

CATHERINE HILL BAY COMMUNITY LIAISON COMMITTEE

Meeting: 7 July 2014 - 3:00 pm at Catherine Hill Bay Surf Club

Minutes

- 1 Apologies
- 2 Correspondence (emails from Damien Hawcroft)
- 3 Minutes of previous meeting.
- 4 Community Liaison Committee - Terms of Reference
- 5 Status of the project.
- 6 Any matters Authorities and community representatives wish to raise.
- 7 Next meeting.

Attachments A - correspondence
 B - letter tabled by Sue Whyte

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



1 Apologies and attendance

Glenn Gifford - NPWS tendered a late apology,

Sue Whyte emphasised the importance of having an NPWS representative at these meetings and an alternate attend future meetings if Glenn Gifford is not available.

Also, it was agreed that the next meeting would start 1 hour earlier, i.e. 2pm as this will enable Kay Fraser to attend all of the meeting given her later commitments.

In attendance were:

Sue Whyte - Community representative
Damien Hawcroft - Community representative
Kay Fraser (part) – Councillor - LMCC
Ben Read - Daracon
Nick Jackman - Coastal Hamlets Pty Ltd
Ian McNicol - Chair

2 Correspondence (emails from Damien Hawcroft)

Consideration deferred to item 6.

3 Minutes of previous meeting.

Adopted with changes as agreed by the committee.

4 Community Liaison Committee - Terms of Reference

The Chair sought discussion from the committee on how best to ensure the full and free exchange of information between the community and the project management.

The trigger for the discussion was a media report on the project aired on local ABC radio on 13 June. The report raised issues under committee discussion but did not reflect the availability of a process to explore such issues via the committee.

The context for the committee was the statutory site approvals and the scope available under the approvals to address any project management issues raised by the community. The background to the project is the extensive environmental assessment undertaken for the approval and the best practice reflected by the approval conditions. The committee was a resource for the community through which the technical background and requirements of the project could be explained, and where practicable, project management could be adjusted to address community concerns.

The discussions generally reflected community concerns about environmental issues and site management, and project management concerns that the community did not fully understand the context or background.

Specific issues raised included:

- Need to keep the community informed and engaged;

- Difficulties of issues such as media reporting;
- Community perceptions of ongoing non-compliances by project management;
- Recent traffic complaints (investigated and found to be traffic unrelated to the project);
- An acid sulphate soils complaint (under investigation but no acid drainage detected to date);
- An erosion and sediment controls complaint (investigated, no non-compliances);
- Site clearing.

No specific conclusions were reached or actions identified as arising from the discussions on committee operation.

Nick (Coastal Hamlets) was to go to try and provide Sue Whyte with the acid sulphate soils test results carried out at the area of concern by their consultant. These results were to be provided to Sue for presentation at the Bay's Progress Association meeting, 1st August 2014.

Damien Hawcroft advised of a potential conflict of interest. It was generally agreed that the conflict arose in an area outside the scope of the committee.

5 Status of the Project.

Nick Jackman advised that clearing of project stages 1, 2, 4 and 5 was underway.

Bulk earthworks would not commence until sign off from the site auditor was received and this is anticipated to be sometime in July 2014.

Design of lead in works (e.g. Montefiore St) is under way.

6 Any matters Authorities and community representatives wish to raise.

Traffic

Sue Whyte tabled a letter (refer to attachment B) from the CHB progress association to LMCC. The closure of Montefiore St which will affect emergency access and egress, school / public buses, ambulance and fire fighting services, could be addressed by having a partial road closure.

Ben Read explained that construction, liability, safety and topography issues would prevent a partial road closure. The site circumstances prevented construction of a temporary road to the required pavement and safety standards. The road upgrade was very significant with works requiring the approval of Council.

Ben advised that Daracon would provide emergency access during the Montefiore St works should the need arise. The traffic management plan was in preparation. Consultation would occur with authorities such as the Rural Fire Service (RFS) and police during preparation of the traffic management plan for these works. Construction traffic would be managed to prevent access to Clarke St.

Ben agreed to make available the traffic management plan when it was complete.

Daracon confirmed that during the closure of Montefiore St their employee and subcontractor vehicles would be required to arrive and leave the development project via Montefiore St and that no project traffic would be using Clarke St. Daracon confirmed this in appreciation of the potential disruption to the Bay community in relation to the anticipated volume of project construction traffic along Flowers Drive and Clarke St.

Ben from Daracon was to provide Sue Whyte a draft traffic management plan for the closure of Montefiore St for tabling at the Bay's Progress Association Meeting planned for 1st August 2014.

Damien Hawcroft indicated that the discussion of traffic matters adequately addressed the items raised in his email of 27 May (refer to attachment A).

Road names

Sue Whyte raised the issue road naming of the subdivision as some of the suggested names were quite inappropriate. Nick Jackman advised that Council had been in contact and that street names provided via the community were being considered.

Village Green

The issue of works in the village green (located on the eastern side of Clarke St and between Hale and Clarke Streets) was discussed in the May 2014 meeting. At that time Nick advised that the area would be kept as informal as possible and free of works.

Nick had since checked the South Catherine Hill Bay DCP which identified works for the park. Landscape plans at Appendix B of the DCP identify plantings, a pathway, a detention basin, a playground and a picnic area for the village green.

Community representatives expressed their concern regarding these "identified works" being not in keeping with the Heritage footprint of the village.

Rose Group advised community representatives that if there were any concerns regarding these "identified works" then they needed to be addressed by the Community at Council level.

7 Next meeting.

Attachment A - correspondence –emails from Damien Hawcroft

Attachment B – Letter tabled by Sue Whyte

Attachment A - correspondence –emails from Damien Hawcroft

Ian McNicol

From: damien hawcroft <damien.hawcroft@bigpond.com>
Sent: Tuesday, 27 May 2014 8:54 AM
To: Ian McNicol
Cc: njackman@rosegroup.com.au; roryc@daracon.com.au; 'Sue Whyte'
Subject: RE: Bay Roads

IAN

Thanks for your response and my request stays that is;

"So, on reflection I request 4 things and Ian I would appreciate it if these could be minuted:

1. Rose to develop and implement a Traffic Management Plan, in consultation with the community, commensurate with each stage of the development, when traffic flows are planned to be changed, so that impact on the community is minimised.
2. Rose to build Hale St prior to the closure of Montefiori St so Hale St becomes the mandatory main vehicle access for the development.
3. Rose talk to the contractors working on the development to notify them that Hale St is to be the main vehicle access road for this development.
4. Given Hale St as the main access road, Rose needs to install relevant signage supporting the agreed contractor vehicle traffic flow

If Rose can get this right at the start it will augur well for the future - I have no doubt! "

Also, raised at the Progress Association meeting on Friday 23 May is the need to keep Montefiori St (all or part) open at all times given need to maintain a 2 way emergency egress through the town, 24/7. If the Pacific Hwy is blocked then often the Bay roads are used as an alternative, also for accidents, fire fighting and surf rescue incidents. This needs consideration during the construction phase.

Regards
Damien

From: Ian McNicol [<mailto:ianm@adwjohnson.com.au>]
Sent: Wednesday, 21 May 2014 4:16 PM
To: damien hawcroft
Cc: Nick Jackman <njackman@rosegroup.com.au> (njackman@rosegroup.com.au); roryc@daracon.com.au
Subject: RE: Bay Roads

Damien,

Good question.

I will discuss with Nick and Daracon.

I'm quite sure that there will be no construction traffic in Clarke St.

The relevant project approval condition is below.

We'll get back to you on this . Happy to have it discussed and minuted at the next meeting.

B4 Construction Traffic and Management Plan

- (1) Prior to the issue of a Construction Certificate, a Construction Traffic Management Plan of a suitably qualified person shall be submitted to and approved by the Certifying Authority but not be limited to, the following matters:
 - (a) proposals for reducing any impact of the construction site on the adjacent traffic
 - (b) construction staging plan indicating the estimated start and finishing date of the
 - (c) traffic management of short term activities such as delivery of materials,
 - (d) accessing, exiting and parking in and near the work site by trucks, tradesmen
 - (e) mitigation measures to ensure that delivery trucks and trade vehicles do not obstruct
 - (f) loading and unloading, including construction zones,
 - (g) predicted traffic volumes, including traffic volumes generated from the neighborhood
 - (h) pedestrian and traffic management methods, and
 - (i) Public consultation procedures – procedures to be put in place for notification of the relevant details of the CTMP and details of complaint handling procedures
- (2) The Proponent shall submit a copy of the approved plan to Council, if Council is not the

Regards

Ian McNicol
Senior Planner
ADWJohnson

0403 043 154 (02) 49785100
7/335 Hillsborough Rd, Warners Bay, NSW 2282

From: damien hawcroft [<mailto:damien.hawcroft@bigpond.com>]
Sent: Wednesday, 21 May 2014 1:07 PM
To: Ian McNicol
Cc: njackman@rosegroup.com.au; suewhyte80@bigpond.com
Subject: Bay Roads

Ian/Nick

Thanks for the Monday meeting, appreciated.

Subsequent to the meeting and upon reflection, something of concern which was not really raised is the situation re; proposed changes in roads and traffic in the coming months.

If Montefiori St is closed off for say 4 to 5 months and Hale St has not been built then this will mean that all Rose vehicular traffic (light and heavy) will need to use Clarke St to access the development.

This will be a nightmare for the people living in Clarke St as it will mean that these vehicles will be driving / accelerating up the steep hill and driving / braking down Clarke St from the hours of at best say 6.30 am to dusk, 5 to 6 days per week!

Given the miners' cottages are tiny and built virtually front onto Clarke Street it will mean that vehicle noise from this constant flow of accelerating / braking traffic will be highly disturbing to the community, to say the least.

Nick, you mentioned the possible development of Hale St but it did not seem apparent to me that there was urgency to have this build completed prior to Montefiori St closed.

So, on reflection I request 4 things and I would appreciate it if these could be minuted:

1. Rose to develop and implement a Traffic Management Plan, in consultation with the community, commensurate with each stage of the development, when traffic flows are planned to be changed, so that impact on the community is minimised.
2. Rose to build Hale St prior to the closure of Montefiori St so Hale St becomes the mandatory main vehicle access for the development.
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If Rose can get this right at the start it will augur well for the future - I have no doubt!

Sorry to trouble you with this but it is very important and if the above requires clarification please email or call 0419263380.

Regards
Damien

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Catherine Hill Bay Progress Association And Dune Care Inc

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Lake Macquarie City Council
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Hunter Region Mail Centre
NSW 2310

pmcmurray@lakemac.nsw.gov.au

3rd August, 2014

Dear Mr McMurray,

RE: CLOSURE OF MONTIFIORE STREET FOR FOUR MONTHS OVER SUMMER

Thank you for attending the town public meeting on Friday evening 1st August 2014. Your presence and willingness to listen to our issues is greatly appreciated.

One of the main issues raised that is of great concern to the residents, business owners and Catherine Hill Bay Surf Lifesaving Club, is the intention of Rose group to close Montifiore Street for upgrade works for 4 months in the latter part of this year. Rose group also intends to start the Montefiore St /Pacific Hwy intersection works in October 2014.

The summer months as you are aware from previous traffic studies, sees a greatly increased number of vehicles, particularly during the weekends.

At the meeting, the Publican, T Beevor raised concerns about the closure of Montifiore Street over the Summer months pointing out that this is the time of increased numbers coming to the pub and that there will be safety issues as all traffic coming to and from the hotel would have to pass through the narrow streets of Catherine Hill Bay.

Mr. Roberts from CHB Surf Life Saving Club expressed great concern about the road closure. He put forward many possible and probable scenarios pointing out the safety issues involved if Montifiore Street was closed over the summer months. Ambulances come from Doyalson. If Montifiore Rd is closed the extra 15-20 mins could result in loss of life. Who would be responsible?

In a previous letter to you, dated 11th June, our concerns about the impact on the safety and amenity of the town if this full road closure proceeded were detailed.

Coal & Allied has recently told us that they also intend to carry out their traffic works on Flowers Drive towards the end of the year. This would make entry/ exiting of the Bay almost impossible.

The timing is wrong and there needs to be consultation with both developers and the RMS. Surely a partial road closure of Montifiore Street so as to enable new road construction is not only possible but necessary when considering the safety issues involved.

You did explain to the meeting that Montifiore Rd was not a council road however you undertook to take the concerns expressed at the meeting further and seek comment from the RMS.

Thanking you once again for your constructive engagement with the townspeople of Catherine Hill Bay.

Yours faithfully

Suzanne Whyte
President
Catherine Hill Bay Progress Association

Cc Garry Edwards MP