



Loreto  
Normanhurst

## Loreto Normanhurst Development

Community Consultative Committee (SSD-8996)

26 August 2025

# Status of Construction Works

IN

Confidential.

2

# 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 – P4 Primary Carpark

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



# Construction Update

IN

# New Boarding House

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## Construction Update

- Construction is progressing well on site.
- Structure is now complete.
- Temporary formwork is being removed.
- Installation of the external façade will begin.
- Internal services will commence shortly thereafter.

# New Boarding House



# New Boarding House

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## Authorities Update

- Substation Energisation were due to be undertaken on 23 August 2025, unfortunately there was an issue with another Ausgrid asset which meant the works were unable to proceed as scheduled.
- Jemena Gas Upgrade – The gas main will be upgraded from Pennant Hills Road. Jemena is underway with these works and will communicate independently on this progress as needed.

# Project Update

IN

Confidential.

# New Boarding House

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## Project Update

### Modification 2 – State Significant Development Application (SSDA)

- Submitted in July 2025
- Refines aspects of the new Boarding House and facilities, including:
  - Improved functionality of air conditioning units on low plinths (more efficient layout)
  - Revised population strategy following surrender of the Early Learning Centre consent
- **No increase** to approved student or staff numbers
- **No net loss** of parking at any stage
- Public exhibition has closed – progressing towards finalising the modification and Consent

# Community Concerns

IN

# Community enquiries

June – August 2025

Enquiries received from **3 community members**

*Inc. ongoing correspondence with 1 resident*

## Enquiry

Resident #1 (Mt Pleasant): Sought clarification on work hours at the boarding school site, concerned about noisy late-night works and loud music from workers before 7 am.

Resident #2 (Mt Pleasant): Concerns raised about construction vehicles parking on the residential side of the street.

Resident #2 (Mt Pleasant): Complaint made about construction worker vehicles parking and damaging the grass on the oval side of Mt Pleasant Ave.

Resident #2 (Mt Pleasant): Request for a copy of the traffic management plans.

## Response

Buildcorp explained the late works were due to a delayed concrete pour, apologised for not notifying neighbours, and committed to advance notice for any future after-hours work. Early morning noise has been addressed with contractors and will be monitored.

Buildcorp reminded and will continue to remind its staff on a weekly basis, that all construction staff parking on Mt Pleasant Ave should park on the western side primarily (up to the southern gate). This is in accordance with the Construction Traffic Management Sub-Plan. Buildcorp will continue to monitor compliance and respond as required.

Buildcorp has been in direct discussions with Council who attended the site to review construction parking and confirmed they are satisfied with vehicles parking partially on the verge (with two wheels on the road). This arrangement is legal, considered safe, and has improved visibility and access for road users.

A link to the Construction Traffic Management Sub-Plan currently available on Loreto's *Community Engagement* webpage was provided.

# Community enquiries cont.

June – August 2025

Enquiries received from **3 community members**

*Inc. ongoing correspondence with 1 resident*

## Enquiry

## Response

Resident #2 (Mt Pleasant): The Urbis phone number ending with 1239 is no longer operational.

1800 phone number remains operational and has been circulated in the previous CCC meeting and recent project communications.

Resident #2 (Mt Pleasant): Highlighted the CEMP obligations for contractor parking and ineffectiveness of monitoring due to ongoing parking issues (highlighting 3+ occurrences).

Reconfirmed response provided previously (see previous slide).

Resident #2 (Mt Pleasant): Request for Loreto to consider alternative parking options, including parking on its oval or at The Church of Jesus Christ of Latter-day Saints, for contractors, students and staff.

Loreto considered the suggestions but is unable to accommodate parking on its oval due to student safety, damage to the grounds and removes space for school activities. Arrangements where these parking facilities are used are one off and cannot be used on an ongoing basis.

Resident #2 (Mt Pleasant): Complaint made about students and staff parking in Mt Pleasant Avenue, noting a breach of the Conditions of Consent.

Student and staff parking is not outlined in the Consent Conditions. The school has reminded students and staff to be considerate of residents when parking its vehicles but cannot enforce this as the surrounding streets are public roads.

Resident #2 (Mt Pleasant): Request to resolve this matter directly with the school rather than escalating to Council or the Federal MP.

Loreto and Buildcorp met with the resident on 6 August 2025 to outline the existing parking constraints and arrangements for staff and students, and separately contractors. The project team re-confirmed that operational matters are separate to the Conditions of Consent requirements.

Loreto requested ceasing recording of staff without their consent. Staff have and will report to police where intimidated.

# Community enquiries cont.

June – August 2025

Enquiries received from **3 community members**

*Inc. ongoing correspondence with 1 resident*

## Enquiry

Resident #2 (Mt Pleasant): Notes of the meeting provided to Urbis including:

1. Further discussion about alternative parking arrangements
2. Contractor parking frequency (noting 15+ per day)
3. Contractor parking including parking on the “eastern kerbside”
4. Student and staff parking noting that the issue is with Loreto staff rather than students and questioning whether this is noted in any school policies.
5. Resident noted they have filmed Loreto staff parking here and will continue to do so if they do not stop parking on the street.
6. Highlighted rubbish bins have been moved by people looking to park on Mt Pleasant Ave, leading to issues with rubbish collection.

Resident #2 (Mt Pleasant): Expressed dissatisfaction with the outcome of the meeting with Loreto & Buildcorp and requested advice on how to escalate the matter.

## Response

Loreto and Buildcorp advised:

1. Response consistent with previous response provided (see previous slide)
2. Contractor vehicles is expected to reduce with structure works completing
3. The Construction Traffic Management Sub-Plan’s reference to the “eastern kerbside” is specific to a short section of Mt Pleasant Ave, not the full street length).
4. Loreto’s staff handbook provides guidelines on parking in residential streets. Loreto also verbally reminds its staff and students of this however cannot enforce not parking on public roads.
5. Loreto requested ceasing recording of staff without their consent. Staff have and will report to police where intimidated.
6. Buildcorp have placed cones on western side of the street to inhibit parking on this side.

Confirmed that all complaints and enquiries are recorded and will be presented at the next Community Consultative Committee.



# Community enquiries cont.

June – August 2025

Enquiries received from **3 community members**

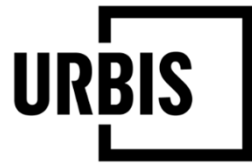
*Inc. ongoing correspondence with 1 resident*

## Enquiry

Resident #3: Queried Jemena's gas works (resident notification provided by Buildcorp) and its proximity to the Liquidambar Tree Line near the tennis courts and Junior School.

## Response

The gas works are being conducted by Jemena and the resident has been directed to liaise with Jemena for investigation and response



## **Loreto Normanhurst – New Boarding House**

For any community enquiries related to construction, please contact Urbis Engagement:



[engagement@urbis.com.au](mailto:engagement@urbis.com.au)



1800 244 863



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