

# Pymble Ladies College Community Consultative Committee Meeting #2 Agenda

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Tuesday 19<sup>th</sup> March 2024 – 4pm to 5:30pm  
At: Heritage Meeting Room, Pymble Ladies College, Avon Road, Pymble

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## Attendance

### Chair:

Professor Helen Lochhead AO (HL)

### Community Representatives:

Natalie Chan (NC)

Scott Hawker (SH)

Ian King (IK)

Lynne Soon (LS)

### Local Government Representatives

No representatives nominated

### Pymble Ladies College Representatives:

Greg Hastie (GH)

Jenny Roberts (JR)

### Attendees:

Curtis Bevern, note taker

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## Apologies

Roy Morgan, community representative

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## Declarations of pecuniary and other interests

Nil

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## Overview of Community Consultative Committee (CCC)

Helen Lochhead (HL) provided a recap of the terms of reference of the PLC CCC:

### Purpose: Grey House Precinct development

- 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

### Scope and limitations

- 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.
- Each person has 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: respect

- 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 is expected.
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## Update on the Grey House Precinct

Greg Hastie (GH) presented a PowerPoint presentation providing an overview of the following:

### Update of proposed development

- Stephen Edwards construction appointed on 29 December 2024 to undertake the work to the precinct
- Contractors are using 59B Pymble Avenue as their site office and the bottom tennis court is being used for parking (up to 35 vehicles)
- Hours of work 7am to 6pm (weekdays)
- No work is allowed on Saturdays, however non-audible work may be completed on Saturdays if required (community will be advised if this is the case)
- No work to be done on Sunday or public holidays
- On average 40 to 60 workers on site at any given time (80 to 100 workers on site at peak)

### Project status

- Dilapidation surveys have been undertaken. All adjacent properties have been contacted although not all residents had taken up the offer.
  - o *GH request CCC members to encourage those residents on Pymble Ave who have not taken up offer to do so.*
  - o *Scott Hawker (SH) advised he would contact community members via Facebook to encourage eligible residents to have dilapidation surveys undertaken.*
- Nesting boxes have been relocated.
- Complaint management system has been implemented
- Seed collection prior to tree removal is completed
- Traffic calming to be initiated in future
- Modification regarding use of Grey House Walk by students and staff has been approved

**ACTION:SH to contact community members via Facebook to encourage eligible Pymble Ave residents to have dilapidation surveys undertaken**

### Program of work

- Noise and vibration monitors in place and will be continually used throughout project
- Native species seed collection and propagation are underway on site for establishing on site after construction.

**NOTE: GH offered seedlings to local residents as well. These will be provided at completion of the works.**

### Construction timeline

- Excavation begins April 2024
- First slab pour August 2024
- Structural work complete December 2024
- Cladding complete June 2025
- Internal finishes complete August 2025
- Works complete Sept 2025

### Safety

- Students and staff have been issued QR codes linked to CAMMS to report issues
- There are posters with QR codes that community members can also access.
- The school's senior executive team reviews list of issues weekly.

**NOTE: Posters with QR codes can be used by both College and local community to report safety issues.**

### Complaints management

**Greg Hastie (GH) advised that two complaints had been received to date, noting neither had been validated:**

#### 1. Construction of temporary walkway

- Council put a stop work order on the works.
- They handed it over to Department of Planning (DPIE) who came on site.
- DPIE confirmed that construction is compliant with the modification and that work could resume.

#### 2. Noise complaint

- Noise complaint made to Council, not Contractor.
- It was not clear what complaint concerns were.
- GH reiterated that complaint register is held by Contractor.

- GH offered to hear complaints directly.
  - o SH asked how to contact contractor. GH confirmed there is a phone number on PLC website, letterbox drops, and community engagements

**NOTE: Contractor is the main point of contact for complaints. Contractor contact details are available on the College website or contact GH directly.**

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## Update on other PLC matters

GH provided an overview of the following:

### Student numbers- proposed increase

- Application made to increase enrolled students from 2200 to 2550
- To be determined by Local Planning Panel in April 2024
- Student population of 2550 predicted to be reached by 2027/2028

### Green Travel Plan (GTP)

- The purpose of the GTP aims to reduce private vehicle usage and encourage walking, carpooling, and public transport.
- Draft plan in place in 2024 with key targets to be fully implemented within next 3 years

### Short term targets (within next 3 years)

- Increase
  - o carpooling by 3% p.a
  - o use of private bus service by 2% p.a
  - o use of public transport by 1% p.a
- Reduce
  - o student driving by 2% p.a

### Long term goals (longer than 3 years)

- Increase
  - o carpooling by 1% p.a
  - o use of private bus service by 3% p.a
  - o use of public transport use by 2% p.a
- Reduce
  - o student driving by 2% p.a
  - o Lynne Soon (LS) asked how many students park on Pymble Ave and Avon Rd. GH advised that it cannot be tracked due to variable student hours
  - o LS also asked if there are incentives for students to not drive.
  - o Jenny Roberts (JR) advised that the College is exploring options to encourage parents and students not to drive, including incentives.
  - o GH advised that the College is working with Council and College community (parents and students) on traffic and parking issues.

**ACTION: GH to provide an update on GTP incentives and participation, traffic and parking at next meeting**

## Other works on site

### Lower colonnade

- Refurbishment of class rooms
- Development of year 9 and 10 common room
- Work to commence in July 2024

### Avonmore boarding

- Conversion to year 7 boarding house.

### Upper IH

- Conversion to classrooms

### Middle colonnade

- Conversion to senior executive offices
  - Work to start in May 2024
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## Discussion plus Q & A

### Noise

There was a general discussion about potential noise impacts of construction.

- SH advised that he was not aware of any complaints from neighbours to date.
- GH acknowledged that 57A and 53 Pymble Ave will have exposure to considerable construction noise.
- GH affirmed that loud noise will only start after 9am and deliveries only after 7am.
- LS expressed concern about the Sunday work on the portable buildings and the downflow of communication between contractor and tradesmen. She noted that if the contractor complies with the Conditions of Approval (CoA) there should not be problems or complaints from residents.
- GH reiterated that Mitigation measures are in place to manage noise, dust, vibration and other construction impacts. It is the contractors responsibility to manage the site conditions and sub-contractors.

**NOTE: Contractor is the main point of contact for complaints. Contractor contact details are available on the College website or contact GH directly.**

### Traffic issues

CCC members expressed general concern about poor driving and parking behaviour.

- LS noted cars are stopping in no stopping zones and across pedestrian crossings creating unsafe conditions for students
- SH noted a lack of pedestrian crossing wardens and drivers doing U-turns where they are not permitted
- GH advised that the College is working with Council and College community (parents and students) on traffic and parking issues.
- JR advised that the College continues to communicate with parents on appropriate driving and parking behaviours via newsletters.

**ACTION: GH to provide an update on GTP incentives and participation, traffic and parking management measures at next meeting**

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## Other business

### Time-lapse photography record of construction site

- GH asked Natalie Chan (NC) if she was comfortable with her house being shown in background of timelapse photography record of construction work which will be made publicly accessible.
- NC advised that she would think about it and get back to GH with an answer

### Informal catch-up

- GH offered an informal coffee catch-up between meetings for any pressing concerns.

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## Summary of issues for noting and action items

### ACTIONS:

- SH to contact community members via Facebook group to encourage eligible Pymble Ave residents to have dilapidation surveys undertaken.
- GH to provide an update on GTP incentives and participation, traffic and parking at next meeting.
- GH to arrange a walk-through of the Grey House walkway with Natalie Chan (NC) and LS before it opens

### FOR NOTING:

- Native seedlings propagated from site available to local residents at works completion. Contact Greg Hastie
- Posters with QR codes can be used by both College and local community to report safety issues.
- Contractor is the main point of contact for complaints. Contractor contact details are available on the College website or contact Greg Hastie directly.
- GH offered an informal coffee catch-up to CCC between meetings for pressing issues that are of concern.

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## Next meeting date

22<sup>nd</sup> July 2024

4pm-5:30pm

Heritage Meeting Room, Pymble Ladies College, Avon Road, Pymble

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## Actions

| Actions  | Responsible                   | Status  |
|--|-------------------------------|---|
| Contact community members on Pymble Ave who have not taken up dilapidation survey to encourage them to do so   | Scott Hawken/Greg Hastie      |   |
| Provide an update on GTP incentives and participation, traffic and parking at next meeting.  | Greg Hastie/Jennie Roberts    |   |
| Grey House Precinct contractor, Stephen Edwards Constructions, is the main point of contact for complaints.<br>Contractor Contact: Peter Pawlyszyn<br>Mobile: 0403 676 038 | Stephen Edwards Constructions |   |
| Arrange a walk-through of the Grey House walkway with Natalie Chan (NC) and LS before it opens   | Greg Hastie                   | <b>Confirmed</b><br>Thursday<br>28 March<br>@ 4pm |