

Consultation Report

**Redlands Redevelopment
SSD 6454-Stage 1**

**Client: Redlands Limited
Date: 03 June 2020**



Contact:

Brendan Blakeley
brendan.blakeley@elton.com.au
(02) 9387 2600

**SYDNEY
02 9387 2600**

Level 6, 332 - 342 Oxford Street
Bondi Junction NSW 2022

www.elton.com.au
consulting@elton.com.au
Sydney | Brisbane | Canberra | Darwin | Melbourne | Perth
ABN 56 003 853 101

Prepared by	Tara Howard
Reviewed by	Brendan Blakeley
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Project Background

SCECGS Redlands is currently being redeveloped in to a new learning hub to provide better facilities for students and teachers. In mid-2020, works will commence on a new internal link road, between Military Road and Waters Road.

These works are on the northern boundary of the site, directly adjacent to neighbouring properties. As part of the SSD Conditions of Consent (SSD 6454 Consent Condition B1 - Residential Boundary Interface), pre-construction consultation with neighbours is required.

Elton Consulting was engaged to facilitate and report the pre-construction consultation with neighbours for the Redlands Redevelopment.

The two neighbouring properties on the immediate northern boundary with the School are:

- » Bougainvillea Retirement Village - 274 Military Rd
- » Townhouse complex - 19 Waters Road.

Purpose of the Consultation

The aim of the stakeholder briefings were to outline:

- » The development of the link road in more detail and what was approved for this Redevelopment including the details of landscaping and operations
- » The demolition and construction activities and planned timeline
- » The mitigation measures for impacts such as noise, dust and traffic
- » Provide neighbours with a chance to talk to the project team about the Redevelopment and answer any questions that impacted neighbours might have.



Due to COVID- 19, the format of the stakeholder briefings changed from face-to-face format to an online format using the Zoom platform.

Bougainvillea Retirement Village

An invitation was sent email to Darren Hunt, Village Manager of Bougainvillea Retirement Village by email on 11 March. A follow-up phone call was made to confirm a date and time for the meeting.

The meeting with Bougainvillea Retirement Village was held on 07 April 2020 from 2.30 – 3.30pm. The meeting was facilitated by Brendan Blakeley from Elton Consulting and attended by:

- » Sarah McGarry – Deputy Principal, Redlands
- » Di Hansen – Director of Marketing and Communications, Redlands
- » Lee Thomson – Project Manager, Bloompark Consulting
- » Darren Hunt – Village Manager, Bougainvillea Retirement Village
- » John Troy – Strata Committee Member, Bougainvillea Retirement Village
- » Ken Taylor – Strata Committee, Bougainvillea Retirement Village
- » Pat Troy – Chairperson of Resident’s Committee, Bougainvillea Retirement Village
- » Steven Nguyen – Senior Consultant, Elton Consulting

The stakeholder briefing meeting outlined the scope of the Redevelopment work, the demolition activities, construction timeline, construction management including construction hours, noise, vibration, traffic and dust management. The project management team also discussed landscaping, operational uses once construction is completed including bus, truck and other vehicle movements within the School grounds.

Discussion points raised from Bougainvillea Retirement Village representatives included:

- » ground levels on each side of the proposed 1.8 metre lapped and capped timber boundary fence
- » the width of the linked road adjacent to the Bougainvillea Retirement Village fence line
- » proposed landscaping treatments
- » measures to ensure social distancing of construction workforce
- » points of communication contact for any issues experienced during construction
- » the management of possums, within the buildings proposed for demolition

School representatives also offered to work with Bougainvillea Apartments to look at opportunities for any works the Village wanted to take while fences were down and the Bougainvillea site could be readily accessed.

19 Waters Rd, Neutral Bay

Every effort was made to contact residents. Invitations to meet were sent on five occasions:

- » Email invitations sent via the strata management, Jameson's Strata Management, on the following dates: 11 March 2020, 19 March 2020 (this was a reminder of the invitation sent by email on the 11 March), 21 April 2020 and the 26 May 2020. These were also followed up by phone calls to Jameson's on 18 March 2020, 21 April 2020 and the 26 May 2020.
- » A further two invitations were issues by post to all residents of 19 Waters Rd on 22 April 2020 and also letter boxed to each resident on Tuesday 12 May 2020

As of 03 June, no response has been received by Elton Consulting from the strata committee members or any residents of 19 Waters Road.

In our view all reasonable attempts have been made to consult with this group of stakeholders.

Bloompark and Elton Consulting will facilitate a stakeholder briefing on request, if there is interest from neighbours in the future. A Community Notification will be emailed and /or letter boxed to stakeholders and neighbours at each stage of work. This will be managed by Bloompark and the Redevelopment contractors.