



## Erskineville Precinct – Community Liaison Committee Minutes

Date/Time	<b>Monday 31 July 2023</b> <b>6.00pm – 7.00pm</b>
Location	<b>Alexandria Erskineville Bowling Club</b> <b>1 Fox Avenue, Erskineville, NSW 2043</b>

### Attendees

Name	Organisation	Present	Apologies
James Harrison	Coronation Property (Coronation)		<b>X</b>
Matt Choi	Coronation Property	<b>X</b>	
Sean Nyssen	Coronation Property	<b>X</b>	
Scott Djuricin	Coronation Property	<b>X</b>	
Jackie Wilkins	Coronation Property	<b>X</b>	
Mark Leone	City of Sydney Council (Council)	<b>X</b>	
Joshua Faull	City of Sydney Council		<b>X</b>
Barry Keogh	City of Sydney Council		<b>X</b>
Genevieve Kelly	Resident/Friends of Erskineville	<b>X</b>	
Deborah Giblett	Resident /Friends of Erskineville	<b>X</b>	
Kristina Hetherington	Resident	<b>X</b>	
Dr Anna Broinowski	Resident	<b>X</b>	
Fay Crawford	Resident	<b>X</b>	

Item #	Subject	Owner	Date
<b>1.0</b>	<b>Acceptance of Minutes of Meeting #1 of 16 June 2023</b>		
<b>2.0</b>	<b>Committee Representatives – Introduced</b> Sean Nyssen Mark Leone Genevieve Kelly Fay Crawford		
<b>2.1</b>	<b>Project Team Profiles – New</b> Sean Nyssen Business Operations Manager @ Coronation Property		

### 3.0 General Project Status Update

- Coronation Property (Coronation) are currently in the process of satisfying various Council consent conditions to allow the commencement of Phase 3 of the project. Upon Council approval, construction is estimated to commence in February 2024.
- Coronation confirmed that soon after construction commences, all construction vehicle access for the Erskineville Precinct will cease via Ashmore Street. Coronation's site will then be accessed only via Mitchell Road via the old Estee Lauder building entrance (Alpha Street).
- Coronation confirmed that demolition works will commence in late-August/early-September 2023.

### 4.0 Clarification of Council Approved Plans

- Committee representatives expressed concerns that upon completion, certain sections of Kooka Walk will be open to vehicle access.  
Coronation provided clarification that Kooka Walk will be fully pedestrianised. The only Council approved vehicle access would be for the maintenance of Kooka Walk, McPherson Park and landscaping, or for emergency vehicles.
- Coronation confirmed it is in the process of preparing for the lodgment of separate DA infrastructure and public domain works, and other early works.
- Coronation confirmed a DA will be lodged end-August/early-September for Building E (Phase 4) with estimated approval time expected within 9-12 months' time.

#### 4.1 Infrastructure & Public Domain Works Update

- Committee representatives expressed concerns regarding traffic management on Ashmore Street now works have commenced on Greenland's site with Coronation's site works soon to commence.  
Council representative to review.
- As previously noted, Coronation confirmed that site access via Ashmore Street will be shared with Greenland until construction works commence on Coronation's site in February 2024. After this time, Coronation will transfer site access from Ashmore Street to be strictly via 165-175 Mitchell Road.  
This announcement was welcomed by Committee representatives.
- It was agreed that any queries relating to site access after February 2024 by Greenland or their contractors via Ashmore Street should be directed to Council.
- Committee representatives expressed concerns regarding the approved times construction vehicles may access the site and the potential queuing of trucks in the neighbourhood waiting to enter the site.  
Coronation confirmed that up until February 2024, trucks would be instructed to queue in a nominated commercial zone away from the site then directed to site as required as is industry practice,  
Noting that as of February 2024, Coronation has on-site provision for trucks to queue.  
Council representative advised that Council must provide approval from Transport for NSW (TFNSW), and local police to allow oversized trucks to enter the site outside of Council approved work hours.

#### 4.2 Boundary Lines & Fences Update

- Coronation confirmed the existing rear brick fences to the terraces on Ashmore Street have been surveyed and are shown to encroach over the boundary of land allocated to future public domain, Coppersmith Lane, that is controlled by Council.  
Council's direction is for these brick fences to be removed and replaced with Council approved timber fencing. Noting the same fencing is already in place on Coppersmith Lane to the west.  
Coronation suggested residents affected by the boundary encroachment should discuss the matter directly with Council. Council representative advised residents to contact Council offices and request to speak to the Duty Planner on the day.
- Coronation advised works relating to the fence will commence in April/May 2024.



#### **4.3 Tree Removal and Retention Update**

- Coronation confirmed it would clean up the rubbish in the areas immediately behind the terraces facing Ashmore Street when demolition commences. This will include tidying up the trees and lower-level ground foliage.
- Coronation advised an arborist would be engaged to inspect the trees that will be retained on a regular basis to ensure ongoing health.

#### **5.0 Demolition Update**

- As previously noted, demolition of the first warehouse is estimated to commence in late-August/early-September and will take approximately 8-9 weeks to remove the vertical sections.

#### **6.0 Phase 4 and 5 Update**

- As previously noted, over the coming months Coronation will stage DA submissions for future works.

#### **7.0 General Q&A**

- Committee representatives raised a query regarding the location of new sub-stations. Coronation advised there will be a new sub-station attached to each new residential building.
- Committee representatives raised a query regarding site works hours. Council representative confirmed typical hours for the area being Mon-Fri 7.30am-5.30pm and Saturday 7.30am-3.30pm. No work will be undertaken on Sundays or public holidays.
- Committee representatives raised a query regarding the number of workers on site at any one time. Coronation confirmed the number of workers would fluctuate however they estimate there would not be more than 150-200 at peak periods.
- Committee representatives raised a query about smells when soil is turned during excavation. Coronation advised that they will be working closely with external remediation consultants and will adhere strictly to their guidelines.

#### **Next Meeting:**

6.00-7.00pm

Monday 25 September

Coronation Property Site Office

165-175 Michell Road, Erskineville

(Previously the Estee Lauder building)