

# Minutes

**Meeting No:** 1

**Date:** 16 April 2025 **Time:** 12pm-1pm

**Venue:** Online via Zoom

<b>Attendees</b>	
<b>Community members</b> Sophie Jacob (SJ) Lynette Hickey (LH) Olga Szitniak (OS) Brigitte Rheinberger* (BR)	<b>Iglu</b> Alastair Kilner – Project Manager (AK) Alicia Garling – General Manager Mascot 1 (AG)
<b>Apologies</b> Petra Walker (PW)	<b>Hickory</b> Dunya Ahmed –Project Manager (DA) Justin Quirk – Site Manager (JQ)
<i>*new member</i>	<b>Independent Chair</b> Professor Roberta Ryan (RR) Zoey Mackey-Craig – Minute-taker (ZMC)

Iglu Community Consultative Committee: Mascot 2

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Item #	Description	Lead
1	<b>Welcome, introductions and apologies</b>	Roberta Ryan
	<p><b>Petra Walker is noted as an apology.</b></p> <p>Roberta Ryan (RR) introduced herself and welcomed attendees.</p> <p>RR is the independent Chair for the Community Consultative Community. RR chaired the Mascot 1 Community Consultative Committee, from which majority of members will know each other.</p> <p>RR invited attendees and community members to introduce themselves.</p> <p>Introductions</p> <ul style="list-style-type: none"><li>• Alicia Garling (AG) is the General Manager of Mascot 1, which is 98% occupied and all going well.</li><li>• Alistair Kilner (AK) is a project manager in the development team at Igloo and has been with Igloo since 2021, starting on Mascot 1.</li><li>• Olga Szitniak (OS) resides in the block across from Mascot One and has an investment property in the Rina apartments.</li><li>• Bridgitte Rheinberger (BR) is a new member, and lives at 19 - 21 Church Avenue and 10 - 14 John Street, next to both Mascot 1 and Mascot 2. Bridgitte has joined as new representative and is on the strata committee for Church Avenue.</li><li>• Lynette Hickory (LH) has been involved in Mascot 1 and Mascot 2 as a resident and representative for the community, representing Aero and Rina. LH noted the significant development this represents for</li></ul>	

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	<p>the area, and recalled that during the demolition and construction phases of Mascot one, residents were concerned.</p> <p>LH raised:</p> <ul style="list-style-type: none"> <li>○ That this group is important as a conduit to protect assets, investments, livelihoods, homes, the community, and mental health of residents.</li> <li>○ That Iglu has been engaged, sensible, fair and reasonable.</li> <li>○ That this forum ensures smooth process of engagement for everyone.</li> <li>○ It would be helpful to have a direct line to the PM on the ground.</li> </ul> <ul style="list-style-type: none"> <li>● Sophie Jacob (SJ) is from 7 John Street, was involved in Mascot 1 and is happy to be part of Mascot 2.</li> <li>● SJ shares LH’s concerns, and is grateful for this committee to enable input from residents, and to ensure that plans are appropriate. SJ raised that this may be a forum which can help improve lives overall, such as introducing an Australian post office forum, a library, or a playground.</li> <li>● Dunya Ahmed (DA) is the Project Manager from Hickory, and Justin Quirk (JQ) is the Site Manager. DA has been with Hickory for eight years, originally from Melbourne, moved to Sydney last year, and worked on the Iglu Mascot 2 Tender. DA noted she is looking forward to delivering Mascot 2 for the community and keeping everyone informed on the journey.</li> <li>● JQ has been with Hickory for two years. He noted he has just finished a project in Haymarket and is looking forward to working in Mascot and getting to know everyone, and that he is happy to chat around site if people see him.</li> <li>● RR introduced Zoey Mackey-Craig (ZMC), who will be supporting the committee with secretariat duties.</li> </ul>	
<b>2</b>	<b>Confirmation of Previous Minutes</b>	
	NA, first meeting.	
<b>3</b>	<b>Project Status – Iglu update</b>	Alistair Kilner
	AK advised that part of the Conditions for Consent for the project is this group. AK shared that Iglu received its development consent late last year in that there were several conditions that this group asked that we include, and they have been included. One of those is this community reference group.	

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	<p>AK advised members:</p> <ul style="list-style-type: none"> <li>• The Council was happy for Iglu to keep similar membership for the group as for Mascot 1. Following development consent, AK advised they tendered and appointed Hickory, who have started to mobilise on site.</li> <li>• Piling will start later this month, or in early May. It was noted that no work will take place over Easter break.</li> <li>• The building is intended to be open for Semester 1 2027.</li> </ul>	
<b>3</b>	<b>Hickory Introduction</b>	Dunya Ahmed
	<p>DA shared a PowerPoint presentation about Hickory, what they do, what they're looking forward to in building in the job and how they're going to construct it.</p> <p>The presentation covered:</p> <ul style="list-style-type: none"> <li>• Introduction to Hickory</li> <li>• Introduction to the project team</li> <li>• Construction methodology</li> <li>• Construction estimated timeline</li> <li>• Community consultation and communication</li> <li>• General Q&amp;A</li> </ul> <p><b>Introduction to Hickory</b></p> <ul style="list-style-type: none"> <li>• Hickory was established in Victoria in 1999 by Michael and George Argyrou.</li> <li>• It has grown to approximately 1000 people across Victoria and New South Wales.</li> <li>• The business has completed 150 projects.</li> <li>• In New South Wales, they've completed three projects, with Iglu Mascot 2 as the next phase.</li> <li>• They have other projects coming up in Kent Street, Parramatta, and Redfern.</li> <li>• Iglu is a big picture for them in New South Wales to continue the business.</li> </ul>	

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	<p><b>Action:</b> Share along with draft Minutes the following items:</p> <p>PPT from Hickory, link to DPE CCC Guidelines, RR contact number, DA contact number</p> <p><b>Responsible:</b> ZMC as secretariat <b>Due:</b> following Easter</p>	
	<p><b>3.1 Project background</b></p> <p><b>Project Goals</b></p> <ul style="list-style-type: none"> <li>• Deliver a great product and building.</li> <li>• Build a better place and future for the Mascot community and other Sydney communities.</li> </ul> <p><b>Relevant Project Experience</b></p> <ul style="list-style-type: none"> <li>• Last student accommodation project in Melbourne: 44 levels, operator Scape, featured bathroom pods from their bathroom pod company (Sync Bathroom Pods).</li> <li>• Aspire Melbourne: 65 levels, won the Master Builders Award for 2023.</li> </ul> <p><b>Project Team</b></p> <ul style="list-style-type: none"> <li>• Dunya: Project Manager</li> <li>• Justin: Site Manager</li> <li>• Lucky and Inca: Services and Design Managers</li> <li>• Adam and Jonathan: Contract Administrators</li> <li>• Site engineers and coordinators also on the team.</li> <li>• The team is friendly and approachable and open to discussing the job and answering questions.</li> </ul>	
	<p><b>3.2 Construction Methodology</b></p> <p>DA advised that the methodology is split into four parts:</p> <ul style="list-style-type: none"> <li>• Substructure, commencing end of month into May and June: Foundation piles, earthworks, excavation, capping, footing beams, and pile caps. No basement, purely a slab on ground.</li> </ul>	

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	<ul style="list-style-type: none"> <li>• Superstructure: Reinforced concrete slab on ground, post-tension suspended slabs (level one up), reinforced concrete columns and walls.</li> <li>• Fit-out and Facade: Curtain wall and window wall glazing systems (manufactured, designed, and delivered in-house), sync bathroom pods, various fit-out materials (joinery, tiles, carpet).</li> <li>• Landscaping: Similar to Mascot Stage 1, hard and soft landscaping will occur throughout construction. Street frontage on Church Avenue realigned with landscaping. It was noted that there will be some mature trees, but the majority will be new trees and plants.</li> </ul>	
	<p><b>3.3 Site Logistics</b></p> <p>DA advised members of the relevant site logistics:</p> <ul style="list-style-type: none"> <li>• Two construction work zones:</li> <li>• Initial work zone: Within the project site, concrete pump for the entire job to keep concrete pump trucks off the streets.</li> <li>• Secondary loading zone: For craneage and lifting of materials.</li> <li>• Crane: Located within the courtyard landscaping area.</li> <li>• Hoist: Dual hoist providing access to all levels during construction.</li> <li>• Site sheds and amenities: Along the eastern elevation, including lunchrooms, toilets, and general facilities for the workers.</li> <li>• The site logistics plan has been endorsed by Bayside Council.</li> <li>• Notices will be sent out when the construction zone on Church Avenue is built.</li> <li>• A gantry or B-class hoarding will be placed along the pedestrian footpath for protection.</li> <li>• There will be a permanent pathway so people can still safely walk down to the station.</li> <li>• Traffic controllers will be present to direct pedestrians.</li> </ul> <p><b>Work Hours</b> Monday to Friday: 7am to 5pm</p>	

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	<p>Saturdays: 8am to 1pm No work on Sundays or public holidays (at this stage).</p>	
	<p><b>3.4 Monitoring and Dilapidation</b></p> <p>DA advised that vibration monitoring equipment has been installed on buildings as per DA conditions.</p> <p>LH noted that “unfortunately the DA condition I don't think went far enough, to be honest.” LH further raised that it would be good for vibration monitoring equipment installed on surrounding blocks, including Aero.</p> <p>DA confirmed that Aero has monitors installed, and that SMS alerts are received to ensure tolerances are within limits, with stop work measures if needed.</p> <p>LH noted that vibrations in the higher levels of Aero are much more than noted on the ground floor, and emphasised the importance of awareness and ability to communicate if residents are concerned.</p> <p><i>DA to provided distribution list for weekly emails and building addresses that have vibration monitors installed below, following the meeting.</i></p> <p><b>Vibration monitors installed:</b></p> <ul style="list-style-type: none"><li>• 19-21 Church Avenue, Mascot * no monitor on 7 John St</li><li>• <b>Rina Apartments</b> 3-9 Church Avenue, Mascot</li><li>• <b>Aero</b> 18-26 Church Avenue</li><li>• Iglu Stage 1</li></ul> <p><b>Community Consultation Group - Weekly Email Distribution</b></p>	

Iglu Community Consultative Committee: Mascot 2

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	Roberta Ryan	Independent Chair for the Meetings	<a href="mailto:roberta.ryan@newcastle.edu.au">roberta.ryan@newcastle.edu.au</a>	
	Petra	Various Buildings	<a href="mailto:petra@westside.net.au">petra@westside.net.au</a>	
	Lynette	Aero Apartments	<a href="mailto:lhickey60@gmail.com">lhickey60@gmail.com</a>	
	Sophie Jacob	7 John St	<a href="mailto:sophie.jacob@health.nsw.gov.au">sophie.jacob@health.nsw.gov.au</a>	
	Brigitte Rheinberger	19-21 Church Ave	<a href="mailto:brigitte@cabana.com.au">brigitte@cabana.com.au</a>	
	Olga	3-9 Church Avenue	<a href="mailto:olgaszitniak@gmail.com">olgaszitniak@gmail.com</a>	
	Alicia Garling	Iglu (8 John St)	<a href="mailto:agarling@iglu.com.au">agarling@iglu.com.au</a>	
	Alastair Kilner	Iglu	<a href="mailto:akilner@iglu.com.au">akilner@iglu.com.au</a>	
	Rem Gurung	7 & 9 John Street Building Manager	<a href="mailto:rem@bmcmanagementgroup.com">rem@bmcmanagementgroup.com</a>	
	Kareem Mostafa	Aero Apartments building manager	<a href="mailto:aero@bmegroup.com.au">aero@bmegroup.com.au</a>	
	Toqeer Sabir	Rina Apartments building manager	<a href="mailto:management@rinaapartments.com.au">management@rinaapartments.com.au</a>	
	Faisal	19-21 Church Ave & 10-14 John St building manager	<a href="mailto:Faisal@psmgstrata.com.au">Faisal@psmgstrata.com.au</a>	
	New Cleaner	19-21 Church Ave & 10-14 John St building cleaner	<a href="mailto:Info@friendsfacilitymaintenance.com.au">Info@friendsfacilitymaintenance.com.au</a>	

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<b>4</b>	<b>Communication protocols for CCC and community</b>	
	<p>RR discussed the communication protocols for the CCC and broader community.</p> <p><a href="#">The Department of Planning Community Consultative Guidelines</a> - here is the link.</p> <p>Weekly communications will be provided by Hickory to the mailing list of residents and stakeholders. This can be revised as needed.</p>	
<b>5</b>	<b>Role of CCC</b>	
	<i>Please refer to item 4.</i>	
<b>6</b>	<b>Frequency of meetings</b>	<b>Roberta Ryan</b>
	Members discussed and agreed that for now in the initial phases the committee will meet monthly, moving to quarterly after mid-year, and that the same time 12-2 on Wednesdays is good.	
<b>7</b>	<b>AOB</b>	<b>Roberta Ryan</b>
	Nil noted, however this will be a standing Agenda item moving forward to enable input and cover off any items not captured in the standing Agenda.	
<b>8</b>	<b>Meeting close and next meeting</b>	<b>Roberta Ryan</b>
	<p>RR informs members that minutes will be taken and then distributed after the meeting.</p> <p>Iglu and community members will be able to provide feedback. Minutes must be on the website within two-weeks after the meeting. Minutes will then be confirmed at the following meeting.</p>	

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	The next meeting is scheduled for <b>Wednesday 7<sup>th</sup> May 12-1pm</b>	
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# Iglu Mascot II

13A Church Avenue Mascot NSW 2020



# Agenda

1. Introduction to Hickory
2. Introduction of Project Team
3. Construction Methodology
4. Construction Timeline
5. Community Consultation
6. General Q&A



# 1.0 Introduction to Hickory

At a glance

01	02	03	04
1991	1000+	150+	15
Established	Strong Team	Projects Complete	Projects Currently Under Construction

OUR MISSION

Our purpose is to create better places for future communities.

Our Values

01	02	03	04
<h3>Facing Forward</h3> <p>We act today for a better tomorrow. The choices we make today enable us to preserve tomorrow's precious resources: time, money and our environment.</p>	<h3>Raising Standards</h3> <p>When we work, we don't just follow the standard, we improve the process, enhance the method and refine the technique to find a better way.</p>	<h3>Develop People</h3> <p>Embracing our diversity and respecting all makes our team's work outstanding. The best teams have the best people. To have the best people, we must help our people grow.</p>	<h3>Think Customer</h3> <p>We understand the purpose of our work. Considering those we collaborate with ensures we can achieve excellence for all our customers. Thinking like our customer keeps us grounded, humble and effective.</p>



# Relevant Project Experience – Hickory & SYNC

## STUDENT ACCOMMODATION

SYNC is a leading provider of prefabricated bathroom pods, offering bespoke solutions for a range of sectors including student accommodation.

With a wealth of experience in designing and manufacturing high-quality bathroom pods, we have become a trusted partner for universities and student housing builders across Australia.

### IGLU FLAGSTAFF → 407-415 King Street, Melbourne West VIC

17-level student accommodation building comprising 362 beds located at 407 King Street, West Melbourne.

The new tower rises through the centre of an existing heritage listed office building - Flagstaff House. Once of the home of renowned Melbourne architects Yuncken Freeman, the existing modernist facade is to be retained and incorporated in to the new development.

**BUILDER**  
Kane Constructions

**PODS**  
306

**DEVELOPER**  
Iglu

**TYPES**  
6

**ARCHITECT**  
Bates Smart



### ← IGLU FRANKLIN 229 Franklin St, Melbourne VIC

Set across two towers of 9 and 24 storeys respectively, the buildings included 594 student beds.

SYNC was contracted to provide 594 bathroom pods for this project spanning 6 different typologies. The bathrooms were manufactured offsite and delivered prefitted and finished with plumbing, lighting, joinery, wall and floor coverings, ready for integration into the build.

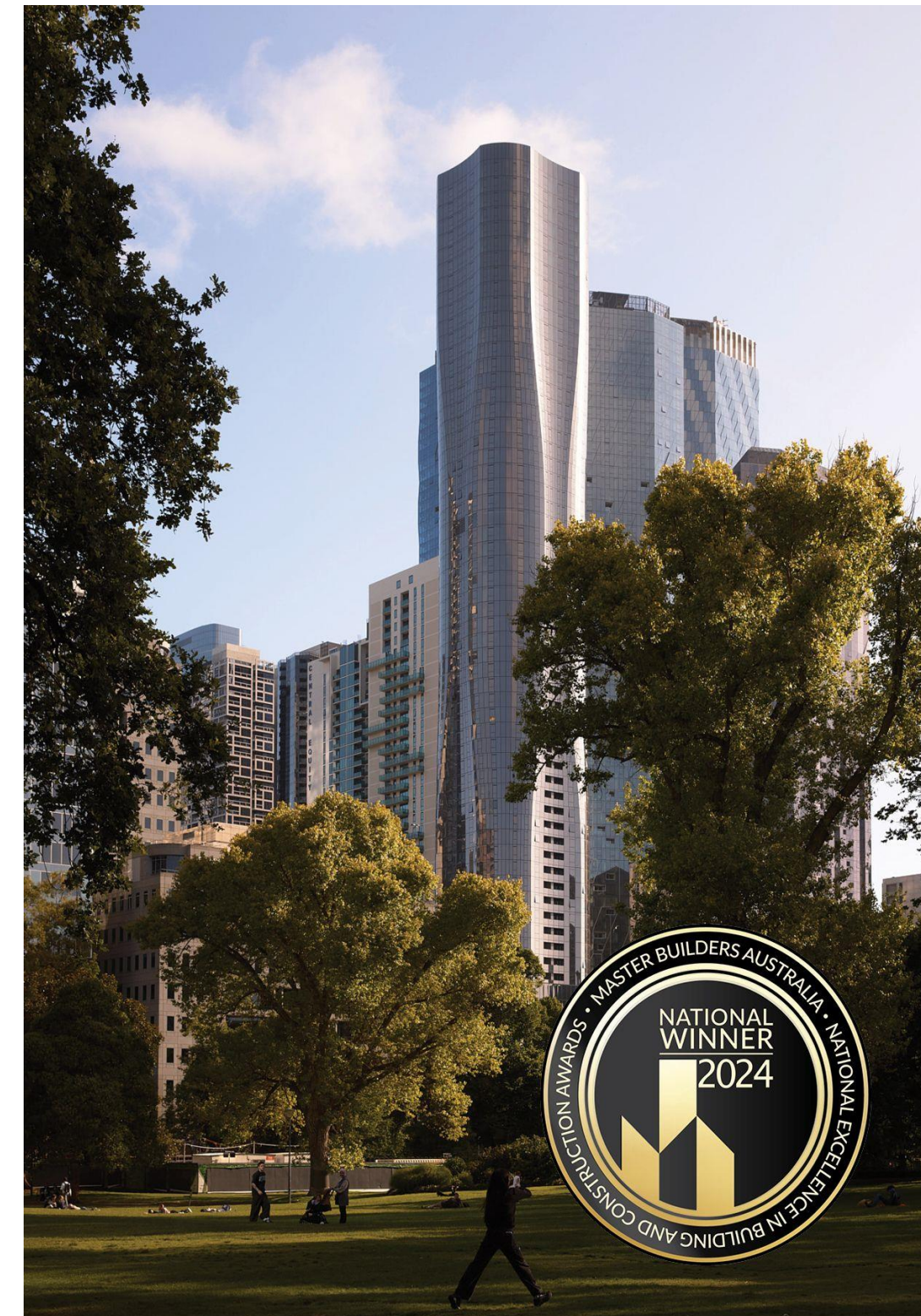
**BUILDER**  
Hacer Group

**PODS**  
594

**DEVELOPER**  
Iglu

**TYPES**  
6

**ARCHITECT**  
Bates Smart



## 2.0 Introduction of Project Team

### **Iglu Mascot 2 Project Team**

- Project Manager – Dunya Ahmed
- Site Manager – Justin Quirk
- Services Manager – Lucky Ariyasena
- Design Manager – Inca Paul
- Contracts Administrators – Adam Gobac & Jonathon Chin
- Site Engineer – Marcos Nada
- Project Coordinator – Lia Hester
- Project Coordinator – Nicholas Xylas

# 3.0 Construction Methodology

## **Substructure**

- Foundation piles, excavation, footing beams, pile caps

## **Superstructure**

- Reinforced concrete slab on ground
- Post tensioned suspended slabs
- Reinforced concrete columns and walls

## **Façade/Fitout**

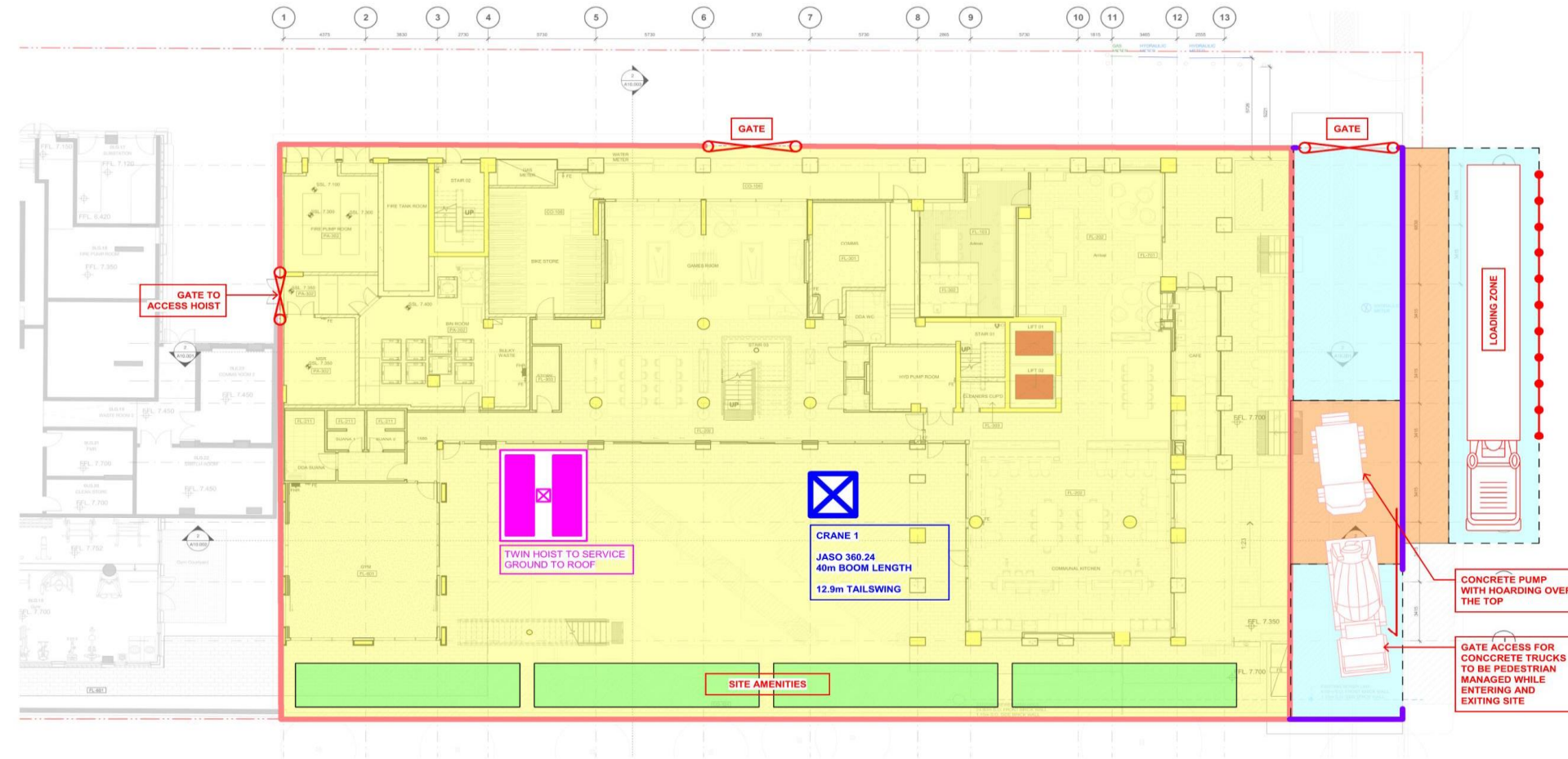
- Curtain wall and window wall glazing systems
- Structural steel awnings /canopies
- Sync bathroom pods
- Various interior fitout materials joinery, tiles, carpets, etc

## **Landscape/Civil**

- Absorption and rainwater tanks
- Various hard and soft landscaping
- Footpath realignment and landscape works to Church Ave (post removal of construction work zone)



# SITE LOGISTICS PLAN



**NOTES:**  
 1. CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS INCLUDING THOSE PREPARED BY OTHER CONSULTANTS. SEEK CLARIFICATION OF DISCREPANCIES/INCONSISTENCIES/CONFLICTS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THIS DRAWING IS SUBJECT TO INTELLECTUAL PROPERTY RIGHTS, INCLUDING COPYRIGHT OWNED BY HICKORY AND MUST NOT BE USED FOR ANY PURPOSE OTHER THAN THE EXPRESS PURPOSE ADVISED BY HICKORY. ALL RIGHTS RESERVED.

- LEGEND**
- SUBJECT SITE
  - LOADING BAY
  - SITE AMENITIES
  - CLASS B HOARDING
  - CLASS B HOARDING
  - CONC. PUMP TRUCK
  - CONCRETE TRUCK
  - SEMI TRUCK
  - TWIN HOIST
  - BOLLARDS & SCREENS
  - SITE HOARDING
  - ADJ. / SAFETY HOARDING
  - X CRANE 1, & CRANE RADIUS (LOADING AS PER NOTE)

REV.	DESCRIPTION	CL.	DATE
1	FOR SUBMISSION	CL	25.11.24

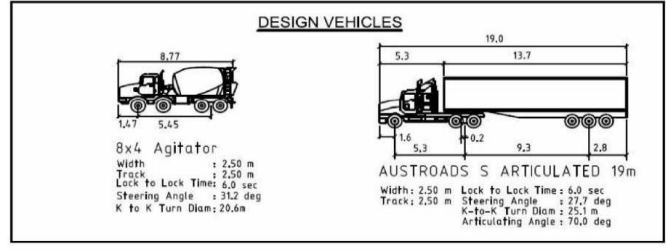
STATUS: **FOR SUBMISSION**



PROJECT: **IGLU - MASCOT**

TITLE: **SITE LOGISTICS PLAN**

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
As indicated	22.11.24	CW	GP
PROJECT No:	DRAWING No:	REVISION:	
HG-IGLU-01	HG-G-HS.101	1	



## 4.0 Construction Timelines (approx. and subject to relevant approvals).

### **Site Establishment / Piling Works**

- Approx April – June 2025

### **Structure Works**

- Approx June 2025 – February 2026

### **Façade/Fitout**

- Approx October 2025 – November 2026

### **Landscape/Civil**

- Approx. June 2026 – November 2026



# 5.0 Community Consultation

- Our purpose is to create better places for future communities and a part of this is keeping the local community to Iglu Mascot II informed and engaged with construction activities.
- Weekly construction updates will be provided to neighbouring residents and relevant stakeholders via email and placed on the site notice board on Church Avenue.
- Construction noise and vibration monitors have been installed to buildings to monitor and ensure works are being completed within safe limits.



MATTHEW PALAVIDIS  
VICTOR FATTORETTO  
MATTHEW SHIELDS

11 April 2025

**Iglu Mascot 2: 13A Church Avenue, Mascot NSW 2020  
Construction Works – Consultation 03**

Dear Neighbour,

We write to advise of upcoming site establishment works for the week at 13A Church Avenue Mascot - Iglu Mascot 2. The overview of upcoming activities are:

- Mobilising plant / equipment to site including, excavators and trucks.
- Delivery of various construction materials.
- Construction of piling platform including compaction as required.
- Removal of spoil created by works.
- Installation of hoarding and site sheds.
- Establishing work zone including drilling / concreting works as required.

Vibration and acoustic monitors have been installed to monitor and ensure activities are being completed safely. Please note the activities noted above will continue throughout the month of April 2025.

As is our usual procedure, a copy of this letter will be displayed on our Church Avenue site noticeboard once site establishment works have been completed. As always, our focus is on public safety and mitigating / eliminating the impact of the construction works on surrounding neighbors. Should you have any queries, concerns or wish to discuss further please do not hesitate to contact me directly.

Yours faithfully,

**HICKORY CONSTRUCTIONS (RESIDENTIAL) NSW PTY LTD ATF HICKORY  
CONSTRUCTIONS (RESIDENTIAL) NSW UNIT TRUST**

**Dunya Ahmed**

Project Manager

Email: [d.ahmed@hickory.com.au](mailto:d.ahmed@hickory.com.au)

Iglu Mascot 2

Construction Noise and Vibration Management Plan

**SYDNEY**  
9 Sarah St  
MASCOT NSW 2020  
(02) 8339 8000

ABN 98 145 324 714  
[www.acousticlogic.com.au](http://www.acousticlogic.com.au)

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## 6.0 General Q&A

Made for me.

Made for you.

Made for them.

Made for today.

Made for tomorrow.

Made for showing up.

Made for never giving in.

Made for new connections.

Made for enduring legacies.

Made for the places we love.

Made for the next generation.

Made for a more equitable world.

Made for pushing through obstacles.

Made for late nights and early mornings.

Made for visionaries, planners and pioneers.

Made for the questions we have yet to answer.

Made for turning challenges into lasting opportunities.

Made for many things at once, but one thing above all.

MADE

for

LIFE



Thank you.