

Maroubra Pacific Square
717 Anzac Parade
Maroubra NSW 2035

Friday, 5th December 2025

Application Number SSD-81426710, 138 Maroubra Road, Maroubra NSW 2035

Subject: Consultation Submission

To whom it may concern,

CJ Duncan has been engaged to carry out extensive remediation work at Maroubra Pacific Square, which is located directly adjacent to the proposed State Significant Development (SSD-81426710) at 138 Maroubra Road, Maroubra, NSW 2035. The scope of the contract includes all five buildings on the site and involves a complex access methodology that requires the installation of scaffolding on the exterior facades, including the western elevation of the Botanica building that borders the proposed development site.

The Environmental Impact Statement, particularly Appendix E - SDS Submission architectural plans, indicates that the proposed development will involve the demolition of existing structures, excavation, and new construction activities near our site. Given the potential for these activities to impact the safety and scheduling of the remediation project at Maroubra Pacific Square, we would like to present the following concerns for your consideration before any development approvals are granted for the proposed project:

1. Safety Interface

- Demolition and excavation activities occurring in close proximity inherently present hazards such as falling debris, vibration, and dust. Excavation work near the boundaries may affect ground conditions and potentially compromise the stability of our scaffolding and access routes.
- We kindly request details on your excavation methodology, sequencing, and any proposed temporary works. Establishing clear separation and protective measures will be critical to ensure the safety of both workforces.

2. Program Coordination

- Coordinating access routes, crane operations, and deliveries is essential to avoid disruptions in our construction schedule. Early visibility of the program and identification of high-risk activities are necessary for effectively managing potential conflicts.

3. Work Health and Safety Responsibilities

- In accordance with the Work Health and Safety Act 2011 and the associated regulations, all parties involved have a responsibility to consult, cooperate, and coordinate activities that may impact the health and safety of others.
- **To ensure both projects progress safely and to minimise unnecessary disruptions, we recommend that construction activities not be conducted simultaneously along the shared boundary at 138 Maroubra Road.**

It is crucial for all project communications to be transparent. This transparency helps ensure safety, prevents disruptions, and allows for effective planning among all parties involved. By fostering early identification of risks, transparency also prevents conflicting activities and upholds obligations related to complaints and workplace health and safety.

Should you require any further clarification on this submission, please contact Gary Monaghan (Site Manager) on 0497 726 211.

Regards,



Gary Monaghan
Site Manager
CJ Duncan Builders