

**LORETO NORMANHURST SCHOOL REDEVELOPMENT
COMMUNITY CONSULTATIVE COMMITTEE**

Meeting minutes – FINAL

Details

Meeting

10

Date

Tuesday 12 November 2024

Time

4.30pm to 5.15pm

Chair

Sandy Hoy
ph. 0411 191 866
sandy@parklandplanners.com.au

Minutes

Sandy Hoy
Hayley Kardash

People present

Proponent

Marina Ugonotti (MU) – Loreto Normanhurst
Danielle Dwyer (DD) – Loreto Normanhurst
Natalie Ross (NR) – CTPG
Kelsie Tuck (KT) - CTPG
Hayley Kardash (HK) – Urbis

BuildCorp

David Stralow (DS)
Letesha Goble (LG)

Community members

Matthew Gee (MGe)
Mary Gow (MG)
Moirra Hutchinson (MH)
Paddy Rich (PR)
Brian Swanepoel (BSw)

Apologies

Proponent

Lynn Long (LL) – Loreto Normanhurst
Greg Carmichael (GC) – CTPG

Community members

Bhakti Stokes (BSt)
Bryan Skelly (BSk)

Hornsby Shire Council

Cr Janelle McIntosh (JM) - Ward B Councillor

4.30pm - Meeting in the Boardroom

No.	Agenda item	Discussion	Action	By
1	BUSINESS AND GOVERNANCE			
1.1	Welcome	SH welcomed all CCC members/attendees to the 10th LNSRCCC meeting.	-	-
1.2	Acknowledgement of Country	MU acknowledged the traditional custodians of the land on which we meet today and paid respects to Elders past, present and emerging.	-	-
1.3	Attendance and Apologies	Attendance and apologies as above. SH announced that since the August meeting two new community members had nominated to join the LNSRCCC and had been appointed by the Department of Planning, Housing and Infrastructure: <ul style="list-style-type: none"> Brian Swanepoel – Adventist Aged Care Matthew Gee – local resident. 	-	-

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1.4	Confirmation of agenda/ additional items	All CCC members received agenda items ahead of the meeting.	-	-
1.5	Declarations of interest	Nil		
2	STANDING ITEMS			
2.1	Confirmation of previous minutes	Confirmed	-	-
2.2	Review of action items from previous minutes	Actions from the previous meeting are outlined below:	-	-
	1.	<p>Meeting of Council staff with Mount Pleasant Avenue residents</p> <p>SH advised that JM had organised the meeting with Council staff on Thursday 14 November at 10.30am at Council offices.</p> <p>MH: JM had advised that the meeting is for interested LNSRCCC members only, not other Mount Pleasant Avenue residents.</p> <p>This action is now closed as the Council traffic and parking issues in Mount Pleasant Avenue are outside the LNSRCCC scope.</p>	-	-
	2.	<p>Independent Environmental Audit</p> <p>NR confirmed that an independent environmental assessment has been done by DPHI. CTPG has not received a response. If anything notable arises from the audit it will be raised with CCC members.</p>	-	-
3	REPORTS/PRESENTATION			
3.1	CTPG Presentation	<p>Status of construction (Stage 4)</p> <ul style="list-style-type: none"> • Construction is progressing well on site • Buildcorp have completed the following since the previous meeting: <ul style="list-style-type: none"> - Installation of permanent site sheds - Site vehicle access ramp and pedestrian access walkway - Completion of piling works • Construction period on site is expected to be 18 months duration. Target completion is December 2025. 	-	-

No.	Agenda item	Discussion	Action	By
		<p>New Boarding House (construction under way)</p> <p><u>Work zone and trenching</u></p> <p>NR: A work zone will operate 30 metres from Gate 2. Buildcorp are currently applying to Council for this approval which will likely be in place early 2025.</p> <p>MH noted that spot is where some Mount Pleasant Avenue residents park their cars.</p> <p>NR: The work zone is on the Loreto side of the street and would only be during work hours. Residents would need to find alternative parking arrangements during this time. Truck movements are required in line with Traffic Management Plans.</p> <p>MH will let neighbours know about the work zone.</p> <p>NR: Trenching will be undertaken in December and January, with some impacts. The school holiday period was chosen to reduce impacts.</p> <p>NR advised that Buildcorp will take a break over Christmas from 20 December 2024 to 6 January 2025.</p> <p><u>Substation</u></p> <p>BSw asked whether the new substation would impact power along the street.</p> <p>NR confirmed that there is no impact to power supply for now. The substation won't be turned on until early-mid 2025. Any impacts will be confirmed by Ausgrid at the time.</p> <p>MH asked whether the substation would be screened.</p> <p>NR confirmed that landscaping is included and will screen the substation.</p> <p><u>Setbacks of the boarding house</u> (Refer to figure on page 6)</p> <p>MH queried the 7.5 metre setback of the boarding house with a pinch point at 6.5 metres half way. Trees are not shown near the 7.5 metre setback.</p>		

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		<p>NR: Fire and rescue trucks and other emergency vehicles would stop if required at the 7.5 metre setback. Blinds would be fitted to the boarding house windows to minimise overlooking concerns.</p> <p><u>Emergency access</u></p> <p>BSw asked how would the fire brigade get equipment to the building? Will there be a bridge?</p> <p>NR: It is flat at the 7.5 metre setback so they can easily traverse for entry.</p> <p>MU noted that the main entrance to the boarding house will be via a ramp at the rear for safety and security.</p> <p><u>Lighting</u></p> <p>NR confirmed that internal lighting should be screened by landscaping and not visible by neighbours. The boarding house will be designed to be residential in nature (like other houses). The windows are designed with fins on the glass to deflect light.</p> <p>BSw noted that if lights are on permanently, it will impact neighbours. Shrubbery is needed to shield neighbours.</p> <p>MH noted that a neighbour is concerned about lighting along the walkway which should also be considered.</p> <p>NR confirmed that the impact from lighting will continue to be assessed post construction (during operation).</p> <p>SH reminded members that the CCC will continue for six months post construction. Any additional impact solutions can be addressed once construction is complete.</p> <p><u>Substage 5</u></p> <p>MG asked whether Substage 5 will be starting.</p> <p>MU confirmed that Substage 5 is included in the approved SSDA, but we don't have dates for that yet.</p>		

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		<u>Community enquiries</u>		
		<p>HK noted that six enquiries were made since the last CCC meeting. The enquiries related to:</p> <ul style="list-style-type: none"> • Trucks parking on Mount Pleasant Avenue and using the street as a place to unload. Buildcorp response: The parking arrangement is within the traffic management plan endorsed by Hornsby Shire Council and Transport for NSW. • Noticeable vibrations as a result of the construction. Buildcorp response: Vibration is within acceptable limits. • Concern about bright lights along the new worker walkway and a question about whether the lights could be turned off at night. Buildcorp installed a timer to automatically turn off the lights when not needed. • Potential property damage as a result of construction work at Loreto. Buildcorp arranged an inspection to review the area. Buildcorp confirmed previous vibration data was within acceptable limits. <p>All enquiries have been managed quickly and efficiently by Buildcorp. MH noted that residents are pleased with the fast response from Buildcorp.</p> <p>HK noted that an outstanding building vibration report will be sent to MH.</p>	<p>Send building vibration report to MH</p>	<p>HK</p>
4	GENERAL BUSINESS			
4.1	2025 meeting dates	<p>SH confirmed LNSRCCC meeting dates in 2025 are:</p> <ul style="list-style-type: none"> • 18 February • 20 May • 26 August • 11 November 	<p>Circulate electronic diary invitations to new CCC members</p>	<p>LN</p>
5	THANKS AND CLOSE			
5.1	Confirm action items	Action items confirmed	-	-
5.2	Close	5.15pm		

Next meeting

Date: 18 February 2025

Time: 4.30pm to 6.00pm

Action Summary

No.	Action	By
1	Send building vibration report to MH	HK
2	Circulate electronic diary invitations to new CCC members	LN

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.



Confidential.