

Engagement Summary Table

Stakeholder	How This Group was Consulted	Issues Discussed	Project Response
<p>Department of Planning, Housing and Infrastructure</p> <p>Planning and Assessments Team</p>	<p>On 10 September 2024, Urbis Planning emailed DPHI's Planning and Assessment Team requesting a preliminary scoping meeting.</p> <p>On 23 September the preliminary scoping meeting was held.</p> <p>Urbis has continued to engage with DPHI via telephone and email.</p>	<ul style="list-style-type: none"> ▪ Design Competition process and appointment of 3XN as the architect for the scheme. ▪ 3XN provided overview of design concept. ▪ Engagement with Government Architect of New South Wales through the State Design Review Panel Process. ▪ Overview of community engagement to be undertaken by the College. ▪ Timeline for the project. ▪ DPHI confirmed the Industry Specific SEARs for Schools were applicable to the proposal. ▪ DPHI confirmed via email that a second SDRP meeting was not required. 	<p>Pymble Ladies' College and the project team will continue to consult with DPHI, provide project updates as required, and offer the opportunity to comment/provide feedback as the project progresses.</p>
<p>Government Architect NSW</p>	<p>On 6 November 2024 Urbis Planning and the project team met with the State Design Review Panel (SDRP) to provide an overview of the proposal and obtain feedback.</p>	<p>The proposal received support for several elements from the SDRP. These are outlined in the Architectural Design Report at Appendix G. A summary of the SDRP's Recommendations are provided below:</p> <p>Connecting with Country</p> <ul style="list-style-type: none"> ▪ Explore ways the proposal's design to better engage with Blue Gum Forest. ▪ Ensure the retention of as much vegetation and trees as possible. ▪ Analyse the water flow across campus and explore how it can be incorporated into the landscape design as a teaching opportunity. <p>Site Strategy</p> <ul style="list-style-type: none"> ▪ Improve the relationship of the proposed building to the existing oval. 	<p>The feedback received from the SDRP has been addressed and included in the Architectural Design Report prepared by 3XN and included in the EIS.</p>

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		<ul style="list-style-type: none"> ▪ Conduct a visual assessment of the building’s impact on the streetscape, neighbouring residential sites, and within campus. ▪ Consider water-sensitive urban design. <p>Landscape</p> <ul style="list-style-type: none"> ▪ Ensure the landscaped areas are well-defined and offer a variety of spaces for different activities and user groups. ▪ Provide an arborist report indicating trees to be removed and mitigation measures. <p>Architecture</p> <ul style="list-style-type: none"> ▪ Explore design options to allow for users of the building to connect with the landscape. ▪ Ensure the building design relates to the topography. ▪ Demonstrate the atrium can comply with the National Construction Code, Australian Standards. ▪ Explore the opportunity to reorient the atrium to the north to strengthen its relationship with the Blue Gum Forest. ▪ Ensure atrium is usable all year round and not impacted by light. ▪ Improve lighting on the lower ground level. <p>Sustainability and Climate Change</p> <ul style="list-style-type: none"> ▪ Test the viability to reuse demolition materials. 	
Ku-Ring-Gai Council	On 21 August 2024, Urbis Planning emailed Ku-ring-gai Council’s Planning and Assessment team requesting a meeting to provide details of the	Council advised the design will need to consider retention of trees and vegetation. Council advised a pre-DA meeting will be required.	<ul style="list-style-type: none"> ▪ Assessment of tree removal is included within the application. ▪ A pre-DA meeting has been scheduled for 27 March 2025.

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<ul style="list-style-type: none"> ▪ Planning and Assessment team ▪ Traffic and Transport team ▪ Environment team 	<p>proposed concept design and obtain feedback.</p> <p>A meeting was held on 2 September 2024.</p>		
<p>Ku-Ring-Gai Council</p> <p>Pre DA Meeting</p> <ul style="list-style-type: none"> ▪ Planning and Assessment team ▪ Traffic and Transport team ▪ Environment team ▪ Heritage officer 	<p>On 27 March 2025, Urbis, the Project team and the College Principal met with Council planning staff and specialists for the formal pre da.</p>	<p>College Principal outline objectives of the proposal, Urbis provided an update on the project timeline and status.</p> <p>3XN and T.C.L presented the design and the landscape design.</p> <p>.Key matters discussed included:</p> <ul style="list-style-type: none"> ▪ Tree loss and impact on canopy coverage. ▪ Council suggested replanting or rehabilitation of the Blue Gum High Forest to offset tree removal. ▪ Biodiversity Assessment Report (BDAR) to include impact analysis of options. ▪ Visual impacts – Council agreed the project would be largely unseen from outside the site. ▪ Support for improved solar access to outdoor areas on the campus. ▪ Heritage impact supported. ▪ Materials and colours supported. ▪ Requirements for OSD. ▪ Potential for light spill ▪ Operational impacts need to be considered. 	<ul style="list-style-type: none"> ▪ Pymble Ladies’ College and the project team will continue to consult with Ku-ring-gai Council, provide project updates as required, and offer the opportunity to comment/provide feedback as the project progresses.
		<p>Formal pre da minutes provided the following feedback:</p> <p>Landscaping and Trees: The proposal will result in the loss of a substantial area of tree canopy within the site, including numerous planted mature trees, both exotic and native, as well as some locally occurring</p>	<ul style="list-style-type: none"> ▪ An Arboricultural Impact assessment has been prepared and accompanies this SSDA. The project sought to minimise trees loss by careful siting of the building footprint however given the space available within the campus tress loss could not be avoided.

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		<p>native trees which are of species consistent with the Blue Gum High Forest (BGHF) vegetation community. No arboricultural impact assessment report has been provided as part of the pre-DA documentation therefore tree loss and impacts could not be considered at a detailed level.</p>	<ul style="list-style-type: none"> ▪ The proposal includes extensive landscaping to supplement tree canopy. ▪ A Vegetation Management Plan has been prepared to address measures to improve remnant Blue Gum High Forest elsewhere on the site.
		<p>Plan information -The sections should show existing and proposed ground lines to enable an assessment of the extent of earthworks that are proposed. It is noted the design report documents refer to arborist reports, landscape strategies and detailed plans, however these documents have not been provided with the Pre-DA application. It is expected that these issues could be adequately addressed by further documentation.</p>	<ul style="list-style-type: none"> ▪ These plans and reports have been submitted with the SSDA.
		<p>Visual amenity As noted above, tree loss would impact the internal landscape character of the campus and minimal impact on the external character or visual amenity of adjacent public and private lands surrounding the campus. It appears the building is largely screened by the existing Blue Gum High Forest in between the service road and Avon Road.</p>	<ul style="list-style-type: none"> ▪ A Visual Impact Assessment has been prepared to accompany the SSDA and the impacts were found to be negligible.
		<p>"Ecology: "The full extent of earthworks is not indicated in the documentation. Additional sections, particularly to the area around the service road and to the north-eastern elevation, should be provided with the development application. Documentation should indicate existing and proposed ground lines so that the extent of excavation and fill (if any) can be assessed in regard to tree impacts.</p>	<ul style="list-style-type: none"> ▪ Updated sections have been provided within the Civil plan set showing the extent of excavation and fill.

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		<p>The proposal is likely to trigger entry into the Biodiversity Offsets Scheme (BOS) under the Biodiversity Conservation Act 2016 as it is located on lands mapped on the Biodiversity Values Map. It is likely that a Biodiversity Development Assessment Report (BDAR) will need to be submitted with the proposal. The BDAR must be prepared by an accredited assessor.</p>	<ul style="list-style-type: none"> ▪ A BDAR has been provided. Offsets will be provided.
		<p>"Clause 6.3 Biodiversity protection The objective of this clause of Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015) is to protect maintain and improve the diversity and condition of native vegetation and habitat. According to Clause 6.3(2) of KLEP 2015, the portion of the site in proximity to the proposed development is mapped as 'biodiversity' (Figure 1). The development application is to consider and address Clause 6.3. The removal of terrestrial biodiversity from mapped lands would be inconsistent with Clause 6.3. Future development should be sited and designed to avoid impacts upon terrestrial biodiversity values to ensure that any future proposal is consistent with the clause." Part 18 Biodiversity According to the Greenweb Map in Part 18R.1 of the Ku-ring-gai Development Control Plan (KDCP), the portion of the site in proximity to the proposed development is mapped as categories Support for Core Biodiversity Lands and Biodiversity Corridors and Buffer Areas. The development application is to address the controls in Parts 18.3 and 18.5 of the KDCP. Any proposed native landscape plantings are to adhere to the controls under Parts 18.3, 18.5 and</p>	<ul style="list-style-type: none"> ▪ Refer Appendix B - Statutory Compliance.

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		18.7 of the KDCP. Any proposed planting within mapped areas is to be consistent with PCT 3136 Blue Gum High Forest.	
		A Vegetation Management Plan is to be provided to address the controls at part 18.3 of the DCP. As a guide the VMP should be prepared in accordance with department of water guidelines as a guide. Native vegetation lost as a result of the proposal is to be offset in accordance with part 18.7 of the DCP.	<ul style="list-style-type: none"> ▪ A VMP has been prepared to consider measures to improve the health of remnant BGHF on the site.
		<p>"Clause 6.4 Riparian lands and adjoining waterways According to Clause 6.4(2) of KLEP 2015, the site is mapped as comprising 'riparian land'. Future applications are to consider and address Clause 6.4, including the environmental impact statement. The proposal is unlikely to result in development that is inconsistent with the objectives of this clause."</p> <p>"Part 17 Riparian lands The site is mapped as comprising 'Category 3 – Bed and Bank Stability' riparian land. The environmental impact statement should address the objectives and controls under Parts 17.1 and 17.4 of "</p>	<ul style="list-style-type: none"> ▪ Refer Appendix B – Statutory Compliance Table
		<p>Stormwater On site detention will be required for the proposed development footprint and to the extent of the associated landscape works The site storage requirements can be discounted for on-site retention as per Clause 6(iii) in Part 24C.5 of the KDCP. An above ground detention is not desirable from a planning and landscape perspective. Rainwater retention and re-use will be required as per the BASIX commitments, and to meet the 50% reduction in</p>	<ul style="list-style-type: none"> ▪ Stormwater management plans and a report have been prepared to address these requirements.

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		<p>runoff days required under Part 24C.3-4 of the KDCP. A Water Balance Model would need to be submitted. Clarification is also sought as to the purpose of the rainwater reuse given that a retention component would be required. Water quality measures are to be indicated on the drawings, with MUSIC modelling provided as described in Part 24C.6 of the KDCP.</p>	
		<p>Car parking and traffic It is understood that the proposed development will result in the loss of four on-site parking spaces.</p> <p>A Traffic Report is to be submitted to show the overall parking arrangements as per the approved masterplan and provide a parking impact assessment to quantify the total parking required. A parking shortfall will not be supported, and all parking should be accommodated on site and preferably within the basement.</p> <p>Vehicle access is proposed off a relatively internal narrow service road. It should be demonstrated that the service road and building design can accommodate the largest service vehicle to access the loading dock.</p>	<ul style="list-style-type: none"> ▪ A Traffic Impact Assessment has been prepared. ▪ Swept paths have been provided demonstrating that service vehicles can access the basement. ▪ The site has sufficient parking to accommodate the proposal, noting that the SIP is a consolidation of existing building functions on the site.
		<p>Construction traffic management Indicative construction traffic management is to be indicated on an Environmental Site Management Plan – site entry and exit are to be shown as well as storage and manoeuvring areas. Heavy vehicle routes are to be shown for all directions. The traffic engineer's report may also include a discussion of these matters. The arborist should comment on</p>	<ul style="list-style-type: none"> ▪ These matters are addressed in the Construction Traffic Management Plan submitted with the SSDA. ▪ A Works zone is not required

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		<p>proposed access around the site and storage areas to ensure there are no adverse tree impacts. Given that the proposed development is part of an operating school, the indicative construction traffic management should address traffic management in relation to student activities, school pick-up and drop-off times, and prohibit construction vehicle movements during those times. "</p> <p>A works zone is required unless all construction related vehicles can be accommodated within the site.</p>	
		<p>Waste management A bin storage area and waste room has been shown on the drawing GA Basement 01 Plan. The room is to show the required number of bins in accordance with Part 25 'Waste Management' of the KDCP. A dedicated loading area is to be provided and demonstrate how bins will be collected."</p>	<ul style="list-style-type: none"> ▪ Waste management plan has been prepared and waste areas are shown on the floor plans. ▪ Bins will be collected as part of the College's centralised waste collection service.
		<p>"Geotechnical investigation Should any excavation result in 2 metres of cut, a geotechnical report based on boreholes drilled to below basement level is to be submitted with the DA. The report is to contain recommendations for excavation methods and support, vibration monitoring, dilapidation survey etc. Groundwater levels are to be recorded to determine if permanent dewatering will be required, in which case the DA may require referral to NSW Office of Water for licensing conditions (Integrated).</p>	<ul style="list-style-type: none"> ▪ Geotechnical report has been prepared for the SSDA.
		<p>Heritage/Demolition - The proposed demolition of the Isabelle McKinney Harrison Centre, Dorothy Knox Building, Robert Vicars Building and Jack Vicars</p>	<ul style="list-style-type: none"> ▪ Council comments are noted.

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		<p>Buildings are not considered heritage structures (constructed in the 1960s onwards). The proposed demolition is acceptable.</p> <p>Local character and streetscape - There is no impact to the local character and streetscape as the building is camouflaged by trees and vegetation.</p> <p>Scale, massing and built form - The interpretation of the brick capping, brick arches and the colonnade's rhythm and verticality of the existing heritage structure into the proposed structure's - 'façade modules' - architectural form is acceptable and considered a positive heritage outcome.</p> <p>The proposed building's terracing (stepped back layers) appears to interpret the existing terraces of the heritage structures on the site. This is a positive heritage outcome and is acceptable."</p>	
		<p>Archival recording A detailed photographic archival recording should be completed for PLC's records prior to the commencement of any works.</p>	<ul style="list-style-type: none"> ▪ This has been included in the project mitigation measures.
		<p>Auditorium The proposed auditorium is positioned closest to Avon Road within the innovation centre. While the building provides a reasonable setback distance to Avon Road, the impacts associated with its use must be addressed to minimise visual and acoustic impacts to residential properties. Such impacts include hours of operation, lighting and whether windows are openable or not. This also applies to the building as a whole.</p>	<ul style="list-style-type: none"> ▪ Acoustic assessment has been undertaken which includes consideration of impacts from the use of the auditorium.
		<p>Visual amenity Retention of the forest between the service road and Avon Road is critical to softening the bulk of the built</p>	<ul style="list-style-type: none"> ▪ Council comments are noted.

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		<p>form. The proposed materials and colours would assist in complementing the forest landscape setting.</p>	
		<p>The rooftop plant room is positioned to the northern edge of the building. It is important that the cladding material and colour is complimentary to the forest landscape setting to minimise its apparent bulk when viewed from Avon Road.</p>	<ul style="list-style-type: none"> ▪ The rooftop plant will not be visible when viewing the proposal from the street. The aerial render of the building includes views that are not accessible from the ground level. Therefore it is unlikely the plant will be visible.
<p>Ku-Ring-Gai Council</p> <ul style="list-style-type: none"> ▪ Social Planner 	<p>On 7 March 2025, Urbis Community Planning held an online meeting with Ku-ring-gai Council's Social Planner to inform the Social Impact Assessment (SIA).</p>	<p>The proposal's Science, Technology, Engineering and Mathematics (STEM) focused infrastructure and opportunities align with public policy directions and a recent focus on supporting 'Women in STEM.' The range of formal and informal spaces will provide opportunities for students to socialise and connect. Concerns were raised regarding potential construction impacts including noise and traffic</p>	<p>A SIA has been prepared which provides a detailed assessment of the potential social impacts associated with the development. The SIA includes the items raised by council.</p>
<p>Ku-Ring- Gai Council</p>	<p>On 27 March 2025, The project team including Urbis, 3xN, TCL, Peirs Property and representatives from the College attending a meeting with Ku-Ring-Gai Council. Representatives from the following council teams were in attendance:</p> <ul style="list-style-type: none"> ▪ Assessment Team ▪ Landscape and Ecological Assessment ▪ Engineering ▪ Heritage 	<p>Council supported the overall proposal and provided recommendations to suitably address various potential environmental impacts associated with the site. This included:</p> <ul style="list-style-type: none"> ▪ Tree loss and biodiversity impact: ensuring that the EIS will adequately address the impacts on canopy coverage, biodiversity and riparian lands. ▪ Water Management: ensuring that stormwater plans are proposed and details of rainwater detention are provided. ▪ Traffic and Parking: provide a traffic impact that considers the cumulative impact of the proposal. ▪ Waste Management: ensure waste management practises are prepared in accordance with a DCP. 	<p>The project team has considered council's feedback and have incorporated their advice into the EIS, Architectural and landscape plans and technical documentation accompanying the report.</p>

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		<ul style="list-style-type: none"> ▪ Heritage: council supports the demolition of the proposed buildings, provided that an archival recording is completed for PLC's records. ▪ Planning matters: Ensuring the environmental impact of the auditorium is mitigated, and the visual amenity of the area is protected. 	
Sydney Water	On 31 February 2025, Arup contacted Before You Dig via their online query form to provide information about the proposal and request feedback.	Plans for utilities in and around the site were provided, including water.	Utilities were reviewed and design is based on knowledge of in-ground utilities
TfNSW	The proposal is located and surrounded by local roads not on TfNSW roads. The proposal will not generate additional traffic. Therefore, consultation is not considered relevant/necessary.	No engagement has been undertaken with TfNSW.	TfNSW will have the opportunity to review and provide feedback on the proposed post-lodgement, via formal exhibition period.
Elected Officials	<p>On 27 October 2024 and 11 February 2025 Urbis Engagement on behalf of Pymble Ladies' College contacted Ku-ring-gai Council Mayor and Councillors and the State member for Wahroonga – Mr Alister Henkins MP to provide information on the proposal and offer a briefing.</p> <ul style="list-style-type: none"> ▪ Ku-ring-gai Council Mayor and Councillors ▪ State Member for Wahroonga – Mr Alister Henkins MP 	At the time of writing this report, there has been no response received.	Pymble Ladies' College and the project team will continue to consult with and provide project updates to the elected official as required and offer the opportunity to comment/provide feedback as the project progresses.
Aboriginal Stakeholders			
	As part of the Connecting with Country Framework process:	The students and staff responded positively to the designs shared by the project team and	Refer to the Connecting with Country Framework

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<ul style="list-style-type: none"> ▪ Metropolitan Local Aboriginal Land Council ▪ Uncle Laurie Bimson, Guringai Tours ▪ Uncle Bob and Aunty Pam Young, Konanggo Cultural Heritage Services ▪ Tim Selwyn, GirriGirra ▪ Indigenous students at the College ▪ Lilly Carroll – Didge Ngunawal Clan ▪ Amanda Hickey Cultural Services ▪ Carolyn Hickey – A1 Indigenous Services 	<p>On 7 February 2025, Artefact organised a cultural tour with Uncle Laurie Bimson on Garigal Country attended by project team members.</p> <p>On 11 February 2025, Artefact held a workshop at Pymble Ladies' College with Indigenous students and staff, the project team and Aboriginal knowledge holders to obtain input on the design for the Connecting with Country Framework process.</p> <p>As part of the Aboriginal Cultural Heritage Assessment Report (ACHAR) for the project, Artefact consulted with registered Aboriginal parties to determine the cultural significance of objects and/or places on and surrounding the site.</p>	<p>recommended inclusion of Aboriginal artworks in the design.</p> <p>Feedback from this consultation is included in the ACHAR.</p>	<p>Refer to the ACHAR included in this EIS.</p>
Surrounding owners and occupiers			
<p>Immediate neighbours on streets bounded by:</p> <p>Avon Rd Arilla Rd Pymble Ave</p>	<p>On 17 October 2024, Urbis Engagement and Pymble Ladies' College conducted a door knock to the closest 83 residential neighbours.</p>	<p>During the door knock, the following feedback was provided:</p> <p>Traffic and Transport:</p> <ul style="list-style-type: none"> ▪ Concerns were raised regarding traffic and parking during operation and construction phases. ▪ Height, bulk and scale: 	<p>Traffic and Transport:</p> <p>The proposal will not generate any additional traffic during operation. A Traffic Impact Assessment, Preliminary Construction Traffic Management Plan</p>

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		<ul style="list-style-type: none"> ▪ Some community members raised are concerned about the building size, in particular the height and potential to create overshadowing. <p>Noise:</p> <ul style="list-style-type: none"> ▪ One community member raised concerns about potential noise and vibration impacts during construction. ▪ Loss of green space: ▪ Several community members noted concerns regarding potential loss of green space. <p>Support:</p> <ul style="list-style-type: none"> ▪ Several neighbours expressed support for the proposal. ▪ The attractiveness of the building design was noted. ▪ Some neighbours with children attending the school noted their excitement regarding the inclusion of a Robotics Lab. 	<p>and Green Travel Plan have been prepared and are included within the EIS.</p> <p>The College has committed to all construction vehicles being parked on-campus and not on local streets. It is proposed these vehicles will enter the campus via Gate 2 along Avon Road.</p> <p>Height, bulk and scale: The position of the proposed building along the northern boundary of the College campus results in no overshadowing impacts to neighbouring properties.</p> <p>Noise: A noise and Vibration Impact Assessment has been prepared and submitted with the EIS and suggests mitigation measures to reduce noise and vibration impacts during construction.</p> <p>Loss of green space: The proposal significantly increases the green space on campus. The new proposed Campus Commons and building contribute to this through extensive planting zones, a central lawn and a green roof.</p>
	<p>A Community Information Session was held on Tuesday 29 October 2024 from 6.00-8.00pm at Pymble Ladies'</p>	<p>The feedback was generally supportive of the proposal.</p>	<p>Noted.</p>

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	<p>College. One resident of Avon Road attended.</p> <p>On 3 March 2025, Pymble Ladies' College provided an in-person briefing to two immediate neighbours to provide an overview of the proposal, answer their queries and obtain feedback.</p>	<p>The residents:</p> <ul style="list-style-type: none"> ▪ Noted during school peak pick-up and drop-off time the traffic around the College is heavily congested. They acknowledged heavy traffic is to be expected around a school during these times. ▪ Queried what are the anticipated visual impacts from the proposal on immediate neighbours along Avon Road. ▪ The residents queried whether there will be any noise impacts from the proposal. 	<ul style="list-style-type: none"> ▪ The proposal will not generate any additional traffic during operation. A Traffic Impact Assessment has been prepared and is included within the EIS. ▪ A Visual Impact Assessment Report has been prepared and submitted with the EIS. The proposed building is set back from the site boundaries along Avon Road. The significant vegetation and mature trees along this boundary are retained reducing visual impacts to neighbouring properties along Avon Road. ▪ Noise mitigation measures are being considered including acoustic screening between the proposed Campus Commons and the neighbours on Avon Road.
<p>Wider community on streets bounded by: Pacific Hwy Livingstone Ave Ward St Golfers Pde Beechwood Rd</p>	<p>On 27 October 2024, a community newsletter was distributed to 1,112 residences and 11 businesses in the area surrounding the site to introduce the proposal.</p> <p>On 14 February 2025, a newsletter was distributed to 1,112 residences and 11 businesses surrounding the site. It provided updated information about the proposal,</p>	<p>At the time of writing this report, there has been no community feedback received.</p>	<p>Urbis Engagement and Pymble Ladies' College will continue to keep the wider community informed if there are any future changes to the proposal.</p>

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	its potential impacts to surrounding community, and invited feedback via a Social Impact Assessment (SIA) survey, 1800 number or enquiry email.		
Avondale Golf Club Pymble	As above	At the time of writing this report, there has been no response or feedback received.	Urbis Engagement and Pymble Ladies' College will continue to keep the Avondale Golf Club Pymble informed if there are any future changes to the proposal.
Friends of Ku-ring-gai Environment (FOKE)	As above	FOKE registered to attend the Webinar. Due to lack of registrations for the Webinar, the webinar was cancelled and in person briefing offered to the individual from FOKE who registered for the Webinar. A briefing meeting date is yet to be scheduled.	Urbis Engagement and Pymble Ladies' College is committed to FOKE informed and updated on the proposal as it progresses.
Pymble Action Group for the Environment	As above	At the time of writing this report, there has been no response or feedback received.	Urbis Engagement and Pymble Ladies' College will continue to keep the Pymble Action Group for the Environment informed if there are any future changes to the proposal.