

Minutes

Meeting No: 8

Date: Wednesday 19 May 2026 **Time:** 12-1pm **Venue:** Online

Attendees		
<p>Community members Olga Szitniak (OS) – Community Member Lynette Hickey (LH) – Community Member</p> <p>Apologies Sophie Jacob (SJ) - Community Member Brigitte Rheinberger (BR) – Community Member Petra Walker (PW) – Community Member Alastair Kilner (AK) – Iglu Project Manager</p>		<p>Iglu Alicia Garling (AG) - General Manager Mascot</p> <p>Hickory Dunya Ahmed (DA) – Hickory Project Manager</p> <p>Independent Chair Professor Roberta Ryan (RR) – Chair Zoey Mackey-Craig (ZMC) – Minute-taker</p>
Item #	Description	Lead
1	Welcome, introductions and apologies	Roberta Ryan
	<p>Roberta Ryan (RR) noted apologies provided prior to the meeting from Sophie Jacob.</p> <p>Minutes from meeting 7 were confirmed with no comments.</p> <p>RR welcomed attendees AG, OS and LH.</p>	
2	Confirmation of previous minutes, matters arising	Roberta Ryan
	<p>Matters Arising from the previous minutes:</p> <p>Minutes from Meeting 7, Wednesday 10 December 2025, were confirmed by members with no amendments.</p> <p>There are no matters arising from the previous minutes.</p>	
3	Project status – Iglu update	Alistair Kilner, Alicia Garling
	<p>Alicia Garling (AG) provided an update on Iglu Mascot 1.</p> <p>The short-stay American student group that occupied the building over the summer period departed without incident and were reported to be well-behaved. The building is now back at full occupancy and students are settled into the regular study period.</p>	

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	<p>RR asked AG about the student mix. AG noted that the majority of residents are from China, as has been the case since opening, though there has been increasing diversity over the past year, with growing representation from Southeast Asia and a higher than usual number of domestic students.</p> <p>RR asked community members if there had been any feedback regarding the short-stay students or the current operation of Iglu Mascot 1.</p> <p>Community members confirmed there were no issues to report. It was noted that students using the basketball court are audible but are a welcome presence in the neighborhood.</p> <p>AG advised that occupancy timing for Iglu Mascot 2 will depend on practical completion and council approvals. Short-stay students are possible for December 2026 to January 2027, with the main intake likely from February 2027 if not earlier. AG and Alastair Kilner will keep the group informed as this becomes clearer.</p>	
<p>4</p>	<p>Project status – Hickory update</p>	<p>Dunya Ahmed</p>
	<p>DA provided an update on construction progress at Iglu Mascot 2.</p> <p>Structure and facade The structure is complete, and the building has topped out. The facade is fully wrapped. The internal lifts are now online, and the construction hoist has been removed, which has significantly assisted progress over recent months.</p> <p>Crane removal The crane is scheduled for removal on 28 May 2026. A mobile crane will be set up within or adjacent to the compound for the day. Partial parking prevention will be in place on Church Avenue for approximately two days prior to securing the required spots. A notification will be circulated to all members and included in the weekly update letter.</p> <p>External and public domain works</p>	

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	<p>Following crane removal, external and public domain works are planned to commence in June 2026 and run for approximately two to three months. This includes:</p> <ul style="list-style-type: none"> • Demolition of the existing footpath and concrete at the front of the site • Realignment of the footpath along Church Avenue to create a straight pedestrian route to the station • Installation of curbs, gutters, paving, stairs, ramps, and a planter box • Completion of all landscaping <p>A high-voltage cable outage will be required to facilitate these works. This will be a single-day outage managed by a specialist contractor. Affected properties will be notified in advance. The outage is anticipated mid to late June, pending confirmation from a meeting scheduled for Friday.</p> <p>Traffic management plans are in place for all external works. Traffic controllers will be present, with pedestrian rerouting to the other side of the street if required.</p> <p>Project timeline The project is tracking well. The contractual completion date is end of November 2026. Hickory is currently forecasting a mid-October 2026 completion, supported by favorable weather conditions over the past several months. RR noted that a final on-site meeting would be a fitting way to close out the construction phase of the CCC. DA agreed and will advise when the timing is appropriate.</p> <p>Site contact – fit-out phase DA advised that the fit-out supervisor and general foreman, Simon, is now the primary site contact for the tail end of the project.</p> <p>Fit-out supervisor: Simon Pawlowski Email: s.pawlowski@hickory.com.au Mobile: 0431 119 531</p>	
5	Complaints	Roberta Ryan
	DA advised that one complaint was received during the previous period, relating to hoist noise from a neighboring resident. DA noted this resident has been the primary contact	

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	<p>for concerns throughout the project. The hoist has since been removed, and no further complaints have been raised. Community members in attendance confirmed no complaints from their networks.</p>	
6	Communication	Dunya Ahmed
	<p>DA advised that weekly communications would continue as the project moves into the external works phase. Members can expect more frequent correspondence, including drawings and markups, to keep the community informed of upcoming activity on Church Avenue.</p> <p>Matter A Confirm previous minutes are finalised and available on the website. Responsible; ZMC Due: ASAP</p>	
7	Any other business	All
	<p>Footpath and landscaping works – follow-up from December 2025 OS raised a follow-up from the December 2025 meeting regarding the contractor responsible for footpath and landscaping works adjacent to Iglu Mascot 1. AG confirmed that the works were completed by Icon, the builder for Iglu Mascot 1. OS will follow up directly with the relevant contacts and has a council connection who may be able to assist.</p> <p>Shared walkway – 19-21 Church Avenue OS raised a concern about the condition of the shared walkway and driveway between Iglu Mascot 1 and 19-21 Church Avenue. The Iglu side of the walkway is maintained by daily cleaners. The adjacent side has accumulated rubbish over an extended period and is not well maintained. AG confirmed that Iglu has sent several emails to the building but has not received a satisfactory response. Iglu is unable to manage the neighbouring building's side of the path. RR noted that 19-21 Church Avenue was previously represented on this committee.</p> <p>Members noted that Brigitte Rheinberger, as an owner at that building, may be able to raise this matter with the strata committee.</p>	

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	<p>Matter B Contact representative or strata manager of 19-21 Church Avenue regarding the condition of the shared walkway and driveway between Iglu Mascot 1 and 19-21 Church Ave. Responsible: ZMC and RR Due: ASAP</p>	
8	<p>Meeting close and next meeting</p> <p>RR thanked all attendees for their time and contributions. RR noted that the project is approaching completion and the remaining CCC meetings will transition toward the operational phase of Iglu Mascot 2. Per the conditions of consent, a small number of meetings will continue once the building is operational.</p> <p>The date of the next meeting is to be confirmed. DA will advise when the site is ready for an on-site meeting. ZMC to circulate the date to all members once confirmed.</p> <p>Matter C Advise Chair on proposed timing for the next meeting, to be held on site. Responsible: DA Due: TBC</p>	Roberta Ryan