



**Loreto
Normanhurst**

Loreto Normanhurst Development

Community Consultative Committee (SSD-8996)

12 November 2024

Status of Construction Works

Status of Construction Works

Summary of Substage Construction:

Substage No. 1 – Reconfigure Osborn Rd Carpark **COMPLETE**

Substage No. 2 – Through Site Link **COMPLETE**

Substage No. 3 – P1A tennis court carpark **COMPLETE**

Substage No. 4 – New Boarding House

- Demolish Loreto Community House - **COMPLETE**
- Construct boarding accommodation building **COMMENCED JULY 2024**

Substage No. 5 – New Boarding House

- Reconfigure P4 primary carpark **NOT COMMENCED**
- Demolition and landscaping works **NOT COMMENCED**



Construction Update

New Boarding House

Construction Update

- Construction is progressing well on site.
- Buildcorp have completed the following activities since the previous meeting:
 - Installation of the Permanent Site Sheds
 - Site Vehicle Access Ramp and Pedestrian Access Walkway
 - Completion of Piling Works
- The construction period on site is expected to be 18 months duration. Target completion is December 2025.
- A Workzone to be established 30m from Gate 2 down Mount Pleasant. This will allow trucks to safely pull off the road and reverse into the site.

New Boarding House

Construction | Upcoming Impacts

- Installation of new Ausgrid Infrastructure consists of new in ground conduits installed via 1m wide trench and new kiosk substation between the school carpark entry and the existing kiosk on Mount Pleasant Ave.
- **Where are works located:** Trenching works and installation of conduits and electrical cables occur between the school carpark entry (opposite number 17 Mount Pleasant Ave) to the existing Ausgrid kiosk box (opposite number 33 Mount Pleasant Ave). The trenching works are split between the grass verge and within the Road (to go around the existing trees that are in the grass verge).
- **When the works will occur:** Early Dec 24 to end Jan 25 (excluding Xmas break), this is weather and authority approval dependent.
- **How long they will impact:** The main impact are the above anticipated dates for the trenching and conduit installation. Other works will occur post the above dates but have minor impact.
- **Mitigation:** Traffic control will be in place.

New Boarding House

New Boarding House Set-Back from Mount Pleasant Avenue



- The minimum setback of the New Boarding House from Mount Pleasant Avenue is 6.5m.
- The rendered image does not include the existing Loreto boundary fencing which is to remain.

Community Update

COMMUNITY CONSULTATION – UPDATE

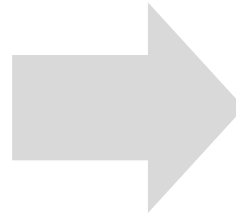
Community enquiries (from August – November 2024)

A number of enquiries about trucks parking on MPA, and also using MPA as a place to unload.

One enquiry about noticeable vibrations as a result of the construction.

Concern about bright lights along the new worker walkway, and question about whether these could be turned off at night.

Question about potential property damage as a result of the construction work at Loreto.



Project responses

Buildcorp confirmed that the parking arrangement is within the traffic management plan endorsed by Hornsby Shire Council and Transport for NSW.

Buildcorp's response was immediate, and the issue was addressed promptly. Vibration was within acceptable limits.

Buildcorp installed a timer to automatically turn off the lights when not needed.

Buildcorp arranged an inspection to review the area. Buildcorp confirmed previous vibration data was within acceptable limits.

Previous CCC Minutes

Previous Consultative Committee Minute Actions

No.	Action	By	When
1	Follow up with JM about confirming a date for a meeting of residents and community group representatives with Council's Planning and Infrastructure Director and Traffic Manager to discuss outstanding non-SSD-8996 traffic and parking issues.	SH, JM	September 2024



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