

## Moriah College Redevelopment Community Consultative Committee Minutes

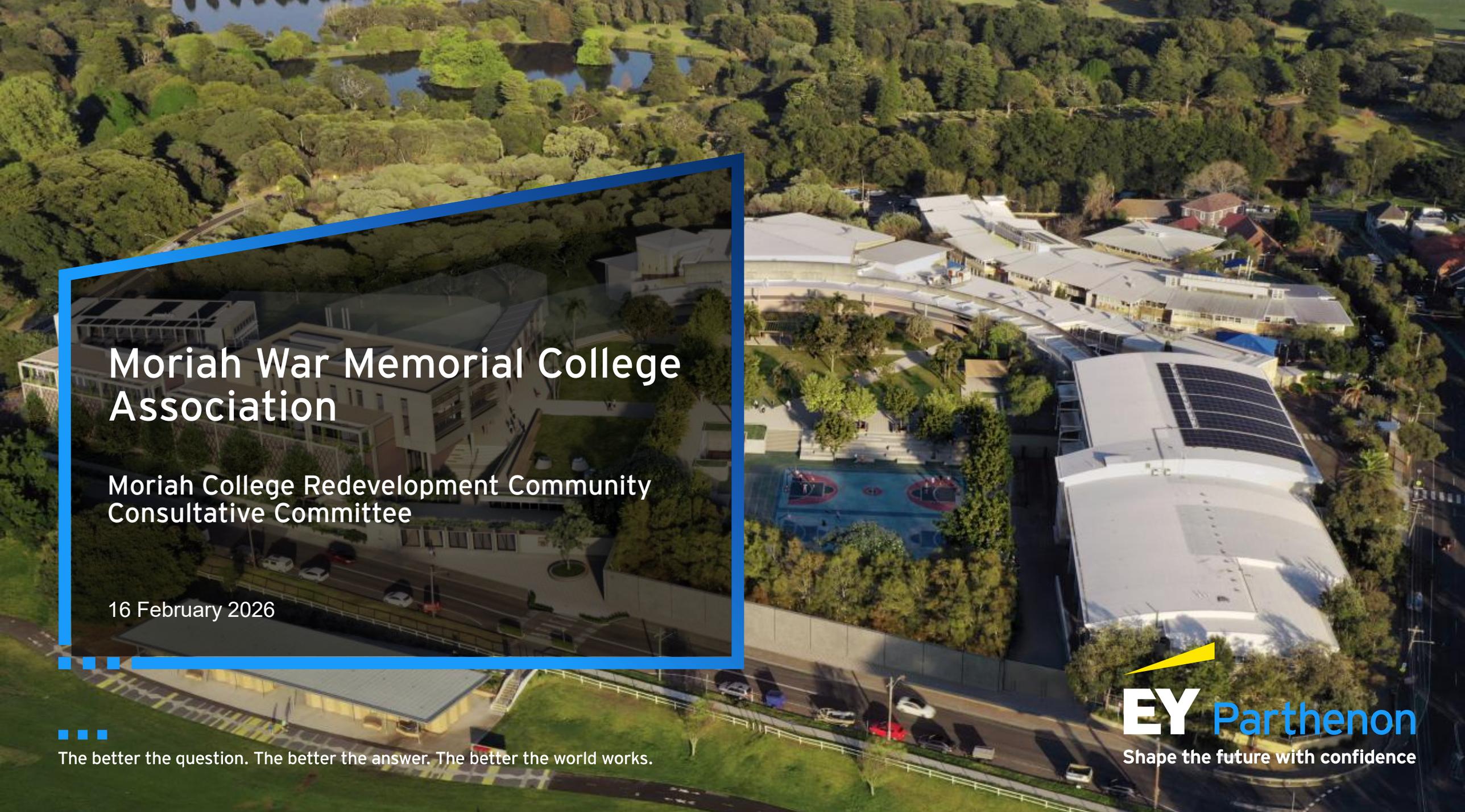
<b>Meeting</b>	Moriah College Redevelopment Community Consultative Committee	<b>Date</b>	16 February 2026
<b>Venue</b>	Moriah College – College Boardroom	<b>Time</b>	6:00pm – 8:00pm
<b>Independent Chair</b>	Deborah Palmer		
<b>Attendees</b>	Deborah Palmer, CCC Independent Chairperson Andrew See, Community Representative Brendan McClean, Community Representative Guy Shipper, Community Representative Roma Gillam, Community Representative Simon Swifte, Community Representative Tom Gellibrand, Community Representative Alexandra Marks, Waverley Council Representative Conor Barry, Moriah College Representative Roberta Goot, Moriah College Representative Teri Esra, Moriah College Representative Malia Corry, Minutes	<b>Apologies</b>	Andrew Boulton, Community Representative

Item	Action item	Responsibility
1	<b>Link to SSD consent minor modification to be sent to CCC once available (noting it is not yet submitted).</b>	Moriah/Chair
2	<b>Link to Conditions of Consent and management plans to be sent to CCC</b>	Moriah/Chair

Item	Discussion Point
<b>1.</b>	<p><b>Welcome and Acknowledgement of Country</b></p> <ul style="list-style-type: none"> <li>The Chair thanked everyone for attending and in anticipation of their ongoing contribution to the Committee in 2026.</li> <li>The Chair gave an Acknowledgement of Country, recognising the Bidjigal and Gadigal people as the Traditional Custodians of the land on which Moriah College is located, and paying respect to Elders past, present and emerging.</li> <li>The Chair noted that this was the first time the group had met since the terrorist attack at Bondi. They acknowledged the impact the attack has had on College community and their deep condolences for all those impacted.</li> <li>The Chair noted that enabling works had started onsite.</li> </ul>
<b>2.</b>	<p><b>Apologies</b></p> <ul style="list-style-type: none"> <li>Andrew Boulton.</li> <li>This will be Alexandra’s last attendance at the meeting. Alexandra is moving to a new role with Council and Alana Novak will attend future meetings. The Chair thanked Alexandra for</li> </ul>

	their contribution to the Committee.
<b>3.</b>	<p><b>Declarations of interest</b></p> <ul style="list-style-type: none"> <li>The Chair is appointed by the Department of Planning (DPHI) as an Independent Chairperson and their time is paid by Moriah College. The Chair pays MC (notetaker) separately.</li> <li>No other declarations of interest were made.</li> </ul>
<b>4.</b>	<p><b>Actions arising from the previous meeting</b></p> <ol style="list-style-type: none"> <li>Moriah College to provide student population and parking space numbers for when the development is completed. Moriah College to provide details of current parking capacity as a reference. EY/Moriah <b>(closed)</b> <p><i>At the completion of Stage 1 the target student number is 1840, an increase of 160 from the current target of 1680. This increase will largely be in ELC and primary school students. Nine (9) more parking spaces will be provided, bringing the total number of spaces to 93 at completion. Refer also to Page 10 of the redevelopment presentation.</i></p> <p><i>The Green Travel Plan along with significant provision for bicycle parking will help support uptake of active and public transport options.</i></p> </li> <li>Link to SSD consent minor modification to be sent to CCC once available (noting it is not yet submitted). EY/Chair <b>Action 1 (carried over)</b> <p><i>The modification application is still to be submitted with lodgement is anticipated by the end of February. The changes are very minor and the visual impact almost indiscernible. The façade has been rationalised, with the same pattern repeated, making it easier and cheaper to produce. It was noted the design team has been able to save money on this aspect without impacting the overall result and appearance.</i></p> </li> <li>Moriah College to confirm the approved finish of the wall/school boundary along Baronga Avenue. Moriah <b>(closed)</b> <p><i>In response to Committee feedback, the design of the wall has been updated to make it more visually appealing; lowering the height as feasible, adding a new crimped top fence and increasing planting on both sides of the wall.</i></p> <p><i>The wall's design is driven by safety and containment. Located next to the sports courts, it serves as a boundary to keep equipment such as balls on campus. Furthermore, because the College sits at a much higher elevation than the public side, the wall's height is necessary to manage the steep grade change and ensure a secure safety barrier.</i></p> <p>A question was asked about whether the surface of the wall would be made graffiti proof as vandalism and graffiti is prevalent in the area. Moriah College responded that they could specify that an anti-graffiti surface is required. They also commented that Moriah College has a lot of CCTV which also lessens the likelihood of vandalism.</p> </li> <li>Report back on status of proposed pedestrian crossing on York Road. Council/EY/Moriah <b>(closed)</b> <p><i>Council has confirmed installation of a pedestrian crossing on York Road is required under the Conditions of Consent. The crossing will be installed as part of the main works and is likely to be located near the current pedestrian refuge. However, the solution is yet to be designed and is subject to approval by relevant authorities, such as Council. While exact timing is still to be determined, the crossing will be installed prior to project completion.</i></p> </li> <li>Provide update on progress with planning for the upgraded of the York Road/ Queens Park Road intersection. EY/Moriah <b>(closed)</b> <p><i>The seagull lane is also required under the Conditions of Consent. While exact timing is still to be determined, the lane will be installed prior to project completion.</i></p> <p><i>The lane will be designed by a qualified traffic engineer and needs to be approved by relevant authorities, such as Council. Moriah College agreed that the design could be presented to the</i></p> </li> </ol>

	<p><i>Committee once it is designed and that alternative designs would be considered but the decision ultimately laid with the Authorities. A Member noted that traffic had calmed somewhat since the speed limit was dropped to 40 km/h.</i></p> <p>6. Chair to send out 2026 calendar invites, once finalised. Chair.<b>(closed)</b></p> <p><i>The Chair sent 2026 calendar invites to attendees on 3 December 2025.</i></p>
<p><b>5.</b></p>	<p><b>Redevelopment Project update</b></p> <ul style="list-style-type: none"> <li>• Closing out Early Contractor Involvement (ECI) phase with Buildcorp. This phase is design only and does not include any physical works on site.</li> <li>• The Committee might be interested in the management plans which have been reviewed by various authorities, such as Council and DPFI, as required in the Conditions of Consent. A link will to all the information mandated under the Consent will be sent to the CCC. <b>Action 2</b></li> </ul> <p><a href="#">Our building project   Moriah College</a></p> <ul style="list-style-type: none"> <li>• The team is currently finalising design to 90% and have provided final presentations to Moriah College.</li> <li>• Enabling works commenced on 28 January 2026 and are programmed to finish in June/ July 2026. The next stage of enabling works will involve moving Gate 4 slightly further north. The intention is to roll straight into main works, noting the main works contract is yet to be awarded.</li> <li>• No community and stakeholder engagement issues to report since the last meeting.</li> <li>• A question was asked about the project’s extended hours of work. DPFI has mandated the extended hours however, the use of the extra hours is likely to be only by exception.</li> </ul>
<p><b>6.</b></p>	<p><b>General business</b></p> <ul style="list-style-type: none"> <li>• The Chair asked each Member if they had any other matters to raise. One Member asked to confirm that upcoming enabling works would be constrained to the area around Gate 4. This was confirmed.</li> <li>• A comment was made that the footpath along Baronga Avenue is very narrow and particularly dangerous for students when exiting buses. Moriah College acknowledged this issue but advised that approval to widen the path is a Council matter and it was very unlikely as this would impact parking. It was commented that the redevelopment may provide a more open footpath area.</li> <li>• A Member asked about the construction certificate. Moriah College responded that they already had a certificate for the enabling works. Certificates will be required for future stages of the development, including prior to commencement of main works. At project completion, Moriah College will seek an occupancy certificate.</li> <li>• A Member acknowledged and appreciated that Moriah College had considered CCC feedback and implemented changes to improve the wall along Baronga Avenue. The Member noted the wall is now significantly improved and demonstrates the CCC’s positive impact.</li> </ul>
<p><b>7.</b></p>	<p><b>Next meeting</b></p> <ul style="list-style-type: none"> <li>• The next meeting is scheduled for Monday, 25 May 2026, from 6pm.</li> <li>• Draft minutes will be circulated for comment and then finalised within two weeks of the meeting.</li> </ul>
<p><b>8.</b></p>	<p><b>Meeting close</b></p>



# Moriah War Memorial College Association

Moriah College Redevelopment Community Consultative Committee

16 February 2026



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# AGENDA

- Project Update
- Actions from last Meeting
- Capacity Summary
- Renders & Detail



# 01

# Project Update

# Project Update - Activities since last meeting



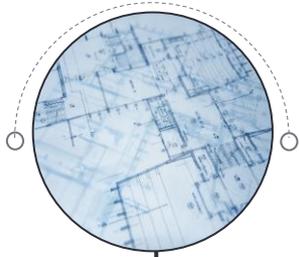
## ECI Phase

- Buildcorp are currently engaged under an Early Contractor Involvement (ECI) Phase. This phase does not include any physical works on site and relates to design and site investigations only.



## Construction Phase

- Buildcorp commenced the Enabling Works scope on 28<sup>th</sup> January 2026.



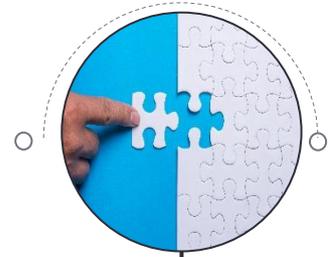
## Design Development

- The team is currently in the process of finalising the design to 90%.



## Program

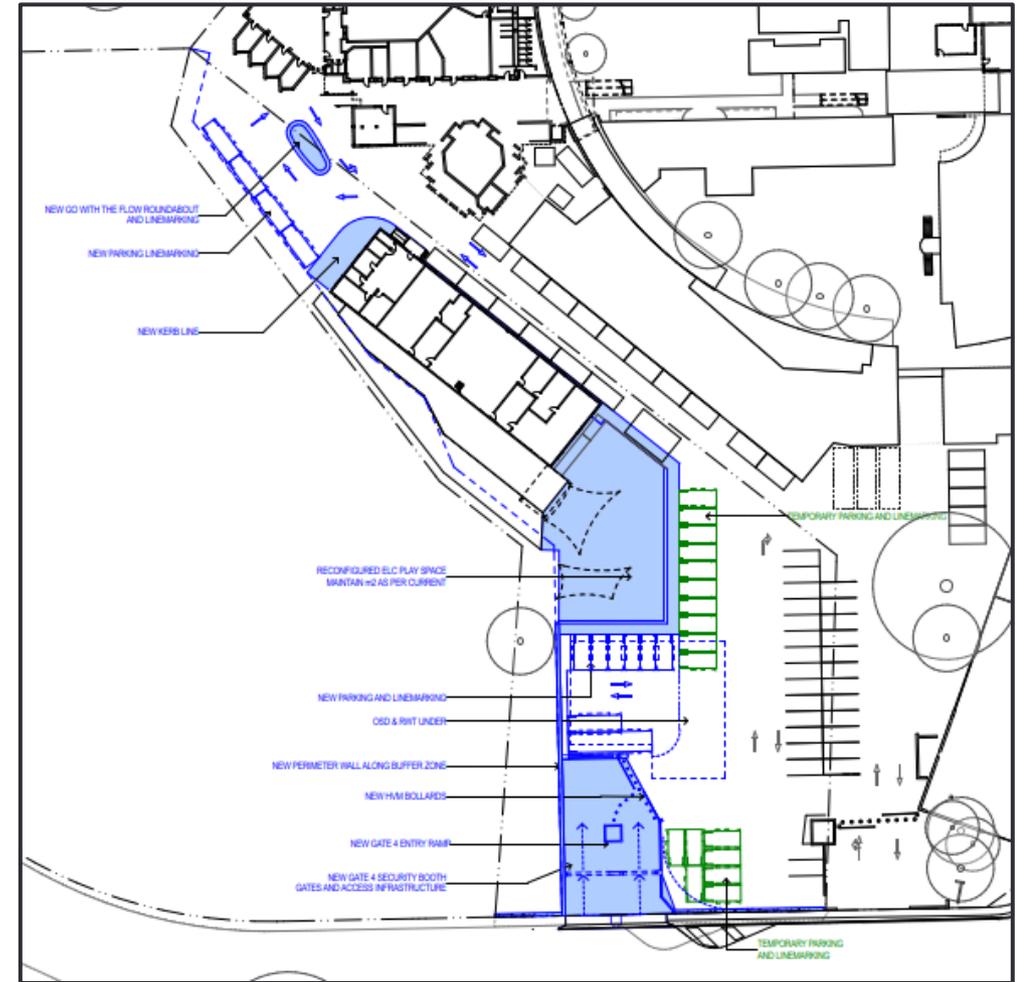
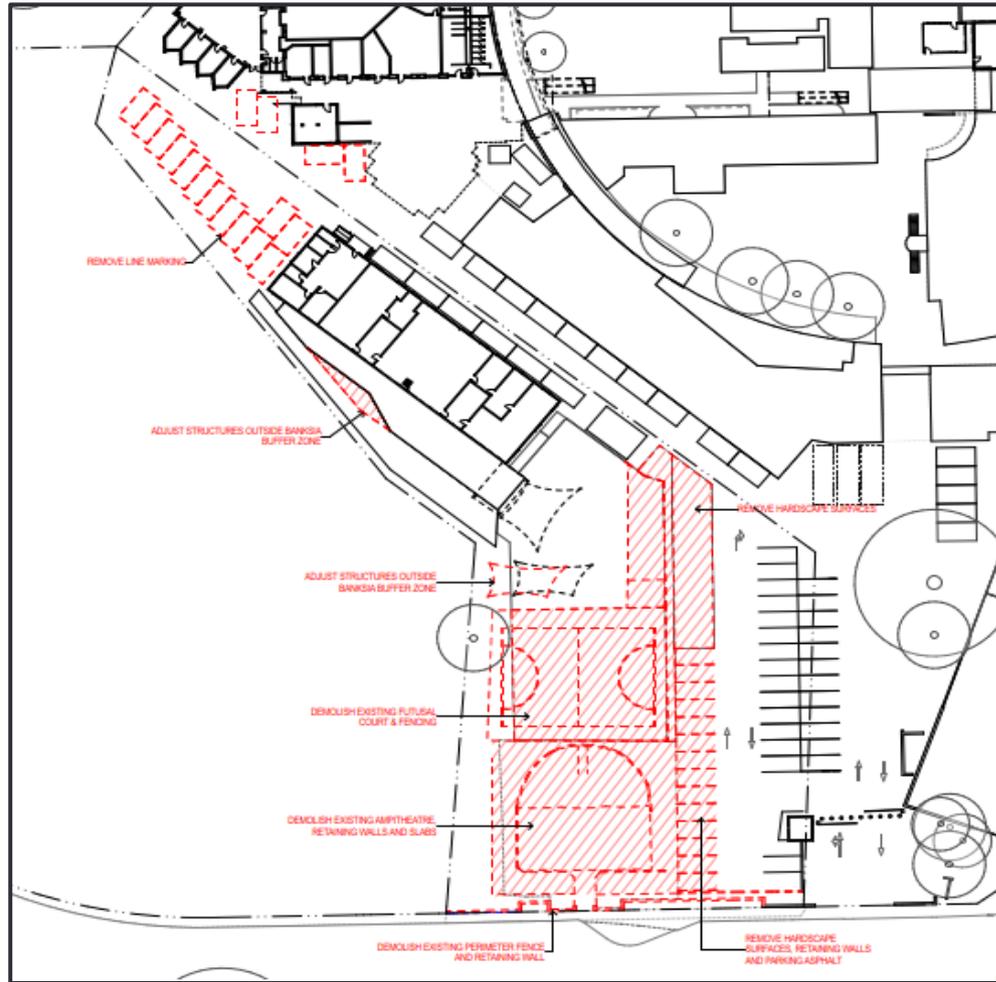
- Physical works commenced on 28 January 2026. These works are programmed to finish in June/July 2026 with main works commencing immediately afterwards.



## Community & Stakeholder Engagement

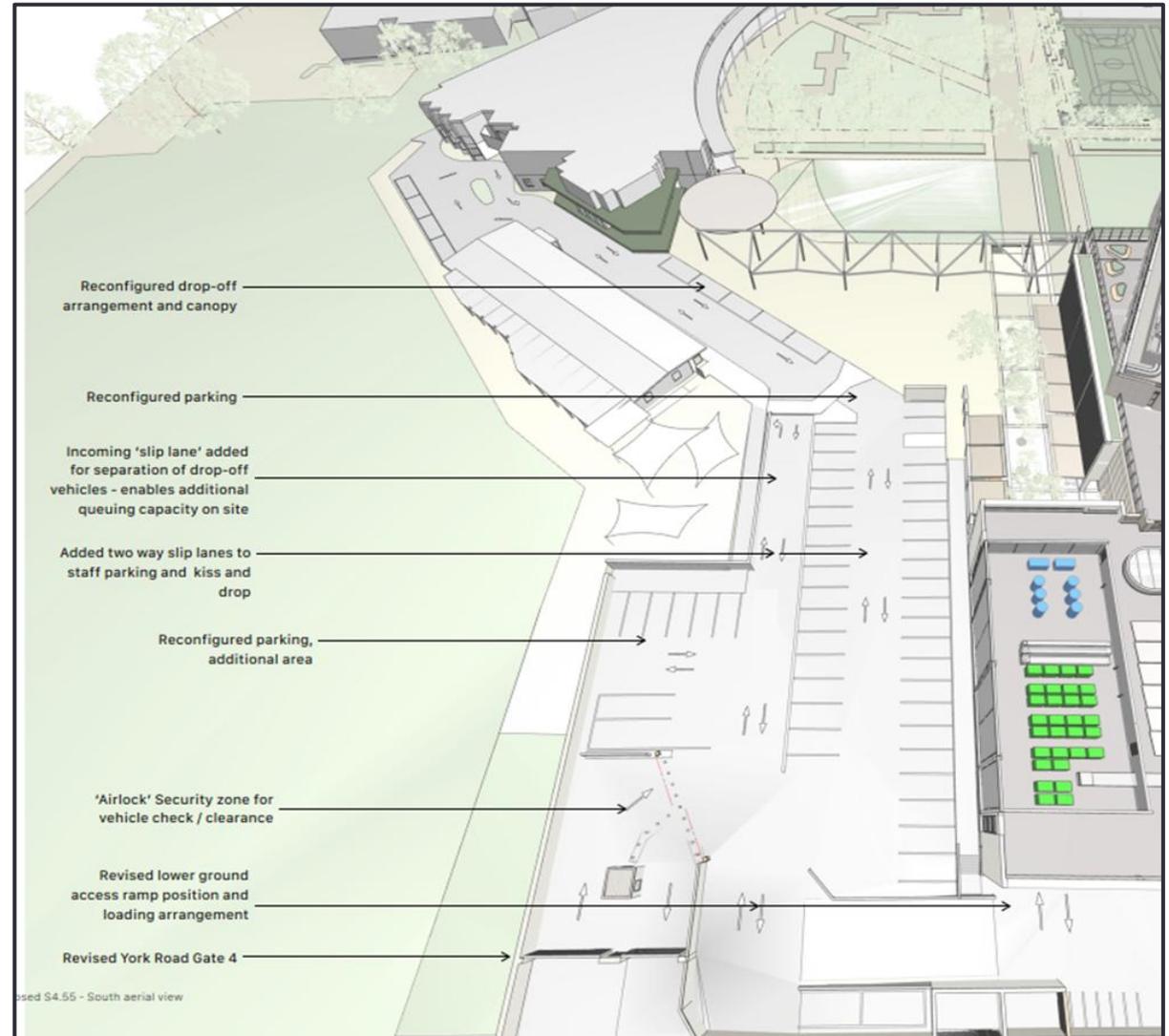
- Nil issues to report since the last CCC meeting.

# Enabling Works



# Enabling Works

- ▶ Demolish existing perimeter fence and retaining wall
- ▶ Remove hardscape surfaces and parking asphalt
- ▶ Demolish existing amphitheatre, retaining walls and slabs
- ▶ Demolish existing futsal court and fencing
- ▶ Adjust structures outside Banksia buffer zone
- ▶ Remove existing line marking
- ▶ Construction of new Gate 4 security booth, gates, access infrastructure, entry ramp and HVM bollards
- ▶ Construction of new fencing along buffer zone
- ▶ Undertake modifications to ELC roof and deck to comply with development approval and buffer zone requirements
- ▶ Reconfigure ELC play space
- ▶ New parking and line marking (temporary and permanent)
- ▶ Construction of new go with the flow roundabout



# 02

# Actions

# Actions

Item	Action Item	Responsibility	Status
1	Moriah College to provide student population and parking space numbers for when the development is completed. Moriah College to provide details of current parking capacity as a reference.	EY / Moriah	Refer to Section 03.
2	Link to SSD consent minor modification to be sent to CCC once available (noting it is not yet submitted).	EY / Chair	The modification is expected to be lodged by the end of February 2026.
3	Moriah College to confirm the approved finish of the wall/school boundary along Baronga Avenue.	Moriah	Renders included in this presentation, refer to Section 04.
4	Report back on status of proposed pedestrian crossing on York Road.	Council/EY/ Moriah	Waverley Council have confirmed this is required as part of the project. This work will be completed prior to completion of the project, exact timing TBC.
5	Provide update on progress with planning for the upgraded of the York Road/Queens Park Road intersection.	EY / Moriah	Waverley Council have confirmed this is required as part of the project. This work will be completed prior to completion of the project, exact timing TBC.

# 03

## Capacity Summary

## Student Numbers (as set out in condition A8)

Stage	ELC Students	Primary Students	Senior Students	Total Students	Primary School an	ELC Staff	Total Staff
Prior to the completion of stage 1	80	654	946	<b>1680</b>	276	10	<b>286</b>
At Stage 1 completion and not prior to 1 January 2023	80	720	1040	<b>1840</b>	293	10	<b>303</b>
At Stage 2 completion and not prior to 1 January 2030	130	736	1064	<b>1930</b>	298	13	<b>311</b>
At Stage 2 completion and not prior to 1 January 2036	130	752	1088	<b>1970</b>	302	13	<b>315</b>

## Parking Numbers (via Gate 4)

York Road (south) - Gate 4 Access	Total Car Parking Provision	Inclusive of Total Car Parking		Motorbike Parking	Bus Parking	Bicycle Parking
		General PUDO	Accessible			
Existing	84	1	1	3	0	-
Approved	93	8	8	5	2	160

# 04

## Renders & Detail

# Proposed Scheme

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# Gate 3 Pedestrian Entry - View 1



# Gate 3 Pedestrian Entry - View 1

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# Construction Detail

