, but also during school hours caused by a large number of P platers parking on this street. It appears only a matter of time before a serious accident occurs. No doubt GHP will add more pressure to the existing traffic situation.

16.1 What's the school car park policy in respect of Y11-12 students driving to school? PLC Parking and Traffic management Flyer for Term 1 2021 prohibits students to park on college grounds and suggests them to park on Avon Road near Gate 3, whereas in the last EIS submitted in 2012, Page 23 states " The proposed access and on-site parking provisions for the new development proposed will satisfy the Council's controls and provide more than adequate levels of on-site parking, to the extent that no kerb side parking by either staff, students or visitors will be required."

The College has put in place a rule that our student learning or provisional drivers are not allowed to drive onto school grounds. The rule is in place for the safety of all students who access the site. We have encouraged our students to park in permitted areas around the College, predominately on the College side of Avon Road.

We are aware we have some students in year 11 or those who might have early co-curricular activities parking in permitted spaces within Pymble Avenue.

We are aware some staff will also park in Pymble Avenue in permitted spaces.

The College has 548 spaces available on site and staff are encouraged to use them. This includes 38 spaces dedicated to learn to swim/ELC, 8 disable parking spaces, 8 spaces for trade contractors and 494 general parking spaces.

16.2 What are the total number of students driving to school and parking on campus vs on street? Should be available as a percentage in our survey?

We will have 100% of student drivers parking on the street. The number of students driving changes throughout the year. Based on student driving age and process we start the year with 40 to 50 students and by Term 3 it jumps to 90 to 110 students. In term 4 Year 12 are only on site for HSC exams and it drops down again.

16.3 Can current street capacity handle the increased traffic and parking due to i) the location of GHP being VERY close to Pymble Ave, and ii) increased building capacity? The GHP is not expected to have any adverse impact to the current conditions along Pymble Avenue:

The GHP will be catering for the existing students and staff members. The SSDA is not seeking to increase current Kindergarten-Year 12 capacity (other than the new ELC which will have a capacity of 90 children). Traffic and parking in schools are linked to enrolment student and staff numbers rather than building capacity.

ELC will operate between 7:00am and 6:30pm, with most pick-up and drop-off hours through Gate 3 anticipated to occur between 7:00-7:30am and 4:30-6:30pm to allow for working parents. As such, most of the ELC drop-off and pick-up will be outside of general College drop-off and pick-up hours.

The number of children enrolled at the ELC who would contribute to additional traffic is expected to be less than 90 children, due to the following reasons:

- The primary intention of the ELC is to provide an on-campus early learning/ childcare centre for the staff members and allow the College to retain valuable staff members who would otherwise find it difficult to return to work after maternal/parental leave. Staff survey results indicated that approximately 32 staff would enrol their children in an on-campus ELC, whilst 42 staff members would be interested in the future enrolling their children in an on-campus ELC.
- Many children who enrol in ELCs which are associated with the College with siblings attending the school. A survey result undertaken by the College in July 2021, found that approximately 18% of the parents who responded had two or more children attending the College.
- Additional traffic generated by the ELC is estimated to be 34 trips in the AM peak and 29 trips in the PM peak, which is not expected to have a major impact on the surrounding road network considering that most pickup and drop off times are out of peak school hours.

**16.4 What plans can the school offer to decrease the current load or develop a system to improve safety along Pymble Ave?
Will PLC commit, as part of a broader communication protocol, to working with the local community to resolve traffic-related issues outside its own boundaries?**

Yes, the College will work with the community on the current issues. We will send communications to align families and raise awareness of the safety risks.

It is important to note that the College can only guide and advise parents what to do, we are not able to control the driving of our parents. The College has worked with local authorities including Rangers and Police to inform them of our concerns.

We have been informed by the Council that due to the low numbers of students that use Grey House Walk, we are not able to have an RTA issued crossing guard for the space.

17 Noises caused by GHP being too close to the neighbours

17.1 The existing noises caused by the dance studio and the associated complaints by the neighbours have been poorly managed by PLC. It is expected that the facilities in GHP, including ELC, dance studios, outdoor learning areas and rooftops will be the source of increased noise levels.

The GHP project will be built 12.3m away from the boundary for the lower level and the higher levels will be nearly 20m away from the boundary ensuring that the setback to the neighbours is generous.

It is important to note that the temporary structure that houses dance currently has no acoustic properties and is only meant to be temporary until this new development is built. To address complaints the College has re-scheduled the program, moved dance classes to other locations on the site, restricted times, set out an acoustic plan, invested in acoustic measuring devices that security uses to test daily, led sessions with the teachers to train them on sound levels and bass and as advised the dancers, at times, to use headphones. The College then demonstrated the approach with the Council who was supportive of the actions taken.

The new dance studios will be mostly underground and will have appropriate acoustic treatment and management plans will be in place regarding the 2 studios that face the neighbours to ensure that the doors are not open if music is playing. Note that there are no open roof tops that will create such noise and the Acoustic Engineer has recommended treatments to outdoor learning areas to ensure that noise is contained.

17.2 Could PLC please advise the time / days these facilities will be operating? This will be part of the SSDA documentation that you will find under schedule of users. Each department is different.

Please note the following indicative scheduled Monday to Friday:

- Junior School Classes – 8.20am to 3.15pm – 38 weeks
- Health Care – 7.30am to 6.00pm – 38 weeks
- Out of Hours Care – 7.00am to 8.00am – 3.00pm to 6.30pm 38 weeks – Holiday program in school holiday 7.00am to 6.00pm 12 weeks
- ELC – 7.00am to 6.30pm – 38 weeks
- Dance – 3.00pm to 6.00pm – 38 weeks in term 4 for competition 9.00am to 12.00pm

Do you have the licence for the ELC yet?

No we do not have the license as the centre is not built

What happens if you don't get the licence, what will the ELC space become?

It would be highly unlikely that we would not get a licence, we are ensuring we design and construct the centre to the correct standards and we are using specialists in ELC to advise. We have specialist staff employed with experience in developing and running ELC.

17.3 What protocol will PLC have to keep the noises caused by both indoor and outdoor facilities under the legal limit and what undertakings does PLC have to resolve issues raised by neighbours.

If there are complaints regarding noise, investigations will be undertaken by the College to understand the problem and then once the problem is understood, relevant processes can be put in place to, as best as possible, mitigate the problems. The College is looking to improve the noise situation by ensuring that the building is built with high quality acoustic treatment and designed according to the acoustic report.

17.4 37-77B Pymble Ave are in conservation area. What is the visual connection between the Precinct and listed heritage items on this street, viewing from Pymble Ave. ie, how will the new building be integrated into the established character of this heritage conservation area?

A Heritage Impact Statement has been prepared by our consultant and will be available with the SSDA documentation when submitted to the Department. Essentially, the report advises that the site will have no adverse impacts on the setting of the Heritage Conservation Area nor heritage items in the vicinity. Views to and from individual properties located within the Conservation Area in the vicinity, and views to and from heritage items in the vicinity, will also be retained.

18 Impacts on Pymble Ave during construction. Planning to have construction workers access the site through GHW is totally unacceptable

18.1 Is it expected construction trucks and equipment will be using Pymble Ave?

No, it is not expected that the construction trucks will use Pymble Ave. The College will devise a route with the builder for all pickups and deliveries that will be through Avon Rd as this is where the trucks will enter the site.

18.2 What undertakings will PLC have to restrict construction workers parking on Pymble Ave?

The College can include a no parking clause within the contract. We will be able to identify Pymble Ave and other surrounding streets within the contract.

18.3 How can PLC guarantee noise, dust and vibration levels do not exceed the legal limit during construction?

The College can ensure that the builder has an acoustic reader on the site to ensure that they do not exceed legal noise levels. Dust can be suppressed with water and if required may erect shade cloth at the fence line to help with further suppression.

18.4 Why can construction workers access the GHW at the expense of the girls who live within walking distance of GHW? What is the justification for this decision?

As discussed in our first community meeting, the site is directly at the end of the walk, it may be dangerous that the girls access this area, being so close to the walk. The initial decision is that it should be open to the workers who come from the train station and give them direct access without having to go through the school. This decision remains under consultation, we will advise our community of our decision once we have made one.

19 Communication

19.1 Will PLC commit to improving communications with the local community to ensure that significant and relevant concerns are taken into account in finalising plans for the proposed development?

In this context, we note DPIE recent Social Impact Assessment protocol for major projects, aiming to give “stakeholder and the community confidence that their concerns and perspectives are being considered early in the assessment”. Yes, the College is concerned about the local community, and we are engaging with our community as per the following:

- Answering emails from the community
- Ensuring details of our project on our internet page
- Letter box drops with FAQ's
- Holding multiple meetings with neighbours and the community. Please note that this is all additional to the statutory notification DPIE will undertake following lodgement of the SSD

19.2 When you sent out letter box notifications for the last consultation how many people were notified?

We created an invitation to the information session, including the FAQ's from the first meeting and a summary of the building information and did a letter box drop to 95 neighbours including Avon Road, Pymble Avenue. We also included all neighbours who had signed the petition so included residents in Golfers parade.

20 Accuracy of the preliminary Architect Drawings

20.1 Please advise in Page 1 of preliminary Architect Drawings provided to the State Planning Portal, the meaning of the red dash lines.

The red dashed line is the boundary line.

Please advise in Page 1 of preliminary Architect Drawings the meaning of the pink and green boxes, and the distances between each box and the school fence

The green box is indicative outdoor area calculation for OSHC and doesn't really mean anything for the plans. These drawings have now been progressed and the new drawings will be part of the SSDA submission, similar to the ones we have shown you in the second community meeting held 21 July 2021, just more advanced.

APPENDIX D : CONSULTATION MINUTES

A.1 Meeting #1: 9 June 2021



MEETING MINUTES GREY HOUSE PRECINCT

NEIGHBOUR CONSULTATION

Date: Thursday 9 June 2021
Time: 6.00pm – 7.30pm
Location: DMC, Pymble Ladies' College

Attendees	Position / Role
Pymble Ladies' College	
Kate Hadwen	Principal
Allan Stewart	Chief Operating Officer
Kate Bimson	Project Director – Master Planning
Neighbours Registered	
	35 Pymble Avenue, Pymble NSW 2073
	35 Avon Road, Pymble NSW 2073
	63 Avon Road, Pymble NSW 2073
	53 Pymble Avenue, Pymble NSW 2073
	57A Pymble Avenue, Pymble NSW 2073
	61 Pymble Avenue, Pymble NSW 2073
	75 Pymble Avenue, Pymble NSW 2073
	Pymble Ave, Pymble NSW 2073(no number provided)
	59B Pymble Avenue, Pymble NSW 2073

Presentation

Kate Hadwen welcomed the community to the meeting and provided overview of the Master Plan, outlined Early Learning Centre (ELC) plans and the rest of the Grey House Precinct plans.

Allan Stewart provided an overview of the School

- Site principals
- Need for new facilities due to aging buildings and demountables
- Healthcare and the dance Pavilion that causes many acoustic problems with the neighbours
- Junior School now 40 years old
- Demand for a bigger before and after school care with busy parents

Kate Bimson outlined:



Pymble Ladies' College

- Design – site location
- Overview of proposed building
- Traffic during construction
- Grey House walk and the fact that this may have to close during construction duration due to safety concerns

Questions to the Panel

Q Will Grey House Walk be closed for the duration of the build?

A Grey House Walk may need to close to ensure the safety of our students during the building process

Q How long will the build take?

A The build will last approximately 18 months. Construction start April 2022 and construction completion November 2023. Early works package will be at the Christmas period 2021 -2022 for services diversion.

Q Will Pymble Avenue residents continue to have direct gate access to the School through Grey House Walk?

A There is a large possibility that the Grey House Walk will need to be shut down during the construction period – the School owns 47 Pymble Avenue, discussion around the possibility of accessing this property to assist with pedestrian access.

Q Can you encourage parents to take public transport, there are many issues with parents dropping and picking up students at Grey House Walk?

A Statistics provided on traffic – slide pack attached. Information prepared by two independent consultants, discussed the start and finish times of co-curricular students and staff that contribute to the distribution of traffic

Q What are the Statistics on car line?

A Information was shared on slide pack attached

Q How many students access Grey House Walk each day?

A Approximately 150 students access Grey House Walk

- The College advised that we are sensitive to parking issues.
- Confirmed we have worked with local Council to try and find solutions – especially after the new development on Everton Street
- Confirmed traffic survey to go out again to parents in the coming weeks
- Confirmed we have worked with families to use *Kiss and Drop* at Pymble station – as Council have made available more spots as drop off points

Q How many students drive themselves to School?

A: There is an increase as we progress through the years, currently 70-80 drive to School but this fluctuates through the year The College explained we will continue to have more traffic with further development on Livingston Ave of medium density housing that has been completed recently and with more already approved.

Q What increase in traffic do you expect with the completion new Precinct?

A As the building will not increase enrolments at the school, the only extra traffic we expect will be with regards to the ELC which we currently estimate to be an additional 40-50 cars a day. The ELC will have its own dedicated carspaces within the existing centenary carpark.



- Q If you are building a new year 5 and 6 at the end of Grey House Walk wont most parents drop their children off at the Grey House Walk because it is closer for them? This will then result in more traffic in our street.**
- A** The new 5&6 classrooms are only a couple of metres away from the existing 5&6 classrooms so we expect the parents to drop off at the front of the school as usual.
- Q What numbers are you proposing for the Early Learning Centre?**
- A** 90 students for enrolments but as some attendees will be either children of existing staff members or related to existing siblings we expect about 40 – 50 cars will be added to the community. These numbers are currently being checked by our traffic engineer.
- Q Are you aware many parents stop at the crossing and drop students off at Grey House? this is very dangerous area.**
- A** We would certainly welcome any suggestions to manage the traffic in the area, the College has made a sensible approach not to grow the College - the Early Learning Centre will be available for staff and a feeder to our Kindergarden and also provide spaces for the wider community.
- Q If two thirds of the students come by train – why do we have such chaos with traffic?**
- A** That equates to 500 cars, we only have two entry and exit points for cars, this can sometimes cause a bottle neck but this is only for limited times during the morning and afternoon.
- Q What are the times of the proposed ELC**
- A** Drop off and pick up is likely to be out of the school hours peak times i.e drop off early about 7am pick up after 4pm to suit working parents.
- Q Are you proposing a 10% increase to the traffic**
- A** We believe 50 -40 cars extra for the ELC only. These numbers are to be confirmed by traffic consultant
- Q Who owns the area at the back of Avondale Golf course, could this be utilised?**
- A** We have previously explored this area, the easement is an environmentally sensitive riparian zone and not permitted for development,
- Q Would the College consider purchasing other properties in the adjoining streets to solve the problem of access points?**
- A** No available properties, expensive and no plans to buy property on Avon Road
- Q What is the plan to manage construction traffic during the build?**
- A** We will work hard to ensure we do not impact traffic and the safety of our girls.
Schedule times after 8:45am and after 4.00pm to reduce traffic around the College.
Noting we are only operational 38 weeks of the year.
The build will commence with trailers to remove soil from the site. Concrete will then be poured from trucks, we will consult with the builder to ensure that the traffic is kept to a minimum and dust is suppressed.
- Q Is there a chance the service road can be sealed so the dust does not impact the residents?**
- A** We can check what can be done to reduce dust, our cost plan does not include a full bitumen road
- Q Is the yellow area the footprint of the proposed build or the construction site?**
- A** The area is the construction site, not the proposed build as the builder will need extra room for materials handling and site shed accommodation.
- Q What is the elevation/height of the proposed build?**



- A The proposed build is approximately slightly higher than the existing Goodlet House but generally in keeping with the other buildings.
- Q What is the distance of the build from the boundary?**
- A The distance of the proposed build is 12.3 metres from the boundary fence
- Q Has any work been completed on shadowing?**
- A Yes, an analysis has been undertaken, which shows compliance with the Council DRP. These details can be shared with the neighbours if required.
- Q Is the shadowing of the proposed building the same as the gym?**
- A Yes, shade will be later in the day and similar to the gym
- Q Will the building be higher than 57A?**
- A Yes, the building will be higher than the neighbours
- Q What is the College planning to do regarding landscaping?**
- A Our plans include the use of mature planting. Our landscape architect has just been engaged so we haven't resolved this as yet.
- Q Why is the top or highest point of the build close to neighbours and not the Boarding area of the school?**
- A The area is the same on both sides. The blank area that is shown on the school side at level 4 is for solar panels.
- Q Will solar panels be placed on the roof?**
- A Yes, to be able to reach our 5 star Green Star target.
- Q Are you aware the gym does block the sun? therefore, this proposed build will overshadow, if you remove a level that may help?**
- A We will share the sun shade analysis with our neighbours when the report is formalised
- Q Why is the proposed build so close to the boundary, we already have an issue with dance noise?**
- A Part of our plan is to ensure dance is now underground, this will eliminate noise. Our build is 12.3metres from the boundary.
- Q Are you aware lots of us are now working from home? Please confirm the construction time?**
- A Construction timeline is start May 2022 and completion November 2023
- Q Where will the children/students in before and after school care be located, will they be outside?**
- A Our Before and after school care program is not confined to this area, they utilise many areas of the school, for example they are taken to our Agricultural Plot, swings located in the middle of the school and adventure walks around the grounds. They will return for afternoon tea and the program is completed by 6.00pm.
- Q Will there be a designated play area in this build?**
- A This has not been finalised at the moment.
- Q When the school submits the DA, will we be able to make comments regarding shade etc**
- A Yes, the plans and all supporting information will be available to review on the DPIE website once the SSDA is submitted. You can make as many comments to the Department as you need.



Pymble Ladies' College

Kate Hadwen thanked everyone for their time and interest in the proposed build and communicated further information will be provided to the community.

Meeting closed at 7.06pm

A.2 Meeting #2 – held 21 July 2021



Pymble Ladies' College

MEETING MINUTES GREY HOUSE PRECINCT (GHP)

NEIGHBOUR CONSULTATION NO 2

Date: Wednesday 21 July 2021
Time: 7.00pm – 8.00pm
Location: TEAMS Meeting

Attendees	Position/Role
Pymble Ladies' College	
Kate Hadwen	Principal
Allan Stewart	Chief Operating Officer
Kate Bimson	Project Director – Master Planning
Consultants	
Ali Bounds	BVN
Sunny Hong	Stantec
Rachel Streeter	Willowtree Planning
Neighbour Attendees	
	56 Pymble Avenue, PYMBLE NSW 2073
	53 Pymble Avenue, PYMBLE NSW 2073
	75 Pymble Avenue, PYMBLE NSW 2073
	71 Pymble Avenue, PYMBLE NSW 2073
	Pymble Avenue, number not supplied
	57A Pymble Avenue, PYMBLE NSW 2073
	59B Pymble Avenue, PYMBLE NSW 2073
	58 Pymble Avenue, PYMBLE NSW 2073
	58A Pymble Avenue, PYMBLE NSW 2073
	55 Avon Road, PYMBLE NSW 2073
	61 Pymble Avenue, PYMBLE NSW 2073
	60 Pymble Avenue, PYMBLE NSW 2073

Presentation

Allan Stewart welcomed the community to the meeting, introduced key members of the *Pymble* team and consultants joining the meeting.

Allan Stewart provided an outline of the meeting; this was interrupted by Scott Hawker who pressed the point the meeting had been called by the residents to ask the school to provide answers to questions previously submitted. Allan advised he will continue with the presentation to allow those neighbours who had not been part of the previous meeting - as the recent mail drop had been distributed to almost 100 residents and will continue to answer questions as we progress through the slides.

Allan Stewart introduced Kate Hadwen - Kate reiterated that we would do our best to answer any questions we can at this time and introduced Ali Bounds, Sunny Hong and Rachel Streeter who would capture any questions you may have and provide answers.



Questions and commentary

Allan Stewart discussed Pymble properties in relation to the build and advised that there are no plans to utilise the existing College properties as part of the Master Plan

Q Will this always be the case?

A We are unable to answer if this will be the case always but for now, we do not have any immediate plans.

GHP Design

Ali Bounds from BVN outlined the design of the Grey House Precinct and why its position within the College is important and she also outlined the process regarding the SSDA and advised that there is a list of things the College needs to address and part of this is engagement and assessment. We are in the early phase of the design and we have not submitted the SSDA for planning approval as yet.

Q Where is the roof top garden on the plan?

Q Will it be accessible?

Q Is the rooftop accessible to staff or parents or used for any other purpose?

A There will be a green roof that faces the school and with no access to staff or students, only maintenance for solar panel access. 2 courtyards are within the rooftop level but do not face the external perimeter of the building. There is a small terrace that is accessible by staff only and is a part of their staff room. This terrace faces the school.

Q Access is closer to the GHP, the entry from Gate 3 or parking in Pymble Ave and accessing through the Grey House Walk?

Q How will parents deliver their children up to the ELC facility?

A The College will provide dedicated parking for the ELC so the ELC can be easily accessed on grade straight to the ELC which is important to our design as most parents will have prams. The College doesn't see the use of the Grey House Walk as viable being that Pymble Ave is quite steep.

Q How will the school confirm parents will use Centenary Carpark and not Grey House Walk? Will Pymble commit to a travel plan and the use of Grey House Walk with the community, so we don't have additional pressure in that area.

A Yes, we will commit to ensure all ELC users use the dedicated parking available to them, we have sent out a traffic survey to our families and will work with the community as required.

Q Centenary Carpark to the ELC Centre – is this the best solution, parents will still need to access stairs?

A Centenary Carpark is safe, convenient and undercover and has a walkway leading to the ELC and a lift in the carpark. the College will encourage our families to use this facility.

Q The current behaviour of parents does not inform us they will behave well in the future. We understand presently Junior School parents are encouraged to use Grey House Walk, they must be asked to park in other areas, current incentives do not work, the residual risk at Pymble Avenue is very high. Can we please ask that you undertake an assessment of the risk and behaviour?

A The College will work with the Pymble community to raise awareness of the risks that are being observed and further we will continue to monitor. The College has set out traffic management guidelines and has not promoted the use of Grey House walk. The College has worked with local authorities including the Rangers and Police to assist in monitoring the area. We will work with our families and student drivers to ensure they are stopping and parking in appropriate locations.



Pymble Ladies' College

- Q Viewing the drawings – do you have perspective from Pymble Avenue?**
- Q Noting you have some perspectives and scale drawings, what part of development will be visible from Pymble Ave?**
- A** The College is working on view perspectives at the moment and will provide a view of the building from Pymble Avenue as part of the SSDA submission.
- Q When was the letter box drop delivered?**
- A** The mail drop was delivered last Thursday 15th July and FAQ's included were derived from the previous meeting with the community held on site Wednesday 9th June 2021

Construction Traffic

Kate Bimson discussed construction site traffic, highlighted the current plan is only preliminary and may change once the builder is on site. Kate advised the plan is to access the back service road adjacent to Pymble Avenue to reduce traffic on the surrounding streets and keep the girls safe so trucks are not moving through the College site.

- Q What is the plan to reduce traffic on Avon Road, if we have more people coming to site, there will therefore be more traffic accessing Avon Road?**
- A** Noted - early learning centre is a change to the site currently as one does not exist. The traffic report when complete will deal with this and will form the SSDA.
We propose to offer existing staff the opportunity to take up positions in the ELC, those cars already enter our site each day leaving a balance of only 40-50 positions available at the centre for the community. This number is to be confirmed pending finalisation of the traffic report and staff survey.
- Q Are the "out of hours school care program" and "early learning centre" revenue generating initiatives?**
- A** The College does charge our families for the out of hours school care program that covers the staffing, resources and catering costs for the program
The ELC access for staff will be discounted as part of the return to work support for staff with ELC aged children. Other users of the program will be full fee paying that is designed to cover the costs of the staffing, resources, operating expenses for the facilities and catering costs for the program.
- Q How can we be assured the builders will not leave their trucks on Pymble Avenue?**
- Q We would like assurance in the contract that they do not come down Pymble Avenue?**
- A** The College can put traffic management in the builders contract that they need to abide by. Part of this will be a delivery route that the builder's suppliers would need to take. This would be via Pacific Hwy and Avon Road.
- Q To minimize traffic congestions, can PLC hire more traffic controllers and improve the walkways for pedestrians?**
- A** During the build our contracted construction provider will include traffic controllers for daily requirements and will be able to monitor the access points. As shared all major truck movements will be via Pacific Highway to Avon road and accessing Gate 3
- A** Clarifying outside building works describe the College is not allowed on the road to control traffic – the RTA is very clear that we do not have permission. The pedestrian monitor on Avon Road crossing is supplied by the RTA. We do not generate enough traffic from Grey House to support a second RTA supplied resource.
- Q What sort of power do the residents have over the builders?**
- Q Are you aware you can add provisions in the contract to monitor this with good management?**
- A** As we set up the builder's contract, we will create detailed instructions to monitor the builders to KPI's to help ensure that their route of travel is not through Pymble Ave.



- Q We live at the rear of Grey House Walk, trucks completing three point turns on our boundary will create dust and noise, what are the hours of proposed and the approach to this?**
- A** We will have provisions in the contract to ensure the road is sprayed with water to minimise dust so this is kept to a minimum. We can also instruct the builder to attach shade cloth to fencing to help with dust suppression. The trucks will only make deliveries for large items such as scaffolding, windows and concrete. Hours to be confirmed by the authorities but likely to be something for example Monday to Friday 7.30am – 4.30pm and Saturday 8.00 – 3.00pm.
- Q Regarding the 'Shared access' zone in blue will there be any vegetation / trees removed to allow trucks to access?**
- A** There will be 2 small trees needed to be removed from the access road. These are covered in the arborist report and the landscape architect will prepare a tree replacement strategy which will form part of the SSDA submission
- Q There was discussion at the last meeting regarding late night deliveries, will this be allowed?**
- A** No, this will not be permitted and this was never discussed at the last meeting.
- Q How long will the build take, we have heard it will be longer than 18 months?**
- A** At this stage the build for Grey House Precinct is approximately 18 months, pending approvals we have forecasted starting in April-May 2022 and completing the build in September-October 2023 in readiness to open in early 2024.
- Q Why can't the building be close to Gate 2 or gate 3 car park?**
- A** There is no area to build on in these areas and the area is not close enough to the existing classrooms.
- Q We would like assurance from the school regarding our main questions, please consult with us regarding the roads, contract and screening. The comments made by the school are dis-heartening so far. Will the DA include all the very helpful and thoughtful ways you will implement to minimise the issues?**
- A** Please feel assured that every effort will be made to work with the community regarding these issues.
- Q Will the College work with us when we raise our concerns regarding the DA?**
- A** Yes, we will work to ensure the site is safe for the College and the community. It will be a stipulation of the SSDA that the builder complies with a very detailed and prescriptive contract.
- Q I currently have a problem with the lights being left on in the existing Gym, with the new build this is going to increase the noise and lights?**
- A** Apologies given – the lights in the Gym were the result of preparations of a large event, our security team are working to ensure all lights are on timers in future.
Ali Bounds advised that the acoustic and light assessments will be completed as part of the of the process and that the internal lights will switch on and off via sensors.
The design of the build has allowed many of the dance studios to be completely underground to mitigate noise.
- Q If the dance studios have windows / doors that open on the neighbours side, then they will be opened and therefore not soundproof. Can they not be 100% sealed instead?**
- A** At this stage only two studios have access to the outdoor space. We believe that this outdoor area is important to the studio. Classes cannot be started until the outdoor doors are completely closed. These doors will also have high acoustic properties.



Pymble Ladies' College

Q Can we look at the facilities the school operates, a protocol/consideration for neighbours. This can be included in the DA, we would like some longer term assurance from the school?

A We are a busy school, we have co-curricular programs that help distribute traffic from 3.30pm – 6.30pm, Saturday sport and the school is closed on Sundays.

Q Can you provide a computer model of the view from Pymble Avenue?

A The College will provide this as part of the SSDA process Computer generated views will be available in the Visual Impact Statement as part of the SSDA submission.

Slide – discussing topography

Q How will the shading effect the neighbours, what do you propose to plant?

A We can certainly have a conversation to discuss what you would like to see planted – The college is still finalising landscape. Once a concept is devised we can discuss plant species with our closest neighbours.

Q After the meeting, copy of the presentation would be appreciated.

A We can have a look at that – all of the information will be available in the SSDA submission format.

Kate Hadwen asked [REDACTED] to provide a consolidated list of people and email addresses we could communicate with to ensure we keep everyone up to date with information. Kate thanked everyone for their feedback, and that we will continue to work with and inform the community.

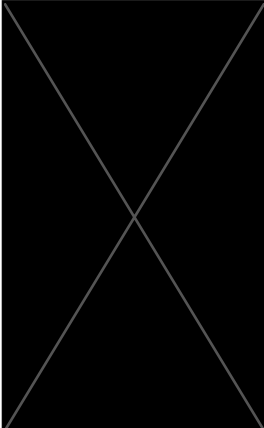
Meeting closed at 8:15pm

A.3 Meeting #2 – held 21 July 2021 (Pymble Avenue Neighbour minutes)

Meeting between PLC and Pymble Avenue Neighbours in respect of Grey House Precinct proposal

Date: 21 July 2021 7.00 pm to 8.00 pm

Attendees:

PLC	Pymble Ave Neighbours
Kate Hadwen (PLC) Kate Bimson (PLC) Kelly Mancey (PLC) Allan Stewart (PLC) Sunny Hong (PLC) Ali Bound (architect)	

PURPOSE AND BACKGROUND TO MEETING

This meeting was called to facilitate an exchange of views and information between PLC in relation to its proposal for a Grey House Precinct and the local community.

Prior to the meeting:

- PLC had conducted an information session with a small number of community members, and
- The local community provided PLC with a list of questions seeking more information regarding the proposal, the impact on the local community and measures PLC would take to minimise any adverse impacts of construction, traffic and access, and ongoing usage of new facilities.

Discussion

PLC provided an overview of GHP project, noting that the proposal is at an early stage:

Concept: to embed construction in the landscape as much as possible to reduce the scale of building. To tie into the ecology of the site

Stage: PLC has just finished the scale design phase and has not submitted the DA.

Buildings overview

- Bottom level: out of school care area will be partially underground.
- L1: 4 classrooms for Y5-6. On the left hand side – 6 dance studios

- L2, right hand side another 4 classrooms, and left hand side is the proposed Early Learning Centre (ELC)
- L3: y5-6 classrooms, staff
- L4: Health and Wellbeing Centre to replace current demountables
- Rooftop: only have plants to soften the building, not accessible.
- Courtyard: sunken down to mitigate the noises.
- Rooftop garden in Health and wellbeing centre - only for use of students; no use by parents or staff.

ELC car park: parents will be required to enter via Avon Road to access the carpark which will be on the level of the ELC and is on Goodlet house level. No traffic will be permitted to use Grey House Walk, including Parents with prams. Parent parking spaces will be guaranteed for drop off and pick up.

Community questions and PLC information regarding access to the proposed ELC and impacts on local traffic, parking and potential for use of Grey House Walk for access:

- As the proposed car park and ELC not on same level, what is potential for negative impact on car and foot traffic on Pymble Ave and Grey House Walk?
- What is proposed distance between ELC and Pymble Ave, and distance between carpark and ELC?
- As access from the carpark intended for use by ELC parents to the ELC will be by lift (which will be heavily used particularly at peak drop off and pick up times), how will the school control/monitor whether ELC parents use Grey House Walk?

PLC: the boom gate area will be dedicated to ELC parents at dropoff times.

Community Catch all question on traffic management: will PLC commit to working with the neighbours on the traffic plan to resolve the Pymble Ave congestion to ensure no additional pressure from the proposed development?.

PLC: sent out a traffic survey to PLC parents to assess current traffic. Will direct the ELC parents to use the designated car park.

Community observation: ELC will add pressure to Avon Road traffic permanently. The traffic survey was not widely distributed.

PLC:

- only a “couple of more” cars.
- ELC is a good incentive and benefit to be provided to PLC staff and existing PLC parents. So ELC will not cause additional traffic.

Community observation: Current vehicle and foot traffic behaviours can be used as indication of future behaviours. Current incentives provided by PLC to parents to use entrances other than Grey House Walk to drop-off and pick up (such as the requirement in the Junior School Handbook that only children who walk to school are to use Grey House Walk) do not deter use of Grey House Walk by children whose parents drive into Pymble Ave and park for drop offs and pick ups. Why would the proposed traffic requirements be more successful in influencing traffic behaviour ?

Observation of current traffic behaviour is that, despite current attempts to curb traffic, the residual risk of an accident leading to injury or death is high.

When PLC does traffic management plans, it will be useful to know if any risk assessment has been or will be undertaken in relation to the use of Grey House Walk,. In particular, information on how PLC will use incentives/directives to parents not to use Grey House Walk to prevent additional pressure on the use of Grey House Walk by children whose parents drive them to and from school.

Current driving and pedestrian behaviours inform us that current incentives do not work . It is reasonable to assume that without different kinds of incentives, future behaviours will not be different. As this issue will be included in the community's submission to the Planning Panel, the community requests that PLC address this in its proposal, including conducting relevant risk assessments and advising of the measures it will take to prevent adverse vehicular and foot traffic conditions.

Community questions and PLC information regarding scope of proposed development and impacts of building works on local traffic, parking and potential for use of Grey House Walk for access:

Community question: Are there any drawings and plans which show perspectives from Pymble Ave (what part of the proposed development will be visible from Pymble Ave) and any plans which label each building?

PLC:

- will work further on it.
- Construction will not increase traffic significantly on Avon Road.
- Trucks will come from the back area of the school close to golf course, not Avon Road.

Community question: how will construction traffic management be built into construction contract to make sure no congestion of construction vehicles on Pymble Ave?

PLC:

- Tennis courts will be temporarily used for builders parking.
- Grey House Walk will only be used for builders coming from the station.

Community questions/observations:

- community looking for assurance that the building contract will prohibit the trucks parking or banking up on Pymble Ave.
- PLC tender arrangements and building contract can enforce requirements on builders behaviours. It is within PLC's control/power
- What if PLC does not put effective controls in place? What powers do the neighbours have?

PLC:

- when tendering process and contract drafted, they will address the workforce mobility and access to the site and will set up detailed instructions and measures .
- will physically monitor the builders.

Community request: PLC should constantly engage with the neighbours, keep us informed in terms of the progress of the contracts.

PLC: we will continue to consult with everybody.

Community Observation from neighbours close to proposed building access point (references on plans to three point turning area):

- We expect large amount of traffic over an extended period of time. What measures will PLC put in place to control the builders to ensure minimum disruption to neighbours including traffic, dust etc.? Excavation and delivery of 3 years of construction will be an “absolute nightmare”.

PLC:

- 3 point turn should only be used for trucks deliveries or taking spoil away.
- Dust will be controlled by water suppression.
- Shade cloth may be used.
- Water suppression will be used whenever needed rather than at fixed times.
- No night deliveries will be made.
- It will be an 18 month construction period.

Community Observation: neighbouring properties have experienced significant dust and noise during the last two developments. This level of disruption in a residential area is not acceptable. Further, this seems only the 1st stage of the development so the construction would extend beyond 18 months.

PLC:

- according to the master plan, this is the only construction in this part of the school grounds.
- The other projects in future stages are replacements of some buildings built in 1950s or 1960s. These future developments will not be in this area.
- Possible future development will be close to reception area, y 9-y10 classrooms (the other side of the campus). Existing Y5-6 buildings ultimately will become court yards.
- There are no plans to develop or change the usage of number 47 Pymble Avenue. It is used for key staff accommodation. Similarly, residential property held by PLC in Avon Road is also residential and not part of any proposed development.

Community Question: the plans as provided show a roof garden on top of the Health and Wellbeing Centre. What will this be? Will it have visibility of neighbouring properties? What will be its usage?

PLC:

- Will be situated at centre of building
- Will be for use of Health and Wellbeing Centre only
- Will not be accessible to other parts of the school
- Will not be accessible to staff or parents
- On other building shown to have a “green roof”, will not be accessible, being used to assist in burying the building as much as possible into in the existing topography.

Community Observation: When DA application is prepared, will PLC offer to include all the measures and controls advised in this session to minimize the impact?

If community concerns are already addressed via such DA conditions, this will lessen the concerns/issues to be raised in the community submissions to planning panel.

PLC:

- Yes, an extensive amount of preparation work including methodology to build, the process, security and safety etc will all be addressed.
- Traffic management plan and construction traffic management plan will be very detailed and prescriptive.

Community Observation: adjacent properties are currently affected by the activities undertaken at the nearby gym, such as excessive noise and music and lighting left on after hours. What will PLC do about the lights and noises caused by dance studios which are proposed to be placed so close to the boundary and so close to many neighbours? Will there be time limits on lights and music?

PLC:

- 4 dance studios will be completely underground to mitigate the noises.
- 2 at the front will be in the lower level and not underground, so would have sounds coming to neighbours. To address this, these studios will have double glazing and be constructed of double brick.
- Sound engineers will test proposed noise levels and provide a report.
- Landscaping will be important because it will be the buffer zone for lights coming out of those spaces. We will also do visual and lighting assessments.

In relation to current excessive lighting, apologies for the lighting impacts but they were used for special reasons, ie to set up special events. Everything else is on timers and Security Officers are required to turn off lights.

Community Observations:

- There are times when lights have been on at 1am.
- Restriction on lighting hours of operation should be included in protocols for consideration of neighbours
- DA can include conditions in relation to hours of usage. This can be longer term usage conditions.

PLC: we are a busy school. PLC co-curricula program helps spread the traffic.

Community request: for diagrams showing perspectives from Pymble Ave, including lighting impacts.

PLC: Will prepare plans/diagrams from all angles with more details. Pymble Ave perspective diagram is not modelled yet. Will include details, including trees/plants in the SSDA application.

Community Question: How will shading impact neighbours?

PLC:

- we are happy to get feedback on the types of plants which will cause least amount of shading onto adjoining properties.

- Landscaping architects have not been engaged yet.
- We are at early stage. We try to consult as much as possible. Will try to work with the community as much as possible to minimize the impacts.

Community Observation: In respect of the specific questions sent to PLC, key issues are construction, construction access, traffic on Pymble Ave and noises. Community would appreciate responses to these questions and further consultation and engagement.

Community Request: can we get the presentation material?

PLC: Extensive materials are going to be included in SSDA application. Can have a look at providing that to community.

Community Observation: The community notes the current uses of the school. It also notes that as the school is situated in a residential area there are perspectives from both sides to be taken into account. The more information and consultation re longer term usage and construction the school can give to community, the less concerns we will have and the smoother the DA process and ongoing relations will be.

PLC: this area is changing dramatically eg the mid density zone at the front of the street. It will be a comprehensive SSDA application. Good to take some feedback now.

Community Observation: The zoning of the area at the top of Pymble Avenue has been restricted to that part of Pymble Avenue. The relevant section of the street affected by this proposal is not in a medium density zoning area. This street is in a conservation area.

Community Request: For firm commitments and future meetings.

PLC:

- traffic survey of parents has been undertaken to make assessment.
- Happy to call another meeting once we have all the information and consultants on board.
- request for full list of who we are communicating with.
- don't have answers to all the questions but keen to keep the conversation alive.

NOTE: In chat feature on VC, observation made regarding the introduction of an Early Childhood Centre on the site. This is not an expansion of facilities to continue the currently approved usage of the site. It is a new usage not currently in PLC's permitted usage. This requires further examination.

PLC did not respond in the chat feature or in the meeting to that observation.

This aspect of the proposed development was not explored in detail in the meeting although, in the context of traffic management, PLC's advice was that users would be PLC staff and current parents (suggesting that the introduction of this new usage would not have any significant impact on surrounding properties or traffic).

The community wishes to explore this further and will look to address this proposed new usage in its submission to the Planning Panel.

A.4 Meeting #3 – held 4 August 2021



Pymble Ladies' College

MEETING MINUTES GREY HOUSE PRECINCT (GHP)

NEIGHBOUR CONSULTATION NO 3

Date: Wednesday 4 August 2021
Time: 3.00pm – 3.45pm
Location: TEAMS Meeting

Attendees	Position/Role
Pymble Ladies' College	
Kate Hadwen	Principal
Allan Stewart	Chief Operating Officer
Kate Bimson	Project Director – Master Planning
Consultants	
Ali Bounds	BVN
Rachel Streeter	Willowtree Planning
Neighbour Attendees	
	57A Pymble Avenue, PYMBLE NSW 2073
	59B Pymble Avenue, PYMBLE NSW 2073

Presentation

Kate Hadwen welcomed the neighbours to the meeting, introduced key members of the *Pymble* team and consultants joining the meeting.

Allan Stewart provided an outline of the meeting and shared the last presentation that was used at the second community meeting. Allan also advised that the College will go back to the neighbours will answers to the questionnaire that was sent by the 9th August.

Questions and commentary

- Q Can the SSDA be delayed?**
A Kate Hadwen advised that it is not practical to delay the submission of the SSDA any further as there has already been delays due to COVID.
- Q How will traffic be reviewed given that we are in COVID lockdown and how will it be accurate?**
A Allan Stewart advised that the traffic report will be based off historical data and a survey regarding how students are currently picked up and dropped off at the College.
- Q Why does the building have to be located here?**
A Kate Hadwen advised that it is the logical place due to health and dance already being located at this site. It is also close to the existing gym for dance and close to the existing junior school which links to the new junior school of years 5 and 6.
- Q Why does dance have to be located here because it will bring a lot more girls to this area and the school already uses other areas for dance around the school?**
A Kate Hadwen advised that where dance is currently held in buildings such as the hall, these are not purposely built for dance. The building will have 6 purposely built studios providing better facilities for the girls and freeing up other areas.



Pymble Ladies' College

- Q Have other areas been considered to build on?**
A Kate Hadwen advised that the college will provide an overlay of the areas that were looked at to build on and why they are considered not appropriate.
- Q Please advise how the development will benefit the community especially the neighbours?**
A Kate Hadwen advised that the College is making decisions based on what is best for the College who is our immediate community. Taking on board your feedback on the architecture of the building is something we are keen to look at to be considerate but fundamentally we need to provide facilities for our students.
- Q How accurate are your solar access drawings?**
A Ali Bounds advised that the diagrams are very accurate and are provided by a model in BIM and uses live solar analysis.
- Q Can you please supply us with levels and dimensions of the building so we can do our own analysis?**
A Ali Bounds advised we can share this information with you so you can do your own modelling.
- Q Can you please advise what level the junior school roof line is with the level of the new building?**
A Ali Bounds advised that the existing roof line is approximately in line with the floor of level 1
- Q Can you please provide an image of the building from Pymble Ave?**
A Allan Stewart advised that we can provide this image.
A Kate Hadwen advised that we are happy to receive feedback on the trees at the boundary
- Q What type of trees are you planting at the boundary?**
A Allan Stewart advised that this is still being looked at by the landscape architect and that we are happy to liaise with you should you want anything specific – the location is a blue gum high forest area that will influence the plants and trees, we are also taking into consideration privacy and shading within the area
- Q What are the setbacks from the boundary and why aren't they staggered?**
A Ali Bounds advised that there are 2 setbacks, the lower level is 12.3m from the boundary while the upper part of the building is nearly 20m away from the boundary.
- Q Why can't you build in front of 47 and 49 Pymble Ave instead of this site?**
A Allan Stewart advised that the area behind these houses is a zone that we cannot build on, this is a zone that has bushfire and biodiversity issues. The site for the Grey House Precinct does not have any zoning restrictions.
- Q If we hear noise from this building from the dance studios when complete will we be compensated?**
A Kate Hadwen advised that if we receive noise complaints, we would investigate and understand the problem and put a process in place to ensure that the noise complaint is rectified.
- Q Why are students not allowed to park within the school when the underground carpark is built and where will all the ELC parking go?**
A Kate Hadwen advised that our current management team were not part of this initial build in 2012 and that we will provide the information on parking for the ELC and the dedicated spaces we will provide for them.
- Q Do you have the licence for the ELC yet?**
A Kate Hadwen advised that no we don't have the licence as yet as the centre is not built.



Pymble Ladies' College

- Q What happens if you don't get the licence, what will the licence become?**
- A** Kate Hadwen advised that it would be highly unlikely that this would happen as we have engaged consultants to ensure that the centre is being designed and constructed correctly.
- Q When you sent out letterbox notifications for the last consultation how many people were notified?**
- A** Allan Stewart advised 95 neighbours were notified on Avon Rd, Pymble Ave and down to Golfers Parade.
- Q But Livingstone Ave and Everton St weren't covered?**
- A** Kate Hadwen advised that the neighbours could advise if there are other areas that you would like additional streets to be letter box dropped, we are happy to do this. Please advise the College by Friday 6th August 2021 and we would be happy to provide extra letter box drops.
- Q After you provide the questionnaire response to the community does that mean that you will submit the DA?**
- A** Kate Hadwen advised that we will provide information by the 9th August 2021 to the community and then another meeting will be held with the community 12th August 2021 then the submission will be made then any further queries can be addressed through the SSDA submission.

Meeting closed at 3:45pm

A.5 Meeting #4 – held 12 August 2021



Pymble Ladies' College

MEETING MINUTES GREY HOUSE PRECINCT (GHP)

NEIGHBOUR CONSULTATION NO 4

Date: Thursday 12 August 2021

Time: 6.00pm – 7.15pm

Location: TEAMS Meeting

Attendees	Position/Role
Pymble Ladies' College	
Kate Hadwen	Principal
Allan Stewart	Chief Operating Officer
Kate Bimson	Project Director – Master Planning
Consultants	
Ali Bounds	BVN
Neighbour Attendees	
	56 Pymble Avenue, PYMBLE NSW 2073
	53 Pymble Avenue, PYMBLE NSW 2073
	Address unknown
	57A Pymble Avenue, PYMBLE NSW 2073
	59B Pymble Avenue, PYMBLE NSW 2073
	58 Pymble Avenue, PYMBLE NSW 2073
	58A Pymble Avenue, PYMBLE NSW 2073
	55 Avon Road, PYMBLE NSW 2073
	60 Pymble Avenue, PYMBLE NSW 2073

Kate Hadwen welcomed the neighbours to the meeting, introduced key members of the *Pymble* team and advised that the FAQ:s were issued this week 11.8.2021. The purpose of the meeting is to take any clarifications that the College can include in the submission to DPIE.

Allan Stewart thanked everyone for attending and provided an outline of the process and communication that has been undertaken to date and acknowledged [REDACTED] as taking the lead with the communications with the neighbourhood. Allan advised that the College would not be presenting anything further but rather this meeting was a chance for the community to ask questions and for the College to provide answers.

Questions and commentary

C [REDACTED] advised that there are 5 main points of contention with the development and we are seeking further clarity on the following:

1. Traffic (present day, during construction and future)
2. Construction concerned noise, dust (protection of neighbours) and vibration
3. Access to Grey House Walk – better planning and commitment on the utilisation of Grey House Walk is required
4. The building itself shown from Pymble Ave looks dominant and hours of operation needs to be understood including the Dance studio lights and noise
5. Communication – process to maintain engagement and connected to the process including building contract commitments for traffic impacts



Pymble Ladies' College

██████████ advised some statements in the FAQ's we would not agree with such as the amount of people who enter Grey House Precinct only being 150 per day and we would need more commentary on the development especially during the construction, focussing on dust, noise and traffic. On a typical morning, parents will be parked on Pymble Ave and in no parking zones and we have seen near misses. Some people don't have any awareness of the danger of parking in Pymble Ave and that the College could provide some sort of incentivisation to restrict the use of Grey House Walk and it is our understanding that this is how it worked historically.

██████████ suggested that even a local bus could pick up West Pymble and Pymble girls and drive them to the school.

- Q** ██████████ advised that he is interested in how far the girls will have to walk. He suggested that the Grey House precinct seemed a lot further from the existing junior school and how was the 210m calculated and could they be looked at again?
- A** Allan Stewart advised that the girls getting to the school will mainly come from the main gate 1 drop off. With respect to the distance question, we measured the 210m from Pymble Ave to the front of the ELC which was the original question put forward by the community.
- Q** ██████████ advised that they could speak to the Council to ask for a crossing guard at Pymble Ave due to the children's safety
- A** Allan Stewart advised that to get the 150 people who were using the Grey House Walk, the College had a counter at the Grey House Walk for 2 months, then an average was taken. He also advised that it would be good if the community could approach Council about a crossing guard and could help strengthen our case.
- Q** ██████████ asked why is it with dance, you said that the studios will be underground but on the drawings you sent, we still can see the doors to the facility?
- A** Ali Bounds advised that there are 6 studios, 4 underground. 2 have a frontage with the external of the building. We are addressing acoustic issues and a buffer between the building and neighbours. Landscaping will help address this also. Kate Hadwen advised that the 2 performance studios are completely underground and these would be the noisiest studios.
- Q** ██████████ asked if something could be added to the sliding door to ensure that the music stops when the doors open?
- A** Kate Hadwen advised that this was a great suggestion and that we could look into it.
- Q** ██████████ asked where was the shot from Pymble Ave taken?
- A** The photo was taken from 57A Pymble Ave driveway as this was the best position to take the photo as this is the most exposed part of the street and all other perspectives are covered with vegetation.
- Q** ██████████ asked why the Dance and ELC needs to be in this location as other dance facilities are located on the other side of the school? Noise won't be the only impact, it will also be traffic.
- A** Kate Hadwen advised that consolidating Dance is important. Our existing facilities are not purpose built as dance studios. Moving all of dance here makes sense as it is close to the sport precinct, physio and health precinct. Regarding the ELC, we want to be an employer of choice so having an ELC is important for our returning staff. The ELC will serve our wider community also. We originally looked at putting the ELC at the Kelso field but it wasn't possible with traffic flow through the main gates and the stage 2 construction of the senior school in the future.



- Q** [REDACTED] advised that he is very surprised that you did the ELC survey to the staff to see participation rates – why was this survey done after you decided to construct an ELC?
- A** Kate Hadwen advised that other surveys have been completed with our staff regarding the ELC before we considered whether we would build an ELC.
Post meeting note: DPIE have specifically asked for this survey to be submitted to help gauge the percentage of staff and parents who may use this facility. This helps with traffic counts.
- Q** [REDACTED] asked if the ELC is available to staff and school families only at the school?
- A** Kate Hadwen advised that it will be available to staff and existing students families as a preference and then community members
- Q** On that basis, your FAQ's advise that it will be open only 38 weeks of the year. We are concerned that it will open more than that in the future
- A** Kate Hadwen advised that she may have missed this in the FAQ's.
Post meeting note: The College advises that the FAQ was incorrect in nominating 38 weeks. This should have been 48 weeks. Please refer to the 'schedule of users' document that will form part of the Operation Plan in the SSDA.
- Q** [REDACTED] advised that the classroom sizes allow for an increase in students in the future.
- A** Kate Hadwen advised that we could have neighbourhood meetings once a term if that helps to go through any problems. Regarding the increase in numbers, we may have an extra stream in year 5 for example but drop a stream in year 7.
- Q** [REDACTED] asked if you could walk through the construction
- A** Kate Bimson advised that the following can be used:
- Dust can be suppressed via shade cloth to the fence line with water sprayers and also looking at material for service road such as crushed sandstone, road base or the like
- Acoustics and vibration can be measured with equipment and can alarm if we exceed legal limits
Kate Hadwen advised that we will work closely with our neighbours to ensure we have the correct suppression techniques in place.
- Q** [REDACTED] advised that they are worried as another neighbour said during construction of the theatre, there was a lot of shaking and vibration
- A** Kate Bimson advised that our monitors will advise if we exceed the legal limits, especially during excavation and that we will discuss this with our builder when he is engaged as a priority.
- Q** [REDACTED] asked about the year 12 students parking on the streets. Why can't they park on the College grounds?
- A** Kate Hadwen advised that the College doesn't have an easy answer at the moment and perhaps this is a discussion with the traffic engineer. It may take sometime to come up with a practical solution.
- Q** [REDACTED] advised that the College could advise us what are the next steps in the process?
- A** Kate Hadwen advised that the next step is to submit the SSDA and that we will work as quickly as we can regarding the traffic.
- Q** [REDACTED] advised that another channel for the immediate neighbours would be good, is this possible?
- A** Kate Hadwen advised that the way this is set up is to channel everything through [REDACTED] so any questions come from one representative.

In closing, Kate Hadwen advised that we can look at effective ways of communication and that we could set up a dedicated email where all emails can be sent regarding the GHP so this is centralised (also supported by [REDACTED] and we could set up parameters around time periods of when we can

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respond to questions. Very happy to keep a separate channel of communication open with immediate neighbours. We will setup another time to chat with [REDACTED] [REDACTED] and [REDACTED] Thank you to [REDACTED] who has been the conduit for the community and we are grateful and appreciate your time to help the process and the relationship.

Q [REDACTED] asked when lockdown is finished, can we visit your campus?

A Kate Hadwen advised that this would not be a problem.

Meeting closed at 7:15pm

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