

MEETING SUMMARY

SOUTH EVELEIGH COMMUNITY LIAISON GROUP

MEETING	Number 27
DATE	Monday, 25 November 2019
TIME	6:00 – 8:30pm
VENUE	Mirvac Site Office, Yerrabingin House – Level 1 – 2 Day Road, Eveleigh

MEETING ATTENDANCE LIST

Chair:	Amanda Easton (AE)	Asset Manager, Mirvac
Members and guests:	Monica Barone (MB)	CEO, City of Sydney
	Margaret Brodie (MB)	Treasurer of the Watertower Strata Committee, Member of Redfern Station Community Group
	Matthew Verdich (MV)	Administration Manager, DST Group, Sydney
	Geoff Turnbull (GT)	Spokesperson, REDWatch
	Roger Jowett (RJ)	Rail, Tram and Bus Union – Retired Members Association
	Margaret Chibal (LTPG)	Representative, Local Traffic and Parking Group
	Denise Rothwell (LTPG)	Representative, Local Traffic and Parking Group
	Desley Haas (LTPG)	Representative, Local Traffic and Parking Group
	Kyran Lynch (LTPG)	Representative, Local Traffic and Parking Group
	Yvonne Cowell (LTPG)	Representative, Local Traffic and Parking Group
Joy Brookes	Resident	
South Eveleigh Project Representatives:	Jenifer Finucane (JF)	Workplace Change, Group Property & Security, Commonwealth Bank
	Brendan Thomas (BT)	GM Workplace 2020, Commonwealth Bank
	Will Walker (WW)	Project Director, Mirvac
	Joel Frederick (JF)	Senior Project Manager, Mirvac
	Lucy Pullin (LP)	Development Manager, Mirvac
	Warren Henson (WH)	Senior Site Manager, Construction, Mirvac
	Kim Elliott (KE)	Communications and Engagement Manager, Mirvac
	Eddie Wu (EW)	Project Manager, Transport for NSW
	Natalie Vinton (NV)	Director, Curio Projects
	Andrew La (AL)	Design Director, Mirvac Design
	Nina Macken (NM)	Associate Director, Ethos Urban
	Fay Edwards (FE)	Senior Urbanist, Ethos Urban
Apologies:	Kyle Cooper	Senior Advisor, Projects and Business Support, Commonwealth Bank
	Gary Speechley (GS)	Treasurer and Public Officer, ARAG
	Anna Bacik	Resident
	Octavia Maddox	Owners Corporation 30-44 Garden Street, Alexandria Secretary for the Strata Scheme, 49 Henderson Rd Residents
	Julie Parsons	Community Engagement Manager, The University of Sydney
	Matthew Ibanez	Facilities Manager, Carriageworks
	Andrew Chuter	President, Friends of Erskineville
	Simon Cousins	Engagement Manager, Transport for NSW
	Bianca Nuku Atkinson	Alexandria Child Care Centre
	Angela Chan	Resident

ITEM	ACTIONS
1. Welcome and Introductions	
	The Chair began by acknowledging the Gadigal people of the Eora Nation, the traditional custodians of the land, and paid her respects to the Elders both past and present.

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	<p>The Chair introduced herself to the group, then welcomed members and special guests to the 27th meeting of the South Eveleigh Community Liaison Group.</p> <p>The Chair welcomed special guests, including CEO Monica Barone and representatives of the Local Traffic and Parking Group (LTPG).</p> <p>The Chair briefly touched on the agenda for the meeting before all attendees introduced themselves.</p>	
2.	Previous Meeting Actions	
	<p>The Chair reviewed outstanding action items and updated members on their progress.</p> <ul style="list-style-type: none"> • Meeting 26 – 2: MB to forward an email regarding the tennis court surfacing. KE to investigate and respond. <i>Completed.</i> • Meeting 26 – 4: Mirvac to present on the Stage 2 HIP for the Public Domain at an upcoming CLG meeting. <i>Update Provided this evening.</i> • Meeting 26 – 5: Mirvac to provide an update on any modifications or DA's at the next CLG meeting. <i>Details of upcoming modifications will be circulated to the group for reference.</i> • Meeting 26 – 5: Members are invited to review the RTBU submission on Mirvac's heritage interpretation plans. <i>Submission circulated to the CLG for review.</i> • Meeting 26 – 5: Mirvac to circulate the Workers Wall design principles (as outlined in the Stage 2 HIP for the Locomotive Workshop) to members. <i>Completed.</i> • Meeting 26 – 6: TfNSW to present on consultation outcomes relating to Redfern Station Upgrades at a future meeting. <i>Scheduled – first meeting 2020.</i> 	
3.	Community Enquiries & Precinct Update	
	<p>Kim Elliott provided a summary of all complaints and enquiries that had been received between Meeting 26 (Monday, 23 September) and CLG Meeting 27 (Monday, 25 November). In total, there were 19 enquiries and 9 complaints.</p> <p><u>Enquiries</u></p> <ul style="list-style-type: none"> • Oval bookings. • Tennis court bookings. • Venue hire. • Retail opening hours. • Media enquiries. • Community grants. • Recyclable coffee cups. <p><u>Complaints</u></p> <ul style="list-style-type: none"> • Light pollution from Building 2. • Children's slide being too hot. • Smoking on site. • Garbage collection timing for Data 61. • Parking on Davy Road. • Light not working for the basketball courts. • Trucks idling on Garden Street. 	

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<ul style="list-style-type: none"> • Parking on local streets. <p><u>Precinct Update</u></p> <ul style="list-style-type: none"> • The City of Sydney recently held a 'Try a Bike Day', which was really well-attended. • MB – important that the City of Sydney considers the issue of discarded bikes. <p><u>Community Grants</u></p> <ul style="list-style-type: none"> • Summer on the Green – Counterpoint Community Services, February 2020. • Family Culture Day – Redfern Community Centre, Friday 13 December. <p><u>Maternity Leave</u></p> <ul style="list-style-type: none"> • Kim reminded members that she would shortly be going on maternity leave, and that Nina Macken and Fay Edwards from Ethos Urban.y7 	
<p>4. Construction Update – Building 2, Public Domain and Locomotive Workshop</p>	
<p>Warren Henson provided an overview of the major construction activities scheduled between November 2019 to January 2020.</p> <p><u>Building 2</u></p> <ul style="list-style-type: none"> • We have installed new light poles along Mitchell Way. • Internal fit out works up to Level 4. • Roofing nearing completion. • Installation of internal services now substantially complete. • Curtainwall installation is now complete. • Ground plane façade works commenced to Locomotive street and Central Avenue. • Internal fit-out works on Levels 1-4 are now substantially complete. • Upper ground floor works have now commenced. <p><u>Locomotive Workshop Bays 1-4a</u></p> <ul style="list-style-type: none"> • The suspended slab in Bays 1-4a are now complete. • Heritage equipment has been removed and is being stored off site. • Re-roofing of the vaults has commenced. • Demolition of existing 90's fit out complete • Installation of new structural steel has commenced • Demolition and replacement of roof sheeting commenced. <p><u>Locomotive Workshop Bays 5-13</u></p> <ul style="list-style-type: none"> • All civil works are now complete in Bays 5-13. • Heritage equipment relocation complete. • Demolition of existing 90's fit out complete. • Inground services works ongoing. • Piling and excavation works ongoing. 	

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<p><u>Public Domain</u></p> <ul style="list-style-type: none"> • There is a lot of construction happening on Locomotive Street. • As construction concludes we're slowly opening up the public domain. • Mitchell Way and Central Avenue are the next stage. <p>Member Feedback</p> <ul style="list-style-type: none"> • RJ - any update on the Locomotive Workshop traverser and any change in plans for the public artworks? • WW - we have built and installed several public artworks already. This includes the Jonathan Jones artwork in the Axle foyer, The Treehouses and 'Happy Rain' by artist Nell in Eveleigh Green. We're soon to install the remaining artworks. • NV – the traverser has been moved into temporary storage during construction. We're working with City of Sydney to identify its final location. • MB - how far along is the development? • WW - there are five work areas. Building 1, Building 2; Building 3; the Public Domain; and Locomotive Workshop. All done by April 2021. • MB - how many people will be on site upon completion? • WW - about 20,000, including visitors. • LTPG - have you calculated how many visitors and workers will be on site at any one time? • WW – approximately 20,000. • LTPG - is that in April 2021? • WW - yes. 	
<p>5. Locomotive Workshop Development and Heritage Update</p>	
<p>Will Walker provided a development update on the Locomotive Workshop, including recent modifications.</p> <ul style="list-style-type: none"> • Once complete, there will be 22,000sqm of office space and 8,000sqm of industrial/production style retail space. • Future tenants in the Locomotive Workshop will include Eveleigh Works; Top Education; The Grounds; Romeo's IGA; Bodyfit; Quantum; a distillery; and Hoist (which is 100% owned by Mirvac). • All new tenants are excited to work with the unique heritage of the site. <p>Member Feedback</p> <ul style="list-style-type: none"> • DH - do the tenants take up much space? • WW - we put in place a vision for the space - it's about creating a neighbourhood for workers, visitors, and tourists. This place has been unwelcoming to outsiders for many years, so we've put in a scooter park and a child's play area to try and encourage more people to visit. • DH - this place has been very welcoming to the local community. • LTPG - we weren't aware of the scooter park. It has caused a lot of distress. • WW – we understood there was demand for a scooter park. We are working to mitigate any effects of the scooter park, e.g. we have 24/7 security patrols, we've responded to requests from residents to change the timing of the lights to go off earlier and have held meetings with skaters. • LTPG - the City of Sydney are installing a new skate park. 	

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	<ul style="list-style-type: none"> • GT – I'm interested in the liquor licence for Romeo's IGA? Also, is the distillery in the Locomotive Workshop a bar? • WW - there will be a making and drinking component. Andrew will talk you through the distillery. The Blacksmith is staying there. He is a huge drawcard. Whoever goes into the north of the Bays must be compatible with the Blacksmith. The Blacksmith is the priority. • GT - how will you be able to walk through the space? • WW - to the north of the pedestrian way will be the distillery and interpretation elements. To the south will be the Blacksmith and other interpretation elements. • NV - all of the heritage interpretation elements we have already discussed will still be installed and accessible. • LTPG - what about the noise from drinking and air clearers - the whole area was refused a liquor licence. You need to control the noise. • MB - how about smells from the distillery? • WW - the smells will be contained. • RJ - heritage interpretation and retailers. Are there more DAs in the pipeline? • WW - yes, all the tenants are subject to a separate DA. • NV - they go through the same approval process as any other DA. • LTPG - what time will retailers operate? • WW - retail to 10pm, with an option to extend to 12pm. • LTPG - who has the overall control of the site? • WW - Mirvac. 	
6.	<p>Innovation Plaza Strategy</p>	
	<p>Andrew La provided an overview of some concepts for the activation on Innovation Plaza.</p> <ul style="list-style-type: none"> • How do we enrich life? People and places, and design quality. • Innovation Plaza will be alive with local heritage. • Everything we're talking to you about tonight is conceptual. • LTPG - where is the steam crane? • LP - looking to move it to the opposite corner of the Innovation Plaza. • NV – it's just being shifted to the opposite side of the street. • It's about blending the old with the new. What is the glue to gel the space together? • Some conceptual ideas: <ul style="list-style-type: none"> ○ Temporary street art. ○ Weekday and weekend activations. ○ Flexible, fun furniture - beautiful and interactive. • LTPG - what is the risk of these chairs in terms of accidents? • AL - concept only at this stage. • Can we create a stage at the rear of Innovation Plaza - movies and concerts – festivals? • Arts, craft and food? • Transformation - creating something for the future. • Considering working with the Powerhouse to come up with children's activities. • LTPG - amazing early history of the area is not reflected in your plans at all. The biggest union movement started here. 	

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	<ul style="list-style-type: none"> NV - I am working on a separate project on this - the heritage is still an important layer to our plans. It's about activating the plaza and bringing the heritage from the inside out into the plaza. MB - moderate the lighting that faces The Watertower. The stage should be reserved for daytime activities only. Residents of The Watertower are excited about your plans - but they are worried about noise and lighting at night. LTPG - Margaret and I got together about 500 people to sign the petition about parking. There is a divide between the existing residents and Mirvac. Can you do better communications? DH - you are telling us things we don't want to know - ask us what we want to hear about. LTPG - we want to talk about the impact of the development of the surrounding neighbourhood. Harold Park is really calm - keep that in mind for South Eveleigh. Create places for relaxation as well. Consider the impact of the additional 10,000 people using the site. It will be a really appealing place if it stays quite tranquil. DH - we don't want the area to be activated at all hours of the day. WW - the reason we're spending so much money on the public domain is because we want this space to be well activated and make it a better space for more people. MB - when I moved here 34 years ago South Eveleigh was a dangerous, unhygienic place. The Government were forced to come in and clean it up. They brought in more car parks. It was made very clear from the original ATP strategy that these buildings were always going to be built. GT - there needs to be a locomotive of some description in the public domain. The space around the heritage buildings must be treated carefully. WW - Innovation Plaza, the cultural garden, and the Locomotive Workshop will be the heart of the precinct. We want to draw people up into the space. GT - you need to juggle this use with the commuters using the space for walking. You also need to accommodate service vehicles. WW - we will continue to adjust our plans as we move into the future. DH - there needs to be respect for what is here. WW - the construction team have the absolute utmost respect for the heritage of the site. 	
7.	<p>Public Domain and Building 1 – 3 – Heritage Interpretation Plan Update</p>	
	<p>Natalie Vinton provided an update on the Heritage Interpretation Plans</p> <p>During September we commenced the detailed design work for exhibition spaces. The delivery of these exhibition spaces will go out to tender for installation. We also started to develop the framework for the digital platform, including the filming of the first heritage short video within the Locomotive Workshop.</p> <ul style="list-style-type: none"> During October to November we have continued with the detailed design of the exhibition spaces as well as filming short videos of the Locomotive Workshop. We have continued to collaborate with the Blacksmith. 	<p>Presentation to be circulated to the group</p>

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	<ul style="list-style-type: none"> • In December we'll start to work with Julian Bickersford to create a museum-quality database of the heritage collection. We'll also be starting interviews with local experts and knowledge-holders to gather stories and knowledge for our displays and digital overlay. • In January 2020 we will start the process of choosing objects for the exhibition. For example, we'll be working with the Blacksmith to identify tools for the Blacksmiths tool wall. • In the process of removing the modern 1990's fitout, we revealed a wooden canteen wall which we will work to restore and display. We have revealed a canteen, archaeologists on site almost every day. • Videography and photography being taken throughout the process • The Blacksmith is excited about future plans. • Display cases and curiosity boxes to be installed. • We're designing things so that we have flexibility to do a variety of exhibitions. • We're in the process of designing our virtual reality displays. • We're also currently looking at the materiality of the flooring and furniture. • We'll also be working on the removal of the temporary annex to reveal the heritage wall. • Our team are working meticulously to restore the heritage of the building fabric. It is a privilege to work on such a great project with such an extensive budget. • RJ – I suggest that the presentation is sent around after the meeting. 	
8.	<p>South Eveleigh – Workplace Travel Plan</p>	
	<p>Jenifer Finucane and Brendan Thomas provided an overview of Commonwealth Bank's plans for workplace travel.</p> <p><u>Overview</u></p> <ul style="list-style-type: none"> • LTPG – are there any parking places on site? • WW – Mirvac own 350 spaces on site. There is more than enough visitor parking. We're always working with the construction workers and sub-contractors to educate them about parking issues. • LTPG - have you surveyed the workers to assess how many workers are using public transport? • DH - were Conditions B19 and B19e of SSDA 7317 satisfied? • WW - yes. Commonwealth Bank have also prepared a Green Travel Plan. • DH - can we see a copy of the Green Travel Plan? • WW - yes. • LTPG - do you anticipate that construction worker parking will reduce early next year? • WW – yes, the number of construction workers on site have already decreased from the peak. • LTPG - we have started to find that we can't park near our houses after doing groceries. <p><u>Commonwealth Bank Workplace Travel Plans</u></p> <ul style="list-style-type: none"> • We recognise that the relocation of our staff to this site is a big deal. We know that there is a lot of intervention needed to manage this change. Most of our new workers will be moving from Parramatta and Lidcombe and they were used to driving. Axle has been a challenge as the workers 	<p>Mirvac to circulate the Green Travel Plan submitted as part of SSDA 7317 to members.</p>

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	<ul style="list-style-type: none"> • JF - could we take a holistic view? Maybe Commonwealth Bank can share their learnings with other precinct tenants and we can tackle the issue together. • NM - we have two main channels for tenants - the tenant newsletter and the tenant meeting. We can raise the issue of parking then. • LTPG - we are very resentful of the redevelopment. • LTPG - we understand you're running a business. • GT - this area is changing significantly. People in Waterloo are complaining about parking. • LTPG - the city is changing. These new places need to be compatible with their neighbourhoods. Local residents aren't being precious. Commonwealth Bank and Mirvac are doing all the right things, but it's still challenging. • LTPG - we're doing all we can do to make it as uncomfortable as we can for people to drive cars. • LTPG - a lot of people recognise this. • LTPG - BBQs have been moved too far into the oval. Blocks people from playing football. • WW – the BBQs have only been moved temporarily. 	
11.	Next Steps	
	<p>The Chair confirmed with members that Meeting 28 would take place in early 2020.</p> <p>Draft Meeting 27 summary to be circulated to members for comment within two weeks.</p>	<p>Meeting presentation to be circulated to members.</p> <p>Meeting summary to be circulated to members for comment.</p> <p>Members are encouraged to circulate final Meeting Summary to their networks.</p>