

## St Catherine's Development Community Consultative Committee

**Meeting No:** 28

**Date:** Tuesday 2<sup>nd</sup> November 2021, 5 – 7pm

**Venue:** St Catharine's School – CCC meeting and site visit

<b>Attendees</b>	
<p><b>Community Members</b>                      Danny Caretti – Charing Cross Precinct/neighbouring resident                      Julie McAlpin – Charing Cross Precinct                      Kate Marshall – resident                      Erik Kleinman – adjoining neighbour</p>	<p><b>St Catherine's</b>                      Andrew Grech                      Warwick Smith</p> <p><b>Richard Crookes</b>                      Belal Afyouni – Project Manger                      Cameron Waller – Construction Manager</p> <p><b>Independent Chair</b>                      Roberta Ryan</p> <p><b>Minute Taker</b>                      Sophie Alais</p>
<p><b>Apologies</b>                      Mark Featherstone – Waverley Council                      Chelsea Hunnisett – Bronte Beach Precinct representative</p>	

<b>Item</b>	<b>Description</b>	<b>Action</b>
<b>1</b>	<b>Welcome</b>	
	RR welcomes members and thanks St. Catharine's and Richard Crookes for the site visit.  RR formally welcomes new community member EK.  EK thanks RR. EK says that is lives across the road from the site, grew up in the area, and decided to move back to the area as an adult. EK says he lives in the same building that former member DE lived in.  RR thanks DE for his efforts as part of the CCC.	
<b>2</b>	<b>Apologies</b>	
	MF and CH are apologies.	
<b>3</b>	<b>Minutes and matters arising</b>	
	DC and JM approve the last meeting's minutes.  DC asks about the minutes from the interim meeting that was held on Friday 22 <sup>nd</sup> October 2021.	

	<p>RR says she sent the draft minutes to everyone via email. SA was unavailable to do the minutes that night.</p> <p>RR decides that the October 22<sup>nd</sup> meeting will be counted as meeting 27. SA to format the minutes and attached DC's letter as an appendix.</p>	
<b>4</b>	<b>Construction updates</b>	
	<p>BA says that as the members would have seen during the site walk, there is still lots to do to finish off the building, but it can be completed by Christmas.</p> <p>BA says that the membrane for the pool needs another week then they can add water. The smaller 'Learn to swim' pool needs another 3 weeks.</p> <p>BA says the floor around the pool will be done in the next 3 -4 weeks. The seats are being put in the theatre now as the members would have seen. BA says the staging is coming together now such as cabling; lighting and speakers have already been put in. BA says there is a fair amount of external works begin put in over the next 4-6 weeks such as fencing on the block wall, soul in the planter boxes. BA says overall the construction process is at the 'pointy end'.</p> <p>JM asks how long it takes to fill the pool?</p> <p>BA says it takes about a week but hopefully it will be quicker so more like 3-4 days. BA says it is only 2 million litres of water.</p> <p>DC asks if there will be workers at Christmas.</p> <p>BA says there will be some workers on site tinkering but it will not be a large crew.</p> <p>CW says it is a huge site with lots of little bits. It needs people to test things which takes time to get it right.</p> <p>EK asks when the fire escape will be closed. EK says it is a privacy issue.</p> <p>BA says the fire escape is a thorough faire and will be constantly used until Christmas.</p> <p>EK asks even with the internal fit outs?</p> <p>BA says yes and clarifies that internal fit outs are being done now.</p>	

	<p>WS says that for example in the multipurpose hall, the members would have walked across plastic – underneath that plastic is the carpet. WS says lots of the finishes are done then there will be the final clean which will take about 2 weeks.</p> <p>EK asks when the doors will get installed?</p> <p>BA says he has to check with the contractor.</p> <p>KM asks what is in the final clean?</p> <p>CW says it is an old fashioned, top to bottom clean. BA says it is inside to outside. WS says there are multiple cleans.</p> <p>CW says there is the initial clean that gets dust off the finished surfaces, do small repairs. Then there is the final clean where everything is clean inside out. Then there is the sparkle clean, that when the whole place is done.</p>	
<b>4.1</b>	<b>Road crossing</b>	
	<p>WS says that the road crossing needs to be relocated to the approved position before the project ends. WS says that Richard Crookes have done all the necessary work e.g., received approval from TfNSW but the road opening permit (ROP) from Waverley Council has been refused. WS says that the issue is that the condition of consent (CC) asks for the Local Traffic Authority to approve the design of the new crossing, not the relocation which was approved by DPIE. Council got hung up on the relocation. WS says that the pedestrian crossing design has been approved by the Waverley Traffic Committee, but Richard Crookes still requires the road opening permit to carry out the works on the road. WS has reached out to DPIE about the issue who are currently investigating the history behind the crossing and potential remedies.</p> <p>JM says that given that there is an upcoming local council election on December 4, it is likely that there will be no council meetings until after the election.</p> <p>WS says he is not sure how DPIE will solve the issue, but they are going to try to help. In the CC (Conditions of Consent) if the applicant gets an impasse, then the Secretary of DPIE will be the moderator, making the decision a binding one. While the Secretary may approve the relocation there is still the need for Council to provide the road opening permit. If Council still refuses, then WS says they may have to consider an</p>	

amendment to the consent to change the crossing works from being a requirement prior to occupancy.

DC asks why Council is not giving the permit. DC questions whether it is political. DC says moving the crossing is a sensible decision because it creates a better flow of traffic and faster drop off for the school and it is a safety issue. DC asks if there is anything the community members need to do.

RR says that WS has been talking with DPIE on this issue who are now aware the CCC is still active on the project. RR says the DPIE may contact RR for the St. Cath's CCC group's opinion.

DC says the only reason to keep the crossing in its current position is so that people do not have to walk further down Macpherson Street before crossing but people do not do that now and cross at the edge of the roundabout with Albion Street. DC says that maybe we need to talk to someone or approach a councillor? We think this is an important issue to be resolved.

RR says the matter has been discussed and well-thought through by this CCC and the position of the CCC is clear and has been extensively discussed.

KM say that the crossing is currently in a terrible position.

WS noted that despite a recommendation from the Waverley Traffic Committee to approve the design of the crossing, Waverley Council decided not to approve the design or relocated position in 2018.

DC says it is a traffic and safety issue and that the importance and benefits of the approved location needs to be made clear to decision makers. He asks why the crossing is an issue now when Council apparently discussed it in 2018.

RR says let's see how it goes procedurally. RR thanks WS and the community members for clarifying their current position.

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WS says that the CCC can draft a letter regarding the crossing before the December 4<sup>th</sup> election.

RR says that yes that can be done.

	<p>DC says that the letter should emphasise safety.</p> <p>WS says it will also improve more parking spots and will be better for buses.</p>	
<b>4.2</b>	<b>Process to completion</b>	
	<p>WS says that in Richard Crooke’s contract with the school there are many conditions e.g., training, cleaning.</p> <p>WS says the majority of physical works will be done by Christmas. There will be other stuff done throughout January. Conditions of Consent (CC) before occupation, there were 16 obligations – road safety, revised indicative use profile, green start certification – got to make sure that it matches with testing and mechanical ventilation. Then there is a dilapidation assessment – council has signed that off. Sydney Water will check water infrastructure.</p> <p>RR asks what the process is for going back on the dilapidation reports.</p> <p>BA says it is the same as last time.</p> <p>WS says the original engineers will come back to check on dilapidation at the beginning of December.</p> <p>CW says that for 4 McPherson St there will also be repair works to marry the old into the new. Part of that will be dilapidation to see if there has been any damage which will be done in the next 3 – 4 weeks.</p> <p>BA says it could be even sooner given the PCA are coming in December.</p> <p>CW says that PCA is a person for the third part, occupancy certificate because insurance is very finicky. Every condition must be satisfied because insurance is expensive. It must meet the requirements then it is given to the council, secretary, and the school. Then it is conducted with PCA with occupancy certificate. Lots of things happen – insurance risk goes from Richard Crookes onto the school. Visitors also swap back from Richard Crookes to the school.</p> <p>WS says that PCA walk-through in December and it usually takes 3-4 rounds. Then the paperwork goes between people, then do dress rehearsal. Then it will be uploaded to the DPIE portal.</p>	

	<p>Regarding the dilapidation report, WS and BA say that the engineers will need access to 4 Macpherson St. The strata manager will handle it and the contractor will send letters to engage residents.</p>	
<p><b>4.3</b></p>	<p><b>OTMP updates</b></p>	
	<p>DC says that he is under the impression the OC that the school cannot get the OC if there has been an increase in traffic.</p> <p>WS says that is not the case. WS says that they need to update the OTMP to submit to the secretary with event strategies.</p> <p>WS says that if there had been three fails about the 2014 benchmarks, it links directly to the school not being able to increase its student numbers. WS explains that when the traffic surveyance was introduced with school developments there were concerns about school caps with students; there was worry about the caps in regard to the operational side of the school. The idea was that if traffic flatlined then enrolments could be looked at.</p> <p>RR says the numbers that matter are the 2014 numbers. RR says there is no need to panic about getting paperwork done. It will make a difference for the school and its enrolment numbers. RR says she is glad that the school is looking at it.</p> <p>DC says he is concerned about the accuracy of the information.</p> <p>RR says she is aware. RR says the baseline numbers is what matters. RR says it is important to get it right but there is no material impact on the 2021 numbers. RR says there is the same surveyance of the traffic conditions every year as long as issue of accuracy are noted in the document.</p> <p>DC says he has never seen the nitty gritty of the surveys.</p> <p>RR says that the CCC can look at that, it has been provided.</p> <p>DC asks in terms of the teacher/student surveys, how can it matter when not many teachers or students are surveyed each year. Those numbers have not been compared.</p> <p>RR says the count every year has to be collected at the same time. If 50 per cent or 80 per cent of students/teachers responded, it does not matter.</p>	

	<p>DC says if the numbers are very low then he thinks it does not work.</p> <p>RR says it is important to know the context of what matters and what does not matter. RR says the point is to finish off the OC – RR says she understands DC’s point. RR says her point is that in terms of accuracy of the data count, there has clearly been a problem. In terms of how many surveys are returned it is okay as long as it is above a reasonable threshold then it does not matter. The issue is the count is wrong.</p> <p>DC says that some years there has not even been a 50 per cent return rate.</p> <p>RR says it will be looked at carefully and the CCC will receive expert advice. RR says she understands DC’s point but currently the CCC needs to get thought the OC related issues. The whole point is student enrolment.</p> <p>JM says the baseline is 2014 and to note that there have been issues with accuracy.</p> <p>RR says that the CCC will have to get advice and find out.</p> <p>WS says all these issue will be flagged and the document will include DC’s letter. WS says the school is interested in accurate data to make sure that the transport strategies are correct e.g. bus numbers etc.</p> <p>RR says what matters is what happens to the traffic when the building is operational. What also matters is the 2014 data.</p> <p>JM says that 2022 data will be crucial because it will include new events in the building.</p> <p>RR says the crucial point is what events are linked to the use of this building.</p> <p>WS hands out to everyone a large, printed graph that is the Indicative Usage profile (which was issued to DPIE on 19.12.2017 in accordance with Conditions E5 and E6 of SSD 6339).</p> <p>WS says the different colours on the graph are used to note new events at the new development. These 10 events in the new RPAC will have an increase in attendance.</p>	
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	<p>DC asks if the graph takes into account the days that the school is allowed to operate?</p> <p>RR asks for clarification because it is important to talk about the status.</p> <p>WS says this document is a requirement. WS says it was signed off by DPIE in 2017. It was granted consent, so it become a part of the extent. The graph lists the extent of events allowed in this facility.</p> <p>RR asks what if the school wants to host more events?</p> <p>AG says then the consent needs to be changed.</p> <p>DC asks who will police that the graph is being adhered to. DC says the Waverley council does not check on compliance. Residents will be checking because there will be no one else.</p> <p>AG says that the school has to advertise events. There is a termly notification which will be updated to include these events.</p> <p>WS in the post-OC, the updated event schedule must be kept up and displayed publicly. The notification process must be one to two weeks before the event.</p> <p>DC says that answer does not deal with the issue of the council. DC says that if the Dame Joan Sutherland, theatre, and the swimming pool are in use, then the area will be packed but only residents will be checking. Having no compliance officer is a problem in this area.</p> <p>JM says there is a cumulative impact from the other local schools as well. This is an issue to take up with council.</p> <p>DC says that the approval authority is the state government.</p> <p>RR says that the events are on an annual list which is a requirement that the CCC made sure what introduced.</p> <p>EK asks if Waverley College has been taken into account? There is an increase in the area.</p> <p>KM asks if there will be traffic management when there is a big event?</p>	
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	<p>WS says that his experience with St. Catherine’s speech night is that the school has traffic people on the gates. Given that people would not be familiar with the site carpark, it is useful to have people marshalling to stop people entering the carpark when it is already full.</p> <p>DC says there is only 79 car spaces on site and there is staff plus guests for speech night.</p> <p>JM says that Westfield carpark is always empty at night.</p> <p>RR says that it is these kinds of things that the CCC will discuss when the building is operational.</p> <p>JM says the assets are used during the week.</p> <p>RR says that this conversation will continue when the building is sorted.</p>	
<b>4.4</b>	<b>Traffic plan</b>	
	<p>DC says that him and WS went on a morning walk to observe the drop off process.</p> <p>DC says they saw where people were being dropped off and notes that the drop offs do not just include St. Catherine’s students. Some drop offs stop and walk the children into the school. DC says there should be a survey question that asks where people are dropped off when they come into school.</p> <p>DC asks why the students are filling out this yearly survey and not the parents?</p> <p>AG says that Year 7 and above fill out the survey themselves, while parents fill out the survey on behalf of the students.</p> <p>DC says that in the survey it should list the possible drop off places in terms of official and not official drop off zones.</p> <p>WS says that DC wants to know where the drop off that is not in the official zone.</p> <p>DC says that 60 per cent of people drive to school. DC wants to question included to identify where everyone is dropping off.</p> <p>WS says that today he looked at the same point but, in the afternoon, and saw the same thing.</p>	

	<p>DC says that by giving more options in the survey then it will be more obvious to people.</p> <p>WS says that by splitting the options into official and non-official may deter people from being honest.</p> <p>RR says the CCC can work through that.</p> <p>DC asks about the question that asks 'where do you live or travel from? Add street, suburb and postcode where you travel from'.</p> <p>AG says that question was updated by the CCC initially because the CCC wanted to know how far the students were coming from to get to school.</p> <p>WS also notes that students may live with different parents.</p> <p>RR says this question can be changed.</p> <p>DC asks if Saturday should be included in the survey when the aquatic centre opens.</p> <p>WS says all these questions are the originals from 2014.</p> <p>DC says the traffic is bad because students cannot be dropped off in the original drop off zone on a Saturday.</p> <p>RR says this can be changed by council.</p> <p>RR says that time is short, and it should be discussed when the CCC talks about the survey. RR says that either a schedule special meeting or add time in the CCC to give people information.</p> <p>RR says that the CCC will need a professional to know why they questions are the way they are so there will need to be a session when methodology is discussed. If there is time before the next survey in April 2022 then the CCC can see opportunities to for other methods like drones. RR asks if we schedule this for the meeting in February. Survey is done in week 2 in April. RR says more information is needed.</p> <p>AG says that when the school goes through the tender process for the next traffic consultation then it can be added to the scope for them to attend the CCC meeting so they can get the questions set up.</p>	
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	<p>DC also wants to look at how to make people do the surveys.</p> <p>RR says this will be added an agenda item for the first meeting in February. There will need to be preparation.</p> <p>WS says that Richard Crookes will have to distribute full OTMP before it is submitted. It will be circulated early next week.</p> <p>WS says he can send link and references.</p>	<p>Agenda item for February meeting: discussion on traffic survey.</p>
<b>5</b>	<b>Complaints and communications</b>	
	<p>BA says there has been a total of 11 complaints from 21<sup>st</sup> September to 1<sup>st</sup> November: three on smoking/vaping; one traffic; few about dust; and four about the light being kept on overnight. BA says in regard to the light issue, they now know how to manage it. CH and DE raised it as an issue.</p> <p>BA explains that the electrician as the lights on as test but now the electrician can turn everything on at the same time and can isolate areas instead of doing the whole building.</p> <p>WS says they were doing a sweep to check the electricity.</p> <p>BA says plus some lights need to be on for security.</p> <p>DC says the issue with the lights being on was the spill onto the streets.</p> <p>JM asks in terms of security, if neighbours notice something on the site during the holidays, will it be the same number for enquiries?</p> <p>BA says it will depend on what stage the site is up to i.e. whether the site has been handed over to the school and its now their issue. BA says if the issue is a burst pipe, then give Richard Crookes a call.</p> <p>WS says given it's a call centre at the end of the phone, what will really matter is where they transfer that call.</p>	<p>Update/correct phone number for community to call.</p>
<b>6</b>	<b>Next meeting</b>	
	<p>DC asks if the CCC gets disbanded once the construction is completed.</p>	

	<p>RR says no, explains that the CCC continues for 2 years post-construction.</p> <p>DC asks if there would be another CCC for another development.</p> <p>RR says yes, there would be another CCC. RR asks AG if the school is planning on building anything else?</p> <p>AG says he plans on getting this development finished first.</p> <p>RR says there will not be a meeting before the end of year unless necessary.</p>	
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