

Project: ASN Bay 5 Redevelopment

Stakeholder **Holiday Inn**

Date **11 April 2018**

- Thomas Zinn – General Manager
- Anant Tawde – Operations Manager
- Rolando Moura – Manager of Finance & Business Support

TPS (Glenn Johnson) advised that this discussion was being held as part of the authority approvals process for the works and was to discuss the project with tenants and landowners around where the works would be undertaken. TPS advised that they would be taking to other tenants both within the ASN Co. Building and adjacent to the building.

Project - Conversion of existing theatres into Commercial Tenancies within Bay 5 - New accessible access to bay 4 George St. entry - Remove and replace existing lifts - Upgrade of fire services within Bays 1-4
Scope of works - Demolition of existing internal fit out - Demolition of existing internal concrete stairs and some slabs, keeping floor slabs where possible; - Construction of new timber floors and timber columns; - Construction of new amenities Pods in the centre of each floor; - Construction of new ramp to entry of bay 4 - Fire services will be upgrade throughout the building which will include relocation of hydrant and FHR locally. - New booster connection points will be installed to the end of Bay 1 - New hydrant and sprinkler pump set will be installed on Ground Floor.
Methodology - Most loading in / out will be on the eastern side of the building through Ports area - Restrictions will be in place on access during days when ships are in Port - Hours of work 7am to 5pm Monday to Friday, and Saturday 7am to 1pm. - Noisy works will desist during lunch time 12pm to 2pm - Concrete will be demolished using “nibblers” or similar rather than jack hammers. - Acoustic silencers and the like will be used on equipment where available. - One lift will remain operational at all times during the works whilst the other is replaced.
Stakeholder Concerns - Noisy works, in particular demolition works; - Request that noisy works commence after 9am in the morning due to people staying in the hotel; - Noisy works are to be minimised during lunch time as proposed above; - No noisy works after 5:30pm. -

The Project Studio Services Pty Ltd

Mail: PO Box R405, Royal Exchange NSW 1225

Phone: 02 9521 7619

TPS Ref: 1736007_J1.0_180411_Consultation – Holiday Inn

Notes:

- Ongoing consultation required prior to and during the works;
- Busiest time of year is December / January;
- Main clientele are vacationers;
- What is the definition of noisy works?
- Can a structure be erected (sound barrier) between building works and hotel for the noise to reflect and lessen the impact?
- October to March (both inclusive) is peak season for the hotel with visitors from overseas. Such disruptive works with high noise impact will lead to us not being able to sell these rooms, which would cause a significant loss of business for us and the Rocks precinct.

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Stakeholder Emerge Capital

Date 18 April 2018

- Jesse Jacobs – Group Finance Manager

TPS (Glenn Johnson) advised that this discussion was being held as part of the authority approvals process for the works and was to discuss the project with tenants and landowners around where the works would be undertaken. TPS advised that they would be taking to other tenants both within the ASN Co. Building and adjacent to the building.

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Stakeholder Concerns - Main concern is around noise and vibration although project. - Ensure that dust from the works is minimised. - If any works are occurring in this tenancy that they are carried out outside of normal working hours. - Emerge’s normal working day is 9am to 6pm - Less noise the better during the works, noting Day 1 is a distance from where the works are being carried out.
Notes:



- Consultation required in relation to when the works are occurring and any access requirements into the Emerge tenancy.

Project: ASN Bay 5 Redevelopment

Stakeholder HKA Global

Date 19 April 2018

- Diane Sciberras – Director, Business Support

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Stakeholder Concerns / Comments - Main issues noise and vibration - HKA are a UK based company and their operating hours are generally 7am to 7pm with work at the end of the month going up to 11pm at night. - Concern in relation to dust entering tenancy during the works and ensuring that work zones are adequately sealed off from HKA tenancy. - The works are likely to negatively impact on the HKA workers who need to concentrate when working on technical reports. The impact will be as a result of any noise and vibration as a result of the works.

- Works need to ensure that a hoarding is installed when doing the cut through for this floor (Level 1) and ensure that the hoarding is dust sealed.
- Any services change over needs to occur on weekends / out of hours.
- HKA advised that when working in their tenancy out of hours security would need to be provided to supervise the works.
- HKA expressed concern that the ramp at the front of the building would reduce the access width and they will have difficulty in moving furniture in and out of the building and that their clients may need to wait whilst other people enter the building.
- TPS confirmed that the existing steps at the front of the building would be refurbished and restored as part of the work.
- HKA asked if there would be any compensation during the works?
- HKA concern is mainly related to the actual carrying out of the building works as opposed to the end result.

Project: ASN Bay 5 Redevelopment

Stakeholder Ken Done Gallery

Date 8 May 2018

- Paul Lister – General Manager

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Stakeholder Concerns 1. We are concerned about the proposed disabled access via the Bay 4 entry. The proposed ramp and railing will take more than 50% of the current stairs leaving a stairway entrance of around 650mm. This will create numerous access issues for customers and the movement of items in and out of our tenancy. If this is to proceed will the landlord be providing compensation for the reduction of retail business? 2. Lines of site into level 2 will be compromised by the ramp and railing. 3. Our preference for the timing of works in Bay 5 would be to occur in April - July. 4. Our preference to noisy works to occur prior to 10.00am.

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TPS Ref: 1736007_J1.0_180508_Consultation – Paul Lister

Project: ASN Bay 5 Redevelopment

Stakeholder Quay

Date 19 April 2018 (Phone Discussion)

- Nadine Stegmeier – Operations Manager

TPS (Glenn Johnson) advised that this discussion was being held as part of the authority approvals process for the works and was to discuss the project with tenants and landowners around where the works would be undertaken. TPS advised that they would be taking to other tenants both within the ASN Co. Building and adjacent to the building.

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Stakeholder Concerns - Main concern is around noise and vibration although project should have little impact on this tenancy due to its distance from the main works. - Ensure that dust from the works is minimised. Notes: - Consultation required in relation to when the works are occurring and any access requirements into the Quay tenancy.

Project: ASN Bay 5 Redevelopment

Stakeholder 100 George St.

Date 11 April 2018

- Francois Dion

TPS (Glenn Johnson) advised that this discussion was being held as part of the authority approvals process for the works and was to discuss the project with tenants and landowners around where the works would be undertaken. TPS advised that they would be taking to other tenants both within the ASN Co. Building and adjacent to the building.

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Stakeholder Concerns - Noisy works, in particular demolition works; - Request that noisy works completed before 12pm Monday to Friday, with noisy works after 2pm on Monday and Tuesday only; - Noisy works are to be minimised during lunch time as proposed above;
Notes: - Ongoing consultation required prior to and during the works; - Busiest time of year is November / December / January;

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