

CATHERINE HILL BAY COMMUNITY LIAISON COMMITTEE

Meeting: 16 February 2016, 1.00 pm

at Catherine Hill Bay Surf Club, Catherine Hill Bay

Minutes

- 1 Apologies
- 2 Minutes of previous meeting.
- 3 Status of the project.
- 4 Any matters Authorities and community representatives wish to raise.
- 5 Next meeting.

Please refer any queries regarding the minutes to Ian McNicol on (02) 49785100 or to ianm@adwjohanson.com.au



1. Apologies and Attendance

In attendance were:

Sue Whyte - Community Representative
Damien Hawcroft - Community Representative
Phil Raftos - Daracon Group
Anthony Brown - Daracon Group
Nick Jackman - Coastal Hamlets Pty Ltd

Ian McNicol - Chair ADWJohnson

Apologies:

Kay Fraser - LMCC Representative
Glenn Gifford – National Parks and Wildlife Service

2. Minutes of Previous Meeting

The minutes of the previous meeting were adopted.

3. Status of the Project.

- A current works progress summary was tabled at the meeting (see attached). In general, works are proceeding well despite the very heavy January 2016 rainfall.
- The area around the mine drift portal has been plugged with a concrete wall and is being backfilled as approved by the Mine Subsidence Board.
- Montefiore Street works are well under way with planned completion June 2016. Works from Hale to Clarke St are underway.
- The highway intersection works have been slow due to the need to excavate rock. Likely completion is April-May 2016. The R&MS licence for the works will probably need to be extended as it is only current to 1st April 2016.
- Stage 1 subdivision works are progressing. Construction is likely to be complete in May-June 2016.
- Stage 2 and 4 subdivision works are underway with completion expected by August 2016.
- The community representatives asked about the timing of the water recycling plant approval. The matter is still with the relevant Minister. The release of lots in the subdivision will not occur until the plant is in place.
- A table of progress of works showing the status of individual stages is provided as an attachment to these minutes.

4. Matters Raised by Community Members and Authorities

- There has been a recent spate of accidents at the Flowers Drive / Pacific Hwy intersection. The closure of Montefiore was suggested as a possible contribution. The likelihood of accidents given traffic speeds, intersection configuration and driver behavior was discussed. The intersection is an R&MS responsibility. There should be improved traffic safety once the Montefiore/Pacific Hwy intersection was opened.
- Site workers have been accessing the site via Clarke Street before 7:00 am. The matter will again be raised at Daracon toolbox meetings.
- It was asked if Coastal Hamlets intended to construct dwellings. A Development Application (DA) for display homes was approved but the lots have been sold.
- Copies of environmental report summaries were again requested. Coastal Hamlets provided an outline of the environmental reporting for water related matters.

There are the 3 monthly water quality testing reports, a requirement of the project approval. These reports are forwarded to Lake Macquarie Council and public release of these reports is up to Council. The committee has been advised of the outcome of monitoring which is no evidence of impacts on the SEPP 14 wetlands.

There was an agreement by Coastal Hamlets to have the SEPP 14 wetland inspected for harm from the subdivision works by an ecological expert. The project approval requires that "a suitably qualified wetland engineer and ecologist must be engaged to provide advice". As there is no such profession as a wetland engineer compliance with the condition is problematic however as an alternative the condition of the SEPP 14 wetland is now monitored by an ecologist as part of the ongoing Flora and Fauna Management Plan with reporting in accordance with that document and the approval.

There has been a compliance issue raised by DPE in respect of water management structures on the project site. Coastal Hamlets has engaged an independent consultant to review compliance with the project approval's Environmental Management Plan. This consultant's report, which established compliance and no harm to the environment, is with the DPE. DPE will respond to the report.

In summary, under the project approval Coastal Hamlets is obliged to collect information for public authorities. Release of that information and any covering reports is the responsibility of those public authorities.

- Coastal Hamlets has been seeking approval for landscape plans from Lake Macquarie Council. Use of Norfolk pines in green links and nodal points was acceptable to Council. Council asked Coastal Hamlets to seek community advice on the use of the pines.

The community representatives were adamant that Norfolk pines not be used as this species of tree was not native to the area and their shape and size was inappropriate for the development. The presence of the species in the local landscape was only of historical relevance and many of these trees have died, post the October 2013 Bay bushfire.

- The community desire for use of local native species in landscaping the public areas as well as possibly the house gardens was again raised given the sensitivity of this development in relation to the surrounding National Parks. Advice was that this is now in the hands of Lake Macquarie City Council.
- Movement of people from the subdivision to Moonee beach and the potential for damage through creation of new tracks was discussed. Provision has been made in the current subdivision design for access to the existing tracks to the beach.

Provision for track upgrading and interface management of the development with the conservation area had been a feature of the original concept plan approval for the site. These requirements were displaced during assessment of the current project by bushfire management concerns, mainly the need for perimeter roads, and an emphasis on the coastal walk adjoining Stage 3.

5 Modifications

Coastal Hamlets stated that there are no pending modifications to the development's Consolidated Conditions.

6 Next meeting.

The next meeting will be Tuesday 11 April 2016, at 1:00 pm, at the Catherine Hill Bay, Surf Club. An alternative date, should it be necessary, was also agreed as 18 April.