

Moriah College Redevelopment Community Consultative Committee

Minutes (FINAL)

Meeting	Moriah College Redevelopment Community Consultative Committee	Date	18 August 2025
Venue	Moriah College – College Boardroom	Time	6:00pm – 8:00pm
Independent Chair	Deborah Palmer		
Attendees	Deborah Palmer (DP), CCC Independent Chairperson Malia Corry (MC), Minutes Andrew Boulton (AB), Community Representative Andrew See (AS), Community Representative Brendan McClean (BM), Community Representative Guy Shipper (GS), Community Representative Roma Gillam (RG), Community Representative Simon Swifte (SS), Community Representative Tom Gellibrand (TG), Community Representative Alexandra Marks (AM), Waverley Council Representative Roberta Goot (RG), Moriah College Representative Teri Esra (TE), Moriah College Representative Conor Barry (CB), Moriah College Representative	Apologies	Nil

Item	Action item	Responsibility
1	Organise site visit for November meeting.	DP / Moriah
2.	When available visualisation renders should be tendered at the meeting.	Moriah
3	Review whether traffic and parking changes on Baronga Avenue and a zebra crossing on York Road are part of the redevelopment project and report back	Moriah
4	Aerial site map to be provided at future meetings.	Moriah

Item	Discussion Point
1.	Welcome and Acknowledgement of Country - The Chair welcomed all CCC Members and gave an Acknowledgement of Country. - The Chair thanked everyone for attending, acknowledging their time and commitment to community. - The Chair ran through the agenda and asked if any Members wished to add an item. Nil items added. - The Chair provided an outline of what Members could expect, inviting them to provide their insights, ask questions and contribute to a transparent process. - DP noted members are a conduit between the CCC and local community and should feel free

to share the outcomes of meetings with other residents and bring their questions.

- Members introduced themselves.

2. **Apologies**

- No apologies

3. **Declarations of interest**

- This is a standard agenda item that will be addressed at each meeting.
- The Chair advised they have been appointed by the Department of Planning (DPHI) as the CCC's Independent Chairperson.
- The Chair declared a pecuniary interest, advising they are paid by Moriah College. MC is paid by DP to take the Minutes.
- The Chair asked Members if they needed to declare any pecuniary or non-pecuniary interests.
- TG declared a professional relationship with EY that has no connection to Moriah College or any EY employees involved in the redevelopment project.

4. **Overview of CCC's purpose and scope**

- The Chair advised the Moriah College Redevelopment CCC's name aligns with the name given to the project for statutory planning purposes.
- The new Moriah College Redevelopment CCC (MCRCCC) is a requirement under the project's Conditions of Consent and is focused on redevelopment, not the school's day-to-day operations. The existing Moriah College CCC and Queens Park Precinct Committee are separate entities.
- The MCRCCC will act as a conduit between Moriah College, the project and the community. The MCRCCC is not a decision-making body but performs an advisory and consultative role. Members are invited to propose agenda items related to the redevelopment project.
- DPHI's Community Consultative Guidelines guide the MCRCCC and are designed to drive consistency of activities across all CCC's in NSW.
- The MCRCCC will run for the duration of the construction of the redevelopment plus six months.

Confirm Draft Terms of Reference (ToR)

- The Chair tabled the ToR, explaining it is modelled on DPHI's guidelines and will be reviewed annually.
- The Chair read the names of all Members, including alternative representatives and explained the circumstances under which an alternate may be called to participate.
- The Chair explained the CCC selection process, advising it was a difficult decision that was informed by the need to find the right balance of members.
- The Chair advised meetings would be held four times a year, with provision for extraordinary meetings, if required. The Chair suggested quarterly meetings and Members agreed to this cadence. A calendar of meetings will be developed and issued to Members. Reminders and a call for agenda items will be sent four weeks before each meeting.
- Meetings will be in-person from 6pm to 8pm with preference for in person meetings, but with provision for online participation, if needed.
- Members agreed that a site visit should be organised for the next meeting, **Action 1**.
- The Chair is required to provide DPHI with an Annual Report on the efficiency and effectiveness of the CCC. The report will be posted to DPHI's website.

- The Chair confirmed that the Minutes would be issued to members within two weeks of each meeting. Members would then have one week to provide comments and the Minutes would then be 'agreed' out of session and posted to the project website: <https://www.moriah.nsw.edu.au/about-moriah/our-building-project>. The Chair will have the final say on the Minutes.
- The Minutes will provide an overview of the general discussion, rather than referencing individual speakers. Meetings will not be audio or visually recorded.
- The Chair asked that Members advise as soon as possible if they are unable to attend an upcoming meeting, so arrangements can be made for an alternate Member to participate.
- The Chair confirmed observers, advisers and subject matter experts may attend meetings, subject to her prior permission. The value of inviting guest speakers was noted.
- With Member agreement, the ToR was adopted noting the addition of AM as the Waverly Council representative.

Code of Conduct and Declaration of Interest

- The Chair tabled the Code of Conduct, confirming respect and inclusion as key to ensuring everyone has reasonable opportunity to contribute to meetings.
- The Chair outlined expectations around gifts, benefits and hospitality.
- Members should not speak on behalf of CCC or DPHI but as individuals only. The Chair confirmed that Members should draw on the agreed Minutes when providing CCC updates.
- The Chair invited the members to discuss what the behaviours and expectations of each other and the Chair are. Members' expectations of the Chair are for meetings to be well run and enable all participants to express their opinion.
- The Chair advised she would act as a conduit between the CCC, Moriah College, the project and other relevant entities. Member feedback will be recorded in the Minutes and, where appropriate, the Chair will refer matters raised and report back to the CCC on outcomes.
- The Chair asked that Members provide their questions early to give as much time as possible for a response to be developed. The Chair also invited Members to contact them at any time if they have questions.

5. Redevelopment Project Overview Presentation

- Members were provided with an overview of the project, including the key drivers and phases of delivery.
- The project will be delivered over three phases, with Enabling Works anticipated to commence in Q4 2025. Construction is anticipated to take around 2.5 years to complete. The CCC will be provided with updates as the project progresses.
- All plans are available online on DPHI's Major Project [portal](#).
- Several questions were asked about traffic and access changes and concerns were raised about the impacts of construction, particularly demolition works. Members were particularly interested in the management of dust, noise and vibration. The MCRCCC also discussed the requirement to conduct dilapidation surveys prior to commencement of works. The Conditions of Consent relating to dilapidation were noted and provided below:
 - E3(b) – prepare a dilapidation report for nearby public infrastructure before construction.
 - E4 – submit a pre-construction dilapidation report for adjoining private properties and Council assets.
 - G4 – prepare a post-construction dilapidation report before the Occupation Certificate.
- A range of construction and traffic management plans will be developed to manage impacts.

The MCRCCC will be consulted on these and they will be publicly available.

- All works are subject to the project's Conditions of Consent, including the requirements for the project to notify and engage the community throughout construction. An independent consultant is currently being appointed to develop the project's Community Communications Strategy which could also be shared with the MCRCCC.
- It was confirmed that the redevelopment will be four storeys high from street level. The importance of visual impact assessment was discussed and a commitment undertaken by Moriah College to provide visualizations at the next meeting. **Action2.**
- At Gate 4, on completion of the redevelopment 50 cars would be able to queue on the property, easing traffic on York Road. Queuing at Gate 1 onto the property will continue as current and the project does not include plans to widen the road at this location.
- The MCRCCC spoke about changes in relation to changes to traffic conditions and parking on roads adjacent to Moriah College. The Chair noted that these discussions fall outside the remit of the MCRCCC.
- Action taken to review whether traffic and parking changes on Baronga Avenue and a zebra crossing on York Road are part of the redevelopment project and report back to Members. **Action 3.**
- It was confirmed that school buses will continue to operate.
- To assist future discussions, the Chair proposed that an aerial map be provided at meetings. **Action 4.**

6. **Review of Conditions of Consent**

- A hard copy of the Conditions of Consent was provided to Members.
- It was also noted that the [Conditions of Consent](#) are available via the DPHI Major Projects portal.
- The members were specifically briefed on the consultation and engagement requirements in the Conditions of Consent.

7. **Communication and website information**

- All MCRCCC-related information will be published on the project website, including Member names. It was confirmed that Member contact details would not be published. The MCRCCC's Annual Report will also go on the DPHI website.
- The Chair provided her contact details and reiterated that Members could direct questions to her.

8. **General business**

- Nil.

9. **Future meeting schedule**

- The date for the next meeting will be 17 November 2025 at 6-8pm at Moriah College.
- Future meetings will be forward planned and calendar invitations sent.

10. **Meeting close**