

## St Catherine's Development Community Consultative Committee

**Meeting No:** 25

**Date:** Tuesday 6<sup>th</sup> July 2021, 6.30 – 8pm

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**Venue:** Zoom

<b>Attendees</b>	
<b>Community Members</b> Danny Caretti – Charing Cross Precinct/neighbouring resident Kate Marshall – resident Chelsea Hunnisett – Bronte Beach Precinct representative Dom Egan – Resident	<b>St Catherine's</b> Andrew Grech Warwick Smith  <b>Richard Crookes</b> Belal Afyouni – Project Manager Cameron Waller – Construction Manager  <b>Independent Chair</b> Roberta Ryan  <b>Minute Taker</b> Sophie Alais
<b>Apologies</b> Mark Featherstone – Waverley Council Julie McAlpin – Charing Cross Precinct	

<b>Item</b>	<b>Description</b>	<b>Actions</b>
<b>1</b>	<b>Welcome</b> RR welcomes everyone to the meeting	
<b>2</b>	<b>Apologies</b> MF and JM are both apologies. MF will be Waverley Council's new representative.	
<b>3</b>	<b>Minutes and matters arising</b> KM and DC agree to approve the minutes.	
<b>4</b>	<b>Construction Update</b>  BA provides the group with a construction update.  BA says the fit out is ongoing and proceeding well. Over the next few weeks, the digging will begin. BA says it is starting to look like a theatre.  BA says that down near the pool, workers can currently drive in and out. Soon, they will close that opening and begin waterproofing the pool. Then, BA says they will fill the pool with water.	<b>WS to send RR the list of conditions to accompany the minutes.</b>

	<p>BA says that the green kiosk will be delivered on Wednesday. The green kiosk is critical because it will provide the site with power. BA says they are talking to Ausgrid for the outage date so they can start getting power to the site.</p> <p>On the east side, BA says they are still negotiating with 4 MacPherson St about the start date for the boundary walls and external landscaping.</p> <p>DE informs the group that he had a meeting with the residents and the site engineer. DE says that everything seems in motion and told the residents to go speak to their strata manager.</p> <p>BA informs the group that completion is now expected in October. BA says that bad weather has not helped construction and has delayed the project.</p> <p>RR asks the group for questions about the construction update for BA.</p> <p>DC informs the group that there has been issues with trucks parking in the area, particularly a large truck that idled for 20 mins, DC is unsure what construction site the truck belonged to. DC wants to reinforce to not let the trucks idle.</p> <p>BA says there are issues with trucks from other construction sites parking in their work zone.</p> <p>RR asks for more information on the estimated completion date in October.</p> <p>BA says the site will be completed at the end of October because the power will not come on site until later. After the power is on, there is a standard sequence – going through the building, turning everything on. But BA says the big construction will be done and it will just be workers with screwdrivers entering the site.</p> <p>DC asks for more information on the defects period.</p> <p>BA says that the defects period begins post-job and goes for a year. BA says it is standard, if there is a defect, with the school's approval, the contractors will come onto the site and fix it up.</p>	
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	<p>DC asks about the Occupation Certificate.</p> <p>BA says there a few conditions to meet, mostly just having a completed building.</p> <p>WS says that the “Principal certifying Authority ( PCA ) who issued the Construction certificate prior to works beginning will issue the Occupancy Certificate. There are lots of certificates required to achieve the Occupancy Certificate.</p> <p>WS says he was discussing it earlier this week with the PCA in order to commence the procurement of all of the required certification. WS says there are also 12 or 13 conditions in the DA to be satisfied prior to Occupation or use.</p> <p>WS says that another big milestone is the school holidays beginning on 16<sup>th</sup> September. WS says that the final crossing works will be completed in the school holidays – plus with either the last two weeks of term, or the two weeks after the holidays end. WS says that the contraflow will take 4 weeks and has to be done on either side of the street. After this time, WS says there will be less construction vehicles accessing the project. At this time there will also be less people visible on site.</p> <p>WS says that in terms of defects, they will work with the school and the architect and try and fix everything before that completion period. Then there will be checks in the 3, 6, 9, and 12 months after the site is completed.</p> <p>DC asks if the new crossing will be different from the old one.</p> <p>WS says the new crossing will be raised with concrete ‘bulbs’ on either side which will be the width of a car. WS says it is an updated design as approved by the Waverley Traffic Committee.</p> <p>BA says that after the completion of the wombat crossing, the bus stop will go back to its original position.</p> <p>WS says that the idea is that the maximum number of cars will be accommodated on the approach side of the new crossing, , then the crossing, then the bus stop.</p> <p>KM says the she has never seen the list of conditions for the final certificate and she would find a summary helpful.</p> <p>WS says that he will send the conditions to RR as an action.</p>
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5	Complaints and communications	
	<p>BA summarises the complaints and communications. BA says there were five complaints from between May to July. Complaints were about smoking, regarding the Ausgrid's work on Leichhardt Lane, and about a supervisor 'jumping the gun' with the removal of materials on the boundary with 4 Macpherson St. BA says there were inquiries about the mailing list, the duration of the project and the completion date.</p> <p>BA says there were 3 construction updates. There were two construction alerts, mainly about electrical connection, and one for 4 Macpherson St about the boundary.</p> <p>KM asks what the process for planning for the arrival and departure of trucks is.</p> <p>BA says the trucks are usually booked in the day before. BA says the site requests that the trucks tell them about the time they need to unload because there is limited work site space for the trucks.</p> <p>KM asks if there is a cap on the number of trucks within a certain time period like a day or an hour.</p> <p>BA says there are no caps. But the area can hold 4 trucks, so BA prefers to have no more than 4 trucks booked in.</p> <p>DE asks if there is a limit on the size of the trucks that can come into Leichhardt Lane.</p> <p>BA says they like to stick the Rigid trucks which are 12m. BA says trucks that size need to back into Leichhardt Lane with traffic control.</p> <p>DE says that the contractors have been pushing the limit on what is acceptable such as running engines, parking on parking spots. DE says there did move when they were told.</p> <p>BA says that those trucks are Ausgrid approved contractors.</p> <p>DE asks if the rpac email is the best address to use about these issues.</p> <p>BA says yes, the RPAC email is good. They give notifications themselves.</p>	

<p>WS updates the group on his action from the last meeting which was investigating Sydney Water's requirements for the sewer vent and see if it can be relocated.</p> <p>WS said that RCC had been in contact with Sydney Water Coordinator and looked at the sewer designs which are chosen against a set of design guidelines such as how close it is to the window, how far above the tallest building does it need to project, how far is it located with regard to the end of the sewer line it services etc..</p> <p>WS says the current sewer vent cannot be moved further North because the manhole is north. The sewer vent could only be moved 10m south, but the manhole would have to increase in size from 200m to 300m to show the footing that goes beneath the sewer vent.</p> <p>BA says there are certain set parameters like the exit point of the vent has to be a certain distance from the manhole. Due to Sydney Water requirements, the height would be increased if the vent was moved north, and if it was moved south, it would become a larger pipe.</p> <p>BA shares his screen and shows the CCC a picture of the sewer vent next to 4 Macpherson St. BA explains that the vent goes 2m above the tallest building up and is 5m away from the an openable window. The further south the vent moves then the bigger the vent becomes because of the gradient of the ground. There also has to be a certain distance between the manhole and the vent.</p> <p>DE asks if this will affect the plantings on the border with 4 Macpherson St.</p> <p>BA says the plantings have accommodated for the sewer vent based off the current drawings.</p> <p>WS says other considerations for the planting is the bigger the root ball, the bigger the plant. Mature plantings will go from Macpherson St to the stairs. And then there will be smaller plants north of the vent due to the soil depth.</p> <p>DE says what irked residents was that the sewer vent went up quickly which DE says was not just Richard Crookes but also Sydney Water. It was more about politeness than anything else.</p>	<p><b>WS to send RR the email from the Sydney Water Coordinator which will be sent out with the minutes</b></p>
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	<p>RR thanks DE for working with the residents. RR thanks WS and BA for their investigations.</p> <p>CH says she had a precinct meeting recently and there was lots of consternation about the traffic survey. CH asks for clarification on the numbers in the last CCC minutes.</p> <p>WS says the traffic survey is done annually, except in 2020 due to covid-19. It is done in the last week of term 1 and the first week of the April holidays. WS and AG read through the full report and when they understand it, the surveyors write a summary that is posted on the website. The surveyor was going to join this meeting but WS and AG are still reading the report. WS says it would be unfair to have surveyor at the CCC meeting because the members have not had time to read through the information. WS says the survey includes vehicle movement counts, liquorice stripes, and internal survey of student and staff's mode of transport. WS says he is not aware of any other surveys.</p> <p>AG says if people are making reference to a bigger survey, they may be referring to the original Operational Transport Management Plan, called OTMP from 2017. It is about 280 pages. AG says it talks about parking in the area and previous reports, it uses 2014 data. It was sent to the department in 2018 and approved. Last few years, AG says the school has commissioned the traffic engineers to do a summary report of the annual results of the traffic surveys, and these are about 40 pages in length. There are requirements with rpac to open up the survey. AG says it is taking him and WS a while to get through the survey in 2021 as it is the full version.</p> <p>CH says thank you, says she wanted to check for the precinct.</p> <p>DC says this is ongoing and there are guidelines. DC says this affects how many kids the school can add.</p> <p>AG says that Waverley Council got in contact for the survey results. AG says he has updated the RPAC pages on the school's website so the 2018 and 2019 minutes with the traffic results are easier to access. AG says all minutes have been added to the website.</p> <p>CH says in the precinct meetings there has been lots of concern about the crossing and the placement of the</p>	
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	<p>crossing. CH says she wants to clarify if the plan is still up for discussion, though CH believes the plans are finalised.</p> <p>WS says the design and relocation has happened once. The current plan is where it will go. WS says CH is correct. There has been lots of discussion but the crossing has been planned and approved once.</p> <p>DE asks for a picture of the plan.</p> <p>WS says he will share one with RR but it may be difficult to understand for non-engineers.</p> <p>BA says the crossing will likely be similar to the one near the butchers on Macpherson St, but BA says it will be raised, standard speed bump style.</p> <p>CH says there is still lots of concern in the precinct meetings that St. Cath's is not doing enough about parent's idling during pick up and drop off.</p> <p>KM says it may be a good time to talk to parents again and encourage no idling behaviour.</p> <p>AG says there has been some poor behaviour on Bronte Road and staff are monitoring that area. AG says parents are awaiting announcements regarding the school term due to lockdown. AG says he will include a 'no idling' message in the announcement. AG says private buses are still at capacity.</p> <p>DC asks if parents are allowed to idle in drop off zones at 4 or 5pm. DC says he has seen people parking in driveways.</p> <p>AG says that the bulk of pick up is done at 3pm. If parents are picking up after extracurricular activities, then they must follow the street rules, parking in driveways is illegal. AG says the school can reinforce this message.</p> <p>DC asks when the CCC will receive the traffic report.</p> <p>AG says that him and WS will hopefully send the summary to the CCC in the next couple of days. Then it can be discussed in the next meeting.</p> <p>DC says thank you.</p>	
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	<p>RR talks to the group about the CCC once construction is finished.</p> <p>RR says it is the requirements of the conditions of consent that the group continues for 2 years after construction. RR says that the membership will likely change with no representatives from Council or the construction team. The community group will focus on school activities, neighbour relations and the ongoing traffic monitoring plan.</p> <p>RR says she wanted to signal this to people in terms of membership. RR says she would be pleased if existing members continued but otherwise, this would be a good time to exit. RR says it is important to have geographical representation like all the precincts. RR says 4 MacPherson will be less impacted. RR says no one needs to decide anything now.</p> <p>RR says this will happen by the end of the year.</p> <p>RR says that there are two questions to raise. Firstly, RR understands that Summit Care is going to do something. And secondly, RR does not know where the school is at on the second stage of the project, and this might affect people's thinking regarding their involvement.</p> <p>AG says that the understanding they have from Summit Care is that they are redoing the site, and will move the resident's to another home.</p> <p>AG says that the school is focusing on completing the development and making it operational. The school will begin to look at the next step in the master plan but this will take a few years of planning.</p> <p>DC says Summit Care will become a boarding house for older people so they will not bring back the residents. DC says people are concerned that these boarding houses are not monitored by council and will become apartments for young professionals. They are saying that since St. Cath's building went higher, so should Summit Care.</p> <p>KM says a proposed boarding house on Macpherson St did not go ahead.</p> <p>KM says she is surprised that small business is not more involved on the CCC.</p>	
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	<p>RR says that this can be pursued but small business may not be involved due to work commitments and pressures.</p> <p>DE says the development's roof is flat. He asks how the stormwater will be channelled.</p> <p>BA says there are three large tanks. Two will capture stormwater for the council system, while the other one tank will capture roofwater that will be used as irrigation.</p> <p>DE asks if there will be solar panels on the development.</p> <p>BA says his team is not setting up panels, but all the technology is there for when the school is ready to do so.</p> <p>DC observes that given the new Covid Delta strain affects children more (like the case at St. Clairs). He wonders if this will affect how children are transported to school.</p> <p>RR says that is a good observation. Public transport use does drop during outbreaks. RR says this is an interesting overlay will the traffic story, particularly with school kids.</p> <p>WS says some background stats on travel suggest that weekends are becoming the new peak hours, and weekdays less so. But the surveyor will report next meeting.</p> <p>BA informs the group about changed work hours. At the end of May, the Minister advised that the extended covid working hours will end. But a new order on June 10<sup>th</sup> allowed Sunday work to continue 9am – 5pm but the new condition is that there is no excessive noisy works. When covid hit Waverley, there was pushback from contractors about coming into a hotspot. So BA says they are spacing out the work and working Sundays 9am – 5pm with a smaller crew.</p> <p>DC says a worker on Sunday was loud with a scissor lift.</p> <p>DE says there was a 'beep beep'.</p> <p>BA says the beep beep is OK not shooting pneumatic tools.</p>	
7	<b>Next Meeting</b>	
	4pm 21 <sup>st</sup> September – possible site walk if Covid conditions permit.	