

Pymble Ladies College

Community Consultative Committee

Meeting Notes



Meeting #1

Tuesday 14 November 2023

4:00pm to 5:30pm.

At: Pymble Ladies College, IH Meeting Room, Avon Road, Pymble.

Chair: Professor Helen Lochhead.

Invitees

Community Representatives:

1. Natalie Chan
2. Scott Hawker
3. Ian King
4. Roy Morgan
5. Lynne Soon

Local Government Representatives:

No representative nominated.

Pymble Ladies College Representatives:

1. Greg Hastie
2. Jenny Roberts

Attendees:

1. Chantelle Pepper, Note taker.

Apologies

1. Natalie Chan

Declarations of interest

None.

Welcome and Introductions

The Chair, Helen Lochhead provided an Acknowledgment of Country and welcomed the Committee at the beginning of the meeting.

All attendees then introduced themselves and provided some background on their interest in the Grey House Precinct, their role in the community or College, and personal and professional attributes that they can bring to the committee.

Overview of Community Consultive Committee

The Chair provided an overview of the Committee's purpose, scope and code of conduct.

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Purpose

The purpose of the Pymble Ladies College Community Consultative Committee (PLC CCC) is to enable community input and feedback to be provided to the College during the construction of the Grey House Precinct. The terms of development consent require a Community Consultative Committee be established prior to commencement of construction of the Grey House Precinct and for the duration of the construction. Further, the consent stipulates a range of other conditions that the applicant must adhere to.

The community representatives on the PLC CCC have been selected from a pool of candidates, following a public expression of interest promoted in daily newspapers, the College website and a community Facebook page. Nominations were only received from individuals within the neighbourhood and representatives from the College. Kuringai Council was invited to nominate a representative but declined. The invitation to Council still stands if they choose to participate at a later date.

Scope and Limitations

It was noted that the remit of the PLC CCC is only with respect to the development of the Grey House Precinct and does not encompass broader College issues that can be addressed through the College's normal channels.

It was noted that individuals have been appointed by the Department of Planning directly and cannot send alternates if unable to attend. Only incorporated community groups or associations can send alternates.

Code of Conduct

It was confirmed that everyone had signed the Code of Conduct and the Chair reminded all of their responsibilities including respect for others in the meeting, allowing each to speak without interruption and ensuring all have an opportunity to express their views on issues pertinent to the Grey House Precinct development.

Overview of the Grey House Precinct

Greg Hastie, presented a PowerPoint of the Grey House Precinct development summarised below.

Overview of the proposed development

- Years 5 -6 classrooms
- STEM laboratories
- Dance studios
- Out of school hours care
- Early learning centre for 90 children
- Health and wellness facilities
- Landscaping

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Project status

- Development approved 9th December 2022 by Independent Planning Commission (IPC)
- Pre-commencement conditions were imposed on the project. An additional 5 metres setback the building from the southern boundary was imposed.
- Redesign of the works has been undertaken. Setback from boundary now 16 metres.
- Condition has been satisfied through IPC approval on 19th May 2023.
- An external project manager has been appointed.
- A contractor is yet to be identified – imminent.
- Works to commence in December, with fencing and site mobilisation.

Relevant Conditions

The following conditions have been imposed on the project:

- Work to be undertaken Monday to Friday
 - o Work hours 7am-6pm.
 - o No work on Saturday, Sunday or Public Holidays.
 - o Work may take place on Saturdays if the works are not audible.
 - o Residents (within 30 metres of site boundaries on Pymble Ave and Avon Road) will be advised if and what work is considered to be done on Saturdays.
- Parking
 - o ELC staff and visitors to park in existing car park (Centenary Car Park - 37 spaces).
 - o On-site parking for the contractor to be provided (on tennis courts – 40- 50 vehicle spaces).
 - o 59B Pymble Ave, owned by school – to be used by contractor as site office and 4-5 vehicles
- Preconstruction survey to neighbouring properties to be undertaken (Dilapidation reports) – letter drop requesting permission to access and photograph properties in January 2024 (inspections over 3-4 week period).
- Construction noise and vibration to be monitored – noise loggers and vibration monitors – on the boundary.
- Complaints management system to be implemented– cause and effect of the complaint will be logged through the builder.
- Trees removal and replacement
 - o 37 trees to be removed and replaced with 37 trees.
 - o Seed collection to be undertaken prior to tree removal. Seeds of native tree species have been collected and will be propagated and planted onsite. Seedlings that cannot be planted on site will go to community and planted elsewhere.
 - o Nesting boxes to be relocated – 5 have been relocated for flying foxes.

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- Traffic calming to be initiated– Local Area Traffic Management (LATM) such as speed bumps – externally along Pymble and Avon Road will be implemented in conjunction with Council’s Traffic Committee. These are permanent traffic calming measures.
- Construction access road
 - o Traffic control on Gate 3 (Avon Road) for trucks via temporary road to be routed behind tennis courts to the Grey House Precinct construction site (safest route).
 - o Traffic controller also at Gate3.
 - o Crane is a luffing Jib – no oversailing of any houses.

Modification of Condition - Grey House Walk

- 1 x Modification (to Conditions) has been submitted to the Department of Planning
- The modification requests that Grey House Walk remain open for staff and students 7:00am-9:30am and 2:00pm-6:00pm, school days)
- Approximately 150 students use this walk
- Safe access for students and staff only to be maintained
- No access by the contractor
- Monitoring of access by staff during peak times proposed
- Grey House Walk will remain shut during non-term times
- Link to **Grey House Walk Modification** is at: <https://www.planningportal.nsw.gov.au/major-projects/projects/pymble-ladies-college-grey-house-precinct-modification-1>

Estimated Construction Timeline

1. Award contract: 1st December 2023.
2. Commence site mobilisation: 12th December 2023.
3. Commence works on site: 27th January 2024.
4. Works completion: 30th September 2025.

Contacts

Event	Name	Contact No
General College Issues Relating to Construction	Greg Hastie	0411 477 006
Construction Issues	Builder-TBA	
Grey House Planning and Development	Nahid Mahmud	02 9995 5228
Website Links:		

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Event	Name	Contact No
Pymble Ladies College Masterplanning	https://pymble.nsw.edu.au/about-pymble/master-planning/	
Dept of Planning	https://www.planningportal.nsw.gov.au/major-projects/projects/pymble-ladies-college-grey-house-precinct	

Discussion Plus Q & A

Issues raised	Confirmations
<ul style="list-style-type: none"> ○ Onsite induction for all construction contactors ○ Monitoring construction vehicles and workers parking. ○ Impacts on roads/property (Dilapidation Reports) ○ Monitoring of noise/vibration/dust. ○ Construction traffic hours ○ Policing of traffic and parking would be preferred. ○ Future use of Grey House Walk – BAU 	<ul style="list-style-type: none"> ○ All workers will receive on-site induction ○ Team to monitor controls. ○ Dilapidation reports of adjacent properties in January 2024 ○ Construction noise and vibration to be monitored – noise loggers and vibration monitors – on the boundary. ○ Dust suppression – site will be watered when digging, silt fences/dust cloth at boundaries. ○ A Construction Management Plan (CMP) stipulates hours of operation- eg drop of and pick up periods – vehicles not allowed onto site during these times – any delivery that come outside required hours are turned away. ○ Design of building has not been changed – only moved 5m north + additional landscaping – IPC has signed off.

Actions

Action	Responsible	Status
Construction Management Plan	Contractor	Pending
Share Presentation with CCC & Website	Greg Hastie	PPT circulated with meeting notes

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Action	Responsible	Status
Check overshadowing with increased setback	Greg Hastie	Please see attached
Check trees at rear of Lynne Soon's house (53 Pymble Ave) are staying	Greg Hastie	No trees will be removed at rear of 53 Pymble Avenue
Share link for modification application	Greg Hastie	https://www.planningportal.nsw.gov.au/major-projects/projects/pymble-ladies-college-grey-house-precinct-modification-1

Other Business

Greg Hastie to brief with Natalie Chan week beginning 27 November 2023.

Next Meeting Date

12th of March – To be confirmed - Meeting notice distributed at the end of February.