

Recently, I received an email from The Hon. Dominic Perrottet MP, Premier of NSW stated, "Our starting point is that we want everyone to be able to enjoy the world's best quality of life no matter what your postcode is."

I live at 59B Pymble Ave and I am one of the residents who will be worst affected by this development because my property's boundary is adjoined to PLC and the proposed development site is only 12.3m away from our boundary.

Below are the issues I have with the Grey House Precinct (GHP) development:

1) Built Form and Heritage

The proposed building possesses too much bulk when assessing characteristics of the area. The bulk and scale of the building is out of character with the existing dwellings in the street. The finishes of the buildings are not consistent with the streetscape and surrounding area. Great concerns the proposal will not respect the heritage and the landscape of the surrounding neighbourhood.

The provisions of the Education SEPP require that all development applications for school demonstrate compliance with the Design Quality Principles (Schedule 4). **The Design Principle 1 strongly emphasises** that schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage. The proposed building envelopes do not demonstrate that they fit into the context of the site or the surroundings and are not considered to demonstrate compliance with the Principle.

The site is in close vicinity to Pymble Ave Heritage Conservation Area - C11 (HCA). The building height and scale would dominate the significant heritage elements of the HCA, as well as the 'surrounding low-density developments and as such the built form of the proposed development is not reasonable and not justified for this site.

The GHP proposal must demonstrate that the proposed building envelopes have a positive impact on the low-density residential environment and the heritage significance of the area, being Principle 1 of Schedule 4 of the Education SEPP. The application does not adequately demonstrate this requirement.

The setback of GHP from southern boundary, in addition to the proposed height, would have a detrimental impact on the low-density residences on the adjoining boundary as well as the buildings within the HCA.

GHP's envelope would have an unreasonable visual impact on the adjoining residences fronting Pymble Avenue, due to its bulk and height. In according to methodology used to assess the visual impact for this EIS. The visual receptor sensitivity should be **very high** because GHP can be seen from the street of Pymble Ave within the HCA even 10 years post construction for both locals and visitors. Furthermore, it also can be seen from my main living space.

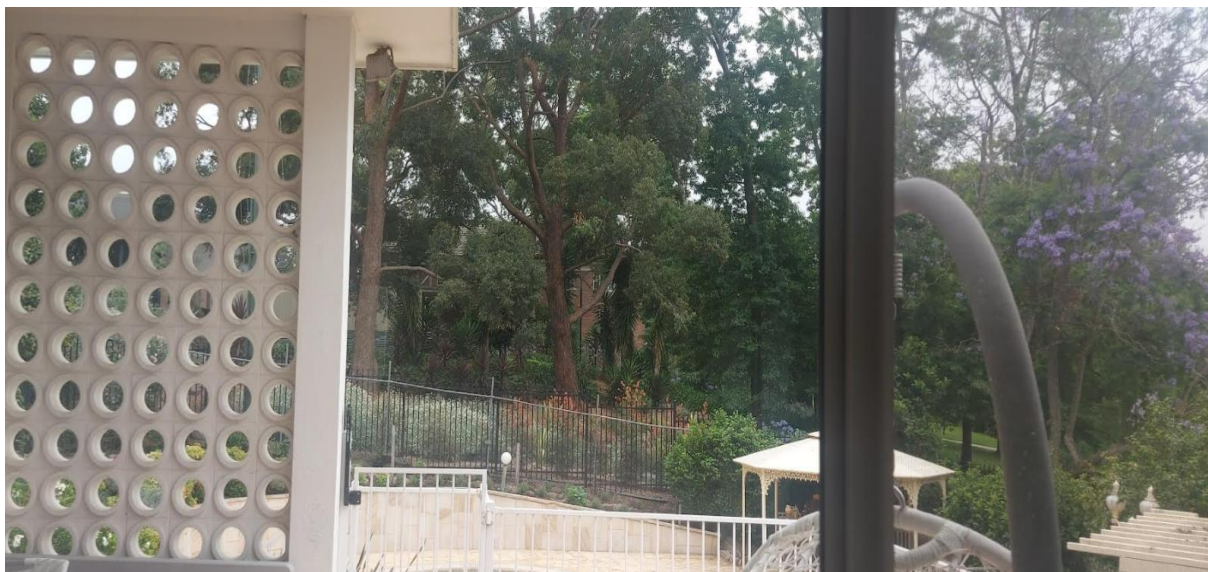
- The expected view from Pymble Ave post development



Approx Angle of View - 67°

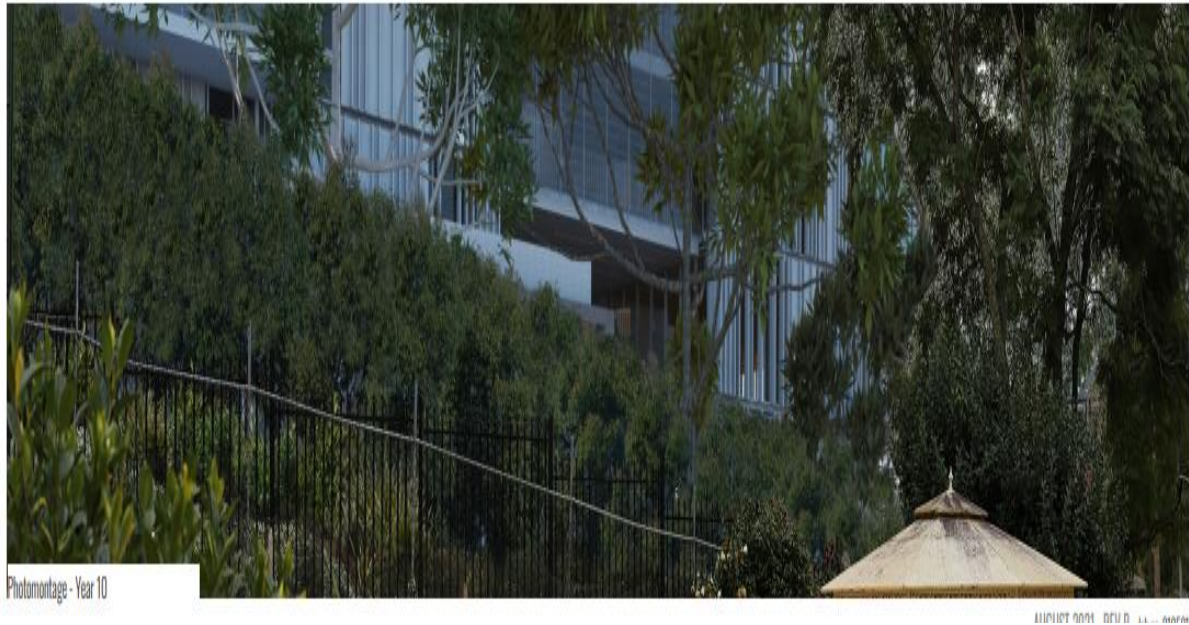
AUGUST 2021

- This is the current view from my living room.



The visual receptor magnitude of change criteria is also **very high** because there would be a substantial change to the baseline, with the proposed development creating a new focus and having defining influence on the view. Direct views at close range with changes over a wide horizontal and vertical extend. This location is not suitable for the GHP development.

- View from my backyard, this is the 10 years post construction image provided by the school which has significantly underestimated the visual impact the building will caused.



2) Privacy

There is no significant separation between GHP and surrounding residential properties. The visual privacy concerns cannot be mitigated by tree planting. The existing demountable buildings do not have any windows or doors facing my properties. The GHP design will remove privacy on the adjoining properties and it will operate during the weekend. We as the adjoining neighbour will lose the complete privacy during the weekdays and weekends. The new planting proposed in the landscaping will take years to grow and will still not have the complete separation effect. Below is a picture of my backyard taken from the north facing balcony.



3) Noise and Vibration

In general, to earn our trust, the school should be more transparent by engaging an **independent professional (agreed with adjoining neighbours)** to install both noise and vibration measurement devices on the boundary which adjoining residential properties and publish the measurements daily to the local community during the construction and when GHP is in operation.

- **Noise from the Outdoor Play Areas**

The noise generated from the GHP's outdoor learning spaces are **likely to exceed the limit**. It is unacceptable especially for both ELC and OSHC which have long daily operating hours. Furthermore, OSHC **starts from 6:45am Monday to Friday**, it will likely exceed the NSW NPI limit for Night-time and create sleeping disturbance to adjoining properties.

- **Noise from the dance studio**

The Dance Academy operating hour (**starts at 6:30am Monday to Friday**) is unacceptable. It will likely exceed the NSW NPI limit for Night-time and create sleeping disturbance to adjoining properties.

Both Dance Studio 1 and 2 have doors which are facing Pymble Ave direction. The doors will allow noise escape from the dance studio. Therefore, the doors need to be relocated away from this direction to prevent noise pollution to surrounding properties.

- **Noise from the Engineering Services**

It is anticipated that the building will include mechanical plant and equipment which service the building including roof top fans the like, however, the noise assessment is incomplete as the exact selections and their associated noise level are not known. Details of the acoustic treatment of plant and equipment should be provided with the application.

- **Noise from construction activities**

We live here since 2012, we have experienced the school construction of Swimming Pool (from 2014 to 2015) and the expansion of the Preparatory School from 2018 to 2019. The amount of noise and vibration from the site and moving trucks were unbearable. The situation will only get worse as more people are staying at home because of Covid.

In Page 43, section 6.6.1 General Comment, Appendix 26 Noise Impact Assessment, the report stated the contractor will apply best practice noise mitigation measures only **where reasonable and feasible**.

The term "Reasonable" and "Feasible" are very subjective and open for wide interpretation. We as adjoining residents of the project demand the construction noise

level must be within the limit or the project stops completely until and agreed solution is satisfied by the residents affected.

The noise from the construction will also impact the nearby existing junior school classrooms and the boarding school buildings. It is unfair that students need to study in this kind of conditions.

- **Vibration from the construction activities**

The development site is so close to the boundary and part of the dance studio will be under the ground level and digging deep into the ground is required. There is concern because the activities will create vibration above the legal vibration limit and impact/damage and or human comfort to the adjoining properties and or valuable contents.

In Page 44, section 6.7.1 General Comment, Appendix 26 Noise Impact Assessment, the report stated “the minimise conducting vibration generating works consecutively in the same area only **if applicable.**”

The term “if applicable” is very subjective and open for wide interpretation. We as adjoining residents of the project demand the construction vibration level must be within the limit or the project stops completely until and agreed solution is satisfied by the residents affected.

4) Overshadowing

Our living rooms, swimming pool and backyard where we spend most of the daytime will lose natural light from 12:30pm.

5) Biodiversity

- **Removal of mature trees along the boundary**, in page 38, section 6.1.1 Vegetation disturbance and loss, Appendix 24 - Biodiversity Development Assessment Report:

A mix of 29 trees will be removed to get way for this project including a total of 25 trees (10 are planted natives) in vegetation zone 1 (building footprint) would be a ruination of the environment.

- Below is the diagram for the area which 27 trees proposed to be removed in the vegetation zone 1, including 2 high retention value Eucalyptus microcorys (Tree number ID 410 and ID 411)



- b. The drainage system on 59B Pymble Ave will be blocked constantly from debris generated by the tree planted along the boundary.
- c. New planting proposed in the landscaping will take years to grow and will still not have the satisfactory effect of separation.

6) Location of Health and Wellbeing facility

There is a concern the ward and consulting rooms are located at the top floor of the 5 storeys high building. It would be natural for a sick student who needs medical assistance to get the ward as soon as possible. Climbing the stairs or waiting for the lift is very illogical, unnecessary delaying the consultation and inferior the student's wellbeing in case of life-threatening emergency event.

The new Health and Wellbeing facility should be located on the ground floor which is easy for everyone to access.

7) The increase in Traffic

The council has already acknowledged there are traffic issues during school peak time (see photo below).

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Contact: Michael Foskett

Reference: TDA 107/20 / 2020/284633
28 September 2020

The Resident
Avon Road
PYMBLE NSW 2073

Dear Resident,

Avon Road Pymble - Proposed Changes to Parking Restrictions

Council has received numerous complaints from parents and residents, regarding traffic issues during school peak times in the section of Avon Road between Lonsdale Avenue and Arilla Road.

When vehicles are parked along both sides of this section of Avon Road, it is difficult for cars travelling in opposing directions to pass each other. This leads to queuing, delays and conflict during school morning and afternoon peak times, as well as on Saturday's, when sporting events are held at Pymble Ladies College.

To address this issue, Council is proposing to introduce 'No Stopping 6.30am-9.30am, 2.30pm-5.30pm School Days', and 'No Parking 6.30am-1.00pm Saturdays, Feb-Nov' restrictions along the residential side of Avon Road between Lonsdale Avenue and Arilla Road. The unrestricted parking along the school side of Avon Road would be retained. The proposed changes are shown in the **attached Plan Avon/TDA/107A/20**.

The proposed restrictions would greatly assist in alleviating the congestion observed in Avon Road and improve road user safety by providing two lanes for traffic to flow freely in both directions, and one lane for unrestricted parking at all times.

Before council decides whether the proposal should be submitted to the Ku-ring-gai Traffic Committee for approval, you are invited to comment on the proposal and indicate whether you support it or object it. Your feedback will inform Council's consideration of the proposal.

To assist with your response, completion of the attached response form is requested. The completed form should be returned to council by **Friday 16 October 2020**, in the enclosed Reply Paid envelope, or by e-mail to Council at kmc@kmc.nsw.gov.au.

Yours faithfully,

Michael Foskett
Team Leader Traffic

The proposed increase of 90 ELC students plus 15 staffs along with 94 Year 5 and 6 students will expect directly increase the local traffic networks as well as the traffic between Pacific Highway and Livingston Ave.

The Master Plan has planned to increase total student number to 2650 in the future. This plan will have a significant impact to the traffic and parking. There is a concern that the emergency vehicle access will be impacted by the queuing traffic, especially Barclay Close which is a dead-end road.



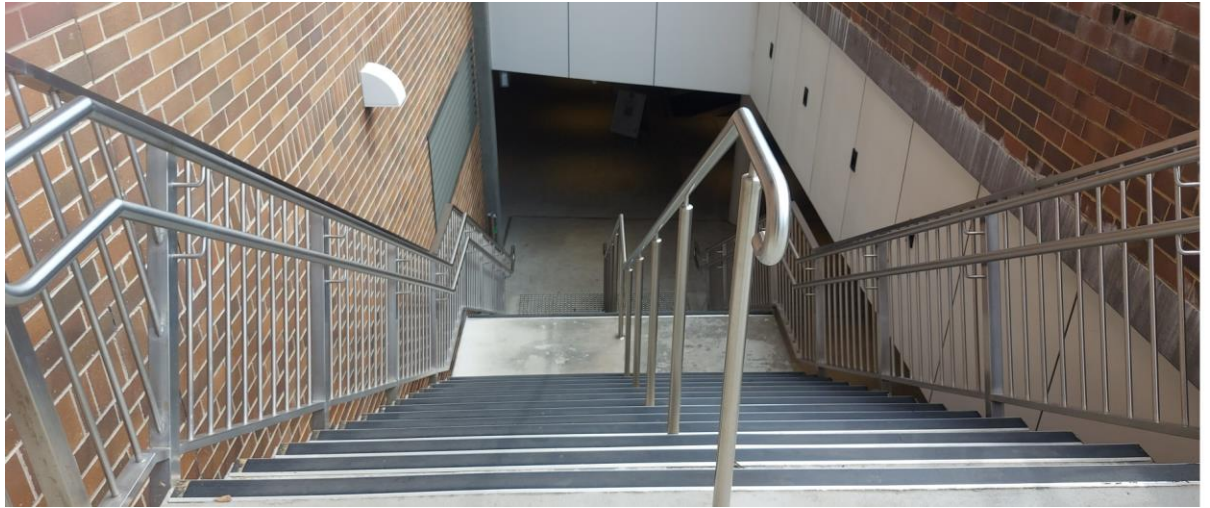
8) ELC – Centenary Car Park

There are safety concerns to use the Centenary Car Park for ELC drop off and pick up:

- There are a lot of vehicle movements at the crossing (in red circle) in the Centenary Car Park because the yellow area is the drop off/pick up zone. In Page 19, Section C37, in the Child Care Planning Guideline stated direct access should avoid crossing driveways or manoeuvring area used by vehicles accessing other parts of the site.



- The ELC parents and studnets need to use either the stairs (photos) which is very steep and long or a tiny lift (being 1.1m X 1.5m, only able to fit one pram on each ride) to get to the ground level for ELC entrance.



9) Condition of the existing Year 5 and 6 building

The existing Year 5 and Year 6 building was built in 1981. The school has spent money recently to upgrade the building. For example, in 2015, the school has spent \$289,300 to refurbish existing year 6 classrooms and construction of a new awning over external locker area (see the photo below for the development certificate).

Ref: 067273-01CDC1



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COMPLYING DEVELOPMENT CERTIFICATE No. 14/122612-1

Issued under the Environmental Planning and Assessment Act 1979 Sections 85, 85A

Owner	
Name:	Pymble Ladies College
Address:	20 Avon Road, Pymble NSW 2073

Property details	
Address	Pymble Ladies College, Avon Road, Pymble
Lot/Portion No:	1 1-26
DP No:	69541 7131
Municipality:	Ku-ring-gai Council

Description and value of development	
Description:	Refurbish existing year 6 classrooms and construction of a new awning over external locker area
Value of work:	\$289,300.00

Determination	
Approved/Refused:	Approved
Date of Determination:	14 November 2014

Plans and specifications approved

- * Architectural Drawings prepared by PMDL Architecture + Design Pty Ltd numbered; A102/B, 103/B, 104/B, 105/B, 106/B, 107/B, 108/B, 301/B, 302/B, 404/A.

Attachments

1. Conditions of approval (includes conditions prescribed, or required to be attached by the Regulation or relevant EPI or DCP including any condition relation to the payment of a s 94 contribution or other monetary contributions.
2. Schedule of essential fire safety measures.
3. Application form for Complying Development Certificate.
4. Record of Site Inspection made by Accredited Certifier in accordance with Clause 129B (EP&A Regulation's 2000) prior to issue of Complying Development Certificate.
5. 149 Planning Certificate No. PC2933/14 prepared by Kuringgai Council, dated 27 August 2014.
6. Design Statement prepared by PMDL Architecture + Design, dated 12 November 2014.
7. Company Details prepared by Grindley Interiors.
8. Letter with regards to Structural Design prepared by Taylor and Herbert Structural Pty Ltd, dated 25 September 2014.
9. Levy Online Payment Receipt No. 181302, dated 17 October 2014.
10. Annual Fire Safety Statement prepared by Advance Fire Service Pty Ltd, dated 21 January 2014.
11. Annual Fire Safety Statement prepared by Alform Fire and Electrical Pty Ltd, dated 15 May 2014.
12. Certificate with regards to Electrical Services prepared by Leading Electrical, dated 16 May 2014.
13. Statement of Design for Electrical Services prepared by Parallel Power, dated 12 November 2014.

The world is focusing on global warming and climate change. Global warming is caused by the emission of greenhouse gases. 72% off the totally emitted greenhouse gases is carbon dioxide (CO₂). CO₂ emissions therefore are the most important cause of global warming. Cement production is currently the largest industrial emitter of CO₂ emissions worldwide, accounting for about 8% or 2.7 billion tons of CO₂ per year.

With the latest building technology, the school needs to be innovative and thinking out of the box and recycle the existing building to get it a second life. It can help to save the planet by reducing the consumption of cement and lead to reduction of CO2 emission.

This is a great chance for the school to kill two birds with one stone - by saving the planet with less cement consumption as well as being a good role model to educate/demonstrate to the students and the community about importance of innovative thinking which lead to CO2 emission reduction and helps Australia to achieve the net zero target faster.

PLC management, your slogan is "Watch us change the world!". Please put your money where your mouth is. The world is watching PLC too!

