



Erskineville Precinct – Construction Liaison Committee Meeting Minutes

Date/Time:	Monday 25 September 2023 6.00 – 7.00pm
Location:	Alexandria Erskineville Bowling Club 1 Fox Avenue, Erskineville, NSW 2043
Coronation Property Key Contacts:	Peter Hugh – Project Director Peter Karavelatzis – Snr Project Manager Jackie Wilkins – Corporate PR & Communications Manager E: erskineville@coronation.com.au

Attendees

Name	Initials	Organisation	Present	Apologies
Peter Hugh	PH	Coronation Property	X	
Matthew Choi	MC	Coronation Property	X	
Sean Nyssen	SN	Coronation Property	X	
Peter Karavelatzis	PK	Coronation Property	X	
Scott Djuricin	SD	Coronation Property		X
Jackie Wilkins	JW	Coronation Property	X	
Amy Patterson	AP	Coronation Property	X	
Mark Leone	ML	City of Sydney Council (CoS)		X
Joshua Faull	JF	City of Sydney Council		X
Barry Keogh	BK	City of Sydney Council		X
Deborah Giblett	DG	Friends of Erskineville	X	
Genevieve Kelly	GK	Friends of Erskineville		X
Julie Baker	JB	Resident	X	
Dr Anna Broinowski	AB	Resident	X	
Fay Crawford	FC	Resident		X
Kristina Hetherington	KH	Resident		X

Item #	Agenda Subject
1.0	Acceptance of Minutes of 31 July 2023
2.0	Committee Members – New
3.0	General Project Status Update
4.0	Council Approved Plans
4.1	Infrastructure & Public Domain Works Update
4.2	Boundary Lines & Fences Update
4.3	Tree Removal & Retention Update
5.0	Demolition Update
6.0	Phases 3 & 4 Residential Project Update
6.1	Heat Pump Technology & the Smart Green Apartments program
7.0	General
8.0	Next Meeting Date

Acceptance of Minutes of 21 July 2023:

Coronation confirmed email had been sent to all members with clarification regarding the trees following the July CLC meeting.

New CLC Member introductions:

Peter Hugh, Peter Karavelatzis and Amy Patterson were introduced from Coronation. Julie Baker, resident was introduced.

Boundary fence update:

Resident (DG) tabled an email from CoS Council Duty Planner Appointment – 11.00 pm Wednesday 2 August dated 3 August 2023 regarding boundary fence alignment and CoS direction that the Phase 3 development will be delivered based on the City's with Ashmore Precinct Public Domain Strategy. The email also confirmed that any boundary encroachments are to be managed between residents and the Developer under Dividing Fences Act. Copy of email document for future reference by CLC is attached.

Query regarding asbestos in the warehouse structure:

Coronation confirmed that a HAZMAT report had been completed to all existing structures and that works are being conducted strictly in accordance with the HAZMAT report.

Query raised re the planned demolition process:

Coronation confirmed that the Phase 3 warehouse roof would be removed first. This would be followed by the introduction of a crane to lower the warehouse wall panels onto the ground which will then be craned towards the south of the site for loading out.



Query raised regarding Coronation's protection strategy for native fauna and bird life:

Coronation confirmed that prior to the approved tree removal, a fauna inhabitant inspection would occur, and a relevant expert would be engaged to advise on an appropriate relocation strategy. Residents advised that possums that had been disturbed during earlier stages of construction in the area were relocated to purpose-built possum boxes on the nearby housing estate located on Ashmore Street.

Phase 3 and 4 Residential Project Updates:

Coronation is currently undertaking site preparation works relating to the demolition of the existing warehouse structure located on the western boundary of the site.

Coronation is also currently responding to several CoS Council conditions to obtain a construction certificate.

Development Applications:

Coronation confirmed several DAs have been submitted for Phase 4 of the project including an Early Works DA, Main Works Building DA, and Infrastructure Public DA that will enable delivery of the extensive public domain works including new roads, pathways, and public parks.

Heat Pump Technology:

A letter from The Lord Mayor of Sydney, Clover Moore AO regarding *Heat pump technology* dated 12 September 2023 was tabled at the meeting.

Coronation acknowledged receipt of the correspondence, confirming that the Project Design Team was currently assessing the cost-effectiveness of incorporating heat pump technology into the development.

Additionally, there was separate discussion around CoS Council's directive to transition away from supplying gas to residential developments.

Coronation confirmed the following status regarding energy efficiency on the project:

- The Building D terraces already have electric hot water, and gas supply committed to the outdoor BBQs, and that it was too late into the project to make any amendments.
- Future stages however are currently under review by the Project Team, including the use of gas, solar panels on roofs, and the extent of EV charging stations across the project.

Next Meeting Date:

Monday 13 November 2023

Deborah Giblett

From: Duty Planners <DutyPlanners@cityofsydney.nsw.gov.au>
Sent: Thursday, 3 August 2023 4:30 PM
To: dgiblett@bigpond.net.au
Subject: Duty Planner Appointment - 11:00 pm Wed 2 August

Dear Deborah,

Thank you for your time over the phone in relation to your query for Copper Smith Lane, Erskineville.

Our team from Public Domains have provided the below response:

The subject inquiry is in relation to the proposed VPA public domain works within the Ashmore Precinct Phase 3 site (D/2019/291).

The DA consent for Phase 3 development was granted in March 2020 and the public domain works will be delivered based on City's [Ashmore Precinct Public Domain Strategy](#). The developer is currently preparing detailed documentations to obtain approvals from City during the CC stages. The issue of encroachments on the boundaries should be managed under Dividing Fences Act between the residents and the developer.

If you have any follow up questions, please refer to the Public Domain Works section of the City's website. There is contact information available.

<https://www.cityofsydney.nsw.gov.au/public-domain-works#:~:text=Public%20Domain%20team&text=publicdomain%40cityofsydney.nsw.gov.au%20Copy%20email%20address>

Hope this helps.

Rose.

From: Deborah Giblett dgiblett@bigpond.net.au
Sent: Wednesday, August 2, 2023 10:51 AM
To: Duty Planners DutyPlanners@cityofsydney.nsw.gov.au
Subject: Duty Planner Appointment - 11:00 pm Wed 2 August

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi. My query concerns the Public Domain works approved for the extension of Copper Smith Lane Erskineville. Several properties on Ashmore Street will back onto this extension and are keen to see the approved works program and any related issues that might impact their properties.

Kind regards
Deborah Giblett

m: 0412 241 361

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THE LORD MAYOR OF SYDNEY
CLOVER MOORE

12 SEP 2023

Andrew Chuter
President
Friends of Erskineville
By email friends@friendsoferskineville.org

Dear Andrew

Heat pump technology

I refer to your email suggesting the City of Sydney support electric heat pump technology as part of its smart green apartments program. Thank you for your positive feedback on our work to reduce energy, water use and waste in apartment buildings in our area.

The City supports apartment buildings to improve energy efficiency, enable electrification and achieve net zero emissions through our Smart Green Apartments and Green Building grants programs.

Both initiatives offer electrification feasibility assessments that can include expert assessment of electric heat pump technology, with high level estimates of costs and payback periods. These programs provide tailored information and best-practice guides for building upgrades, although we do not fund works to retrofit buildings. You can read more about these initiatives at city.sydney/5sc and city.sydney/cqp.

The City will accept new participants in our Smart Green Apartments program later this year, and will open a new round of Green Building grants in the summer. I encourage you and your members to subscribe to the City's grants and sponsorship newsletter at city.sydney/ebv and our sustainable apartments newsletter at city.sydney/8u4 to stay informed.

If you would like to speak with a Council officer about the City's Smart Green Apartments program, you can contact Ailsa McConnachie-Folwell, Sustainability Engagement Coordinator, on 02 9265 9333 or at amcconnachiefolwel@cityofsydney.nsw.gov.au.

If you would like to speak with a Council officer about the City's Green Building grants, you can contact Louise Robinson, Grants Officer, on 02 9265 9333 or at lrobinson@cityofsydney.nsw.gov.au.

Government schemes

The Australian and NSW Governments also have programs to support the installation of sustainable systems.

The NSW Government's Energy Savings Scheme has discounts for installing or upgrading to a more energy-efficient appliance or product. You can find out about the scheme at city.sydney/isf.

The Australian Government's Small-scale Renewable Energy Scheme creates a financial incentive for individuals, households and small businesses to install eligible small-scale renewable energy systems. You can find out more at city.sydney/xj2.

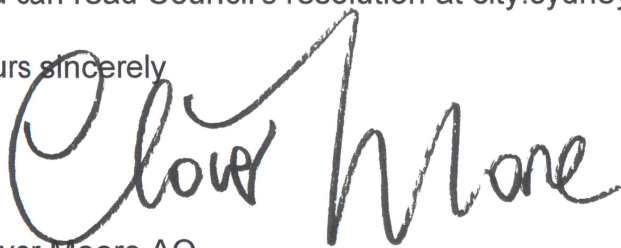
Electrification of homes

At Council on 21 August, I was proud to support a motion by Councillor (Waskam) Emelda Davis that asked the City's CEO to investigate additional options to reduce gas use. This included investigating changes to planning rules to require all new residential developments, and development not captured by the City's new Net Zero planning controls, to be all electric.

I will also write to the Premier to urge him to develop a plan supported by incentives or rebates to transition homes and businesses from gas to renewable energy. I also raised this with the Minister for Climate Change, Energy, Environment and Heritage when I met with her last month.

You can read Council's resolution at city.sydney/chj.

Yours sincerely

A handwritten signature in black ink that reads "Clover Moore". The signature is fluid and cursive, with the first name "Clover" and the last name "Moore" clearly distinguishable.

Clover Moore AO
Lord Mayor of Sydney