

Construction News - May 2015

IMPORTANT COMMUNITY INFORMATION

Dear Neighbour,

Watpac Construction has been appointed as the principal contractor to construct the York and George project. This involves the redevelopment of the commercial buildings at 379-381 and 383-385 George Street and the heritage buildings at 38-42 and 44-48 York Street. As part of our engagement, we will be facilitating a community information process which aims to inform local residents, businesses and building owners about the forthcoming demolition and construction process that will shortly commence on site as part of the redevelopment works.

Watpac wishes to ensure that all stakeholders understand the forthcoming construction program and upcoming constructions procedures that they can expect to see over the coming months. The construction program will be undertaken in stages which are anticipated to run from May 2015 through to June 2018. This newsletter provides you with introductory information about the construction program as well as some information on Watpac and some general background information on the project.



The project location

Project Background

The York & George project is comprised of a podium building to be in the order of five storeys facing both York and George Streets, combined with a tall tower building housing residential apartments as well as basement level car parking, loading dock and utility areas. The existing George Street properties will be demolished and the current basement will be excavated further, generally to a depth of between two and three basement levels in total. The existing heritage buildings, described below, will be retained, strengthened and returned to their former glory. On the lower floors, they will connect to the new George Street construction. Works to the York Street heritage buildings will be overseen by an appointed conservation specialist.

Carlton House

In the past, the interior of Carlton House has undergone extensive unsympathetic alterations and refurbishments. These include office and shop fitouts, as well as replacement of original timber windows on York Street with aluminium windows. An early cart way through Carlton House opens out to a rear courtyard; this still exist and is one of only eight surviving examples in the CBD. On completion of the redevelopment, the cart way will be activated and used as an entrance for all building components including retail areas, commercial lobbies and the York & George residential apartment complex. It will also serve as a public pedestrian way linking York and George Streets.

Spiden House

Spiden House was originally constructed in 1881. Additions made in 1912 were well integrated with the original design. Some of the original timber windows are present above ground level while most at the upper levels were replaced in the 1930s following fire damage. Internally, the building has been remodelled, with the removal of two out of four original rows of internal columns on the upper levels. Approximately half of the remaining columns above the ground floor were removed during the 1980s.



Introducing Watpac Construction

Established in 1983, Watpac is a leading national construction and mining services company listed on the Australian Securities Exchange (ASX: WTP). Watpac has undertaken many prominent construction projects in Sydney and Brisbane and is experienced at working in sensitive CBD locations. An example of this is the successful completion of the high profile residential project at No.1 Central Park on Broadway. Watpac is also currently constructing the 333 George Street project; a new 17 storey commercial and retail building, as well as refurbishing the Overseas Passenger Terminal in Circular Quay in the Sydney Central Business District.

Watpac has appointed Adam Jasczyk as its Project Director for this site. Adam will be responsible of day-to-day construction at the site, ensuring that all works are undertaken in accordance with occupational health and safety regulations and the Conditions of Development Consent (DA/2013/767).

Staged construction program

The demolition, excavation and construction program is expected to run over 36 months commencing in May through to June 2018. The project will be conducted in the following five stages:

Stage	Start	Duration
Retention and structure works to Spiden and Carlton House	May 2015	10 months
Demolition of George Street properties	May 2015	5 months
Bulk excavation and structure works up to George Street level	September 2015	10 months
Remainder of structure and heritage restoration works	August 2015	23 months
Remainder of works to completion and occupation	June 2016	23 months

Hours of construction

Construction activities (inclusive of demolition works) will be undertaken within the standard hours of the construction industry. Similarly, these activities will occur within the parameters defined under the development consent issued by the City of Sydney.

The hours of construction activities are as follows:

Monday to Friday	7:00am to 7:00pm
Saturday	7:00am to 5:00pm
Sundays and Public Holidays	No work

From time to time, it will be necessary to undertake enabling works and other activities, such as the installation of the street hoardings or the temporary driveways. These works are required by council and the governing authorities to occur outside of these standard hours, with a permit obtained from the appropriate authorities to sanction the work.

What you can expect to see happening as we start on site

Over the next few weeks you will see establishment works occurring along George Street including the installation of the perimeter scaffold to the façade, which will encapsulate the building and minimise the spread of dust from the demolition. The works along York Street will include the erection of the overhead protection hoarding, which will be conducted outside of normal building hours, when street and foot traffic are at their lowest. Following the completion of the hoarding and scaffold installation, demolition will commence. The majority of debris leaving site will be loaded onto trucks within the site and within the building. All trucks will enter the site from the southernmost driveway along George Street under traffic supervised control, and exit the site from the northernmost driveway again, under supervised traffic control.

Watpac will take every care to minimise your disruption

Watpac has tailored a community liaison and complaint management system specifically to address the needs of this project. The process will include:

- The distribution of quarterly newsletters to local residents, businesses and property owners
- A dedicated hotline through to the project management team. The contact number for any complaints should be directed to 0498 076 229 where one of our helpful team will be available to assist you
- A dedicated email address is available for you to express any concerns or to seek information please send to 383georgest@watpac.com.au
- A commitment by the Watpac team to respond to a query or concern within 24 hours unless deemed critical and requiring immediate response



Community information session

To assist with your understanding about this project and what you can expect to see happening on the site, Watpac will host a community information session for interested local residents, business operators and building owners on a date to be confirmed in a further notification in the coming weeks.

By attending the briefing you will:

- Learn more about the upcoming demolition and construction process and what will mean for you on a day to day basis
- Meet representatives of Watpac Construction, the company responsible for delivering the project
- Understand how you can stay informed about the construction program
- Find out what to do if at any time you have a concern involving the demolition or construction process

In the meanwhile, please contact the undersigned for any further required information or explanation.

Adam Jasczyk
Project Director

