

Date: 4 December 2025

Excel Building Management
Att: Ryan O'Connor
Level 1, 717 Anzac Parade
Maroubra NSW 2035

Dear Mr O'Connor

Re: Objection and Concerns regarding SSD-81426710 - Mixed-use development with in-fill affordable housing at 138 Maroubra Rd Maroubra

I write to formally raise concerns regarding the proposed redevelopment of the adjoining property at 138 Maroubra Road, given the imminent commencement of the Pacific Square Remediation & Structural Works. These works have been in planning and preparation for over four years and are scheduled to begin on site shortly.

Recent destructive testing has confirmed that both the Pacific Square site and adjoining buildings contain numerous vibration-sensitive and dust-sensitive elements. The remedial program includes:

- Installation of waterproofing membranes highly susceptible to vibration during curing
- Concrete repairs and balcony rectification works
- Façade treatments requiring controlled environmental conditions

These activities demand strictly managed site conditions, including extensive scaffolding, hoist and crane operations, contractor access, and boundary-line work zones.

In my professional assessment, the concurrent demolition, excavation, and major construction activities associated with the redevelopment of 138 Maroubra Road would introduce serious risks, particularly:

- Vibration interference compromising waterproofing and curing integrity
- Dust contamination affecting façade treatments
- Access and traffic congestion at the loading dock and upper podium — the only safe access point for scaffolding required for courtyard works
- Overall compromise to the safe and timely execution of the remedial program

To safeguard both projects, it is essential that staging coordination, vibration monitoring, and construction interface planning be mandated between the two sites. Without these measures, the Pacific Square remediation works face unacceptable risks of delay, damage, and non-compliance.

Accordingly, I respectfully request that any approval for the redevelopment of 138 Maroubra Road be subject to conditions requiring formal coordination and interface management with the Pacific Square project team prior to commencement or delayed until the remediation works is completed.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Shane Henn', with a stylized flourish extending to the right.

Shane Henn

Superintendent / Project Director