

Pymble Ladies College Grey House Precinct Community Consultative Committee Meeting #4 Minutes



Details

Meeting: Grey House Precinct
Community Consultative Committee

Location: **Meet in main reception**
Heritage Meeting Room
Pymble Ladies College,
Avon Road, Pymble

Date/time: Tuesday 29 October 2024

Chair: Professor Helen Lochhead

Attendees

Community Representatives

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

Pymble Ladies College representatives

1. Greg Hastie
2. Jenny Roberts

Minutes

No	Agenda Item
1	Acknowledgement of Country Acknowledgement of Country and welcome by Chair
2	Apologies Nil
3	Declarations of Pecuniary and other interests Nil
4	Action items Greg Hastie provided a recap of the action items from the last PLC CCC: <ol style="list-style-type: none"> 1. Grey House Precinct landscape plan and species selection <ul style="list-style-type: none"> • Neighbours requested thinning of planting on south-western side of Grey House to maintain sunlight to adjoining properties. An amended landscape plan was developed in consultation with affected neighbours and submitted to DPHI. Currently awaiting approval. 2. Urbis/Matrix Traffic Impact Assessment and Green Travel Plan (GTP) <ul style="list-style-type: none"> • Draft available shortly for distribution. GTP focuses on modal shift to car share and public transport. • A College Committee has been established to develop a plan to deter driving and to incentivize take up of car share and public transport. • An Operational Access Plan and Traffic Calming Plan are also being developed to ease congestion and improve traffic flow. • Roy Morgan advised that Council is to introduce parking restrictions on Arrilla Rd (on one side) pending Council's traffic committee approval. 3. Secondary Innovation Precinct presentation <ul style="list-style-type: none"> • Presentation at October meeting 4. Site visit of Grey House Precinct at the next meeting <ul style="list-style-type: none"> • Site visit to Grey House Precinct at October meeting.
5	Site visit to construction site Greg Hastie provided an overview of the construction site from the viewing platform. <ul style="list-style-type: none"> • The Committee viewed the site from the viewing platform during a concrete pour of the second level. • It was noted that only 5 concrete trucks were permitted onsite at any one time so impacts were minimal.
6	Project Updates Presentation on Grey House Precinct Greg Hastie (GH) presented a PowerPoint presentation, including timelapse of construction, providing an overview of the project status <ul style="list-style-type: none"> • Stephen Edwards Construction has received their Construction Certificate for the in-ground services, the Slab on Grade, Level 1 and 2 slabs • Application for construction certificate 4 (CC) for the balance of the structural works is pending Current works are: <ul style="list-style-type: none"> • Bulk excavation complete • Slabs for first 2 levels have been poured • Crane has been erected

	<p>Construction program</p> <ul style="list-style-type: none"> • Program 4-6 weeks behind schedule due to weather and other delays works. Project now due for completion by November 2025 <p>Complaints management: 8 complaints received to date:</p> <ul style="list-style-type: none"> • Construction of temporary walkway • Noise and vibration complaints • Dust complaints • Work zone to front of Gate 3 • Reminder: All complaints are to be issued to the Contractor in the first instance <p>Safety</p> <ul style="list-style-type: none"> • The College is extremely focussed on the safety of their staff and students during the period of construction • Reminder: The college staff and students are empowered to call out any unsafe practices that they may see. A QR code is attached to the hoarding around the site to allow the staff and students to log in any unsafe practices that they may see <p>Modifications</p> <ul style="list-style-type: none"> • Two new modifications currently with DPHI: • Landscaping amendment on southwest boundary • Early Learning Centre (ELC) - extension of hours to use the outdoor play area (from 2.5 hours per day to 7am-6:30pm) <p>Other works on campus</p> <p>Secondary Innovation Precinct (SIP)</p> <ul style="list-style-type: none"> • Design works have commenced on an innovation hub located below the Main Oval • Works will commence in late 2026 and will be complete in 2029 <p>Lower Colonnade</p> <ul style="list-style-type: none"> ▪ These works are now complete <p>Middle Colonnade</p> <ul style="list-style-type: none"> • The refurbishment of the Middle Colonnade to create Senior Executive offices • These works have commenced • The works are programmed for completion in early December <p>Presentation on Secondary Innovation Precinct (SIP)</p> <p>GH presented a PowerPoint presentation of the new SIP Development designed by 3XN</p> <ul style="list-style-type: none"> • The building will house Robotics, Design & Technology, Mathematics and Years 11 and 12 • The development is 5 levels with a basement. • 10,500 sqm in floor area, • Community Drop-in session to be held 29 October • SSD Submission in February - March 2025 • Works will commence in late 2026 and will be complete in 2029
7	<p>Discussion and Q&A</p> <p>Screening on Grey House external terraces of levels 2 and 3</p> <ul style="list-style-type: none"> • CCC questioned the design of the screening to provide privacy protection to neighbours. • The screening is obscure glass to 1.8m.at the ELC level • The two Bay windows on the upper levels have fritted glass which is semi-obscure. • All other classroom windows on Level 2 and 3 are to be obscure glass <p>Operational Plan for Grey House</p> <ul style="list-style-type: none"> • Operational Plan for Grey House is a condition of SSD consent. • This will be managed by a different team • The Operational Plan will manage hours of operation, light spill, noise etc. • Complaints/incidents/hazards/compliments will be managed via the College's website and College Services once the building is operational.
8	<p>Other business</p> <ul style="list-style-type: none"> • GH thanked the CCC for their respectful input and feedback • CCC members agreed the process had been very positive to date noting the security and traffic management on Pymble Ave had been very beneficial
9	<p>Summary of issues for noting and action items</p> <p>Actions</p> <ul style="list-style-type: none"> • Green Travel Plan to be circulated once received • Traffic calming proposals to be circulated once received
10	<p>Next meeting date</p> <ul style="list-style-type: none"> • 18 February 2025