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13 November 2019

To Whom It May Concern,

As Building Owners, we commissioned a due diligence report to identify specific impacts to the commercial premises located at 241 O'Riordan Street, Mascot as a result of the Botany Rail Duplication Project.

The due diligence report has identified two areas of specific concern directly relating to the commercial premises at 241 O'Riordan Street, Mascot.

These are summarised below -

1. Works to the south of the building will be within 5 m of the building, resulting in direct and potentially significant noise, vibration, possible building damage and potential loss of quiet enjoyment for the occupants of the building.
2. Bridge closures to the east and west of the commercial building – resulting in lane closures and traffic impacts to the island site – further resulting in traffic impacts, access impacts and continued disruption to the building.

We attach the due diligence report for information and reference.

As a result of the direct impact to the south of 241 O'Riordan Street, Mascot and in direct impact to the east and west (traffic, road network and access impact), we request the below specific to this site:

- A liaison officer to be assigned directly to 241 O'Riordan Street, Mascot for prior to the works commencing and during the works at stages of direct and immediate impact
  - The Liaison officer should have direct communication with the building site, manager and works team to ensure that impacts of the works can be appropriately minimised
- Noise mitigation measures put in place during the staging of the works that will be directly to the south, west and east of the building
- Noise mitigation should ensure that the works do not in any way impact the quiet enjoyment of the occupants and this should be monitored, tested and controlled via use of noise monitors to be set up within the building
- Vibration control during the works directly to the south, east and west of the building. Vibration control should be undertaken via construction methodology to ensure vibration does not impact the structure, fabric or internal linings (or any other element of the building or contents) and does not result in vibration that would result in the commercial building being unfit / unsuitable for occupation under existing uses (office and retail uses) at any time during the works. Vibrations and

building works movement should be monitored via a combination of vibration monitors set up within the building and mitigated through appropriate construction techniques.

- A thorough and full dilapidation report should be produced by the works contractor for the entire building – due to the proximity of the works
- Compensation of loss of trade, amenity or occupation should be considered in the event that works result in excessive noise, vibration, building movement or loss of quiet enjoyment.

As Building owners directly impacted by the Infrastructure project, we request that post submission correspondence responding to the concerns and requests as outlined above.

Regards

A handwritten signature in black ink, appearing to read 'D. Rogers', with a stylized flourish at the end.

**David Rogers**

Investment Director

Fort Street Real Estate Capital