

65 Martin Place

Community Information Session



Agenda

1. Project Team & Point of Contact
2. Project Update
3. Project Staging
4. Upcoming Activities
5. Hazardous Materials
6. Minimizing Demolition Impacts

Project Team

Project Team



Ed Jacka
Project Director, RBA



Neil Macleod
Senior Project Manager, RBA



Martin Bowerman
WHS Manager, RBA



Paul Chapple
Contract Administrator, APP



Ben Winter
Construction Manager, Built



Luke Day
Site Manager, Built



Lizzie Matkovich
Corporate Affairs Manager, Built

Point of Contact

Point of Contact



Neil Macleod
Senior Project Manager, RBA



Ben Winter
Construction Manager, Built



Luke Day
Site Manager, Built

Organization	Contact Person	Role	Contact No.
Built	Luke Day	Site Manager	0400 111 022
Built	Ben Winter	Construction Manager	0404 812 007
RBA	Neil MacLeod	Senior Project Manager	0414 672 952

Built Projects

Built Projects



Construction, Refurbishment, Commercial, NSW

33 Alfred Street

Sydney's very first skyscraper, 33 Alfred Street, is getting a facelift with a multi-million-dollar refurbishment for clients Dexu Wholesale Property Fund and Mirvac Wholesale Office Fund.



Refurbishment, Commercial, Retail, NSW

Chifley Plaza Refurbishment

Built was engaged by repeat client Ipoh to undertake a major live environment high end refurbishment of the retail and dining areas for the iconic Chifley building in the Sydney CBD.



Construction, Refurbishment, Hotels & Hospitality, NSW

Capella Sydney

Built has delivered Capella for client Pontiac Land Group, transforming a historic, heritage sandstone building into a 6-star luxury hotel.



Construction, Refurbishment, Commercial, NSW

20 Martin Place

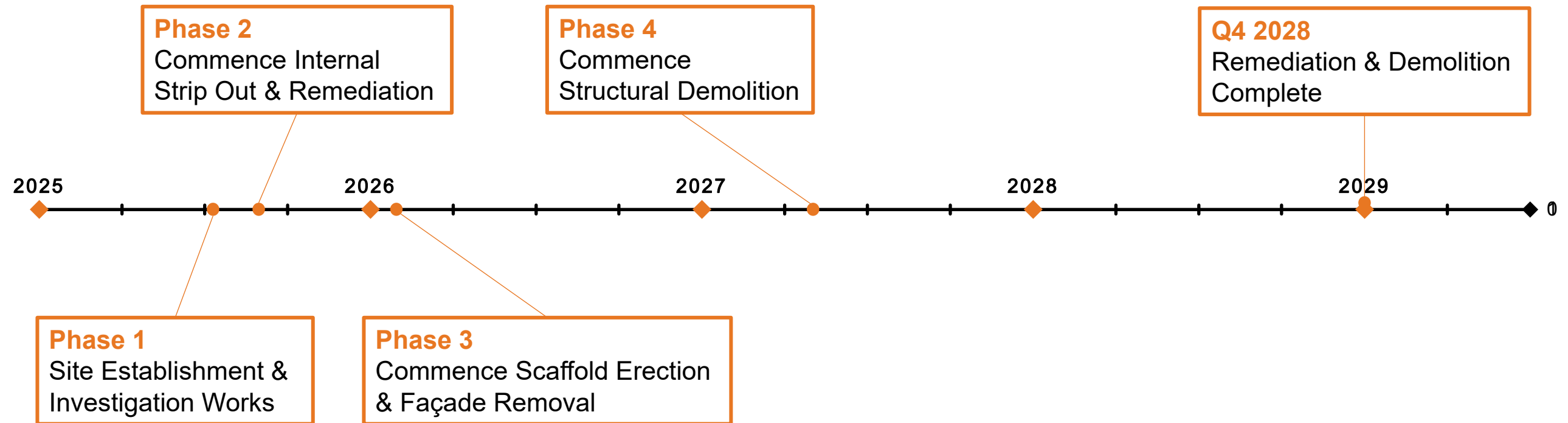
Never shy of a challenge, Built was approached with the task of taking an existing 1970s commercial tower in Sydney's busy Martin Place and turning it in to a world leading sustainable A-grade office tower for Pembroke Real Estate.

Project Timeline

Stage 1: Remediation & Demolition

Project Timeline

Stage 1: Remediation & Demolition



Project Timeline

Phase 1 (Q3 2025)

Site Establishment & Investigation Works

Site Establishment

- Existing perimeter hoardings to remain
- Installation of temporary services
- Removal of existing scaffold to the southern elevation

Investigation Works

- Investigation & disconnection of existing services (to enable demolition works)
- Dilapidation reports on surrounding buildings and public spaces
- Background noise & vibration monitoring
- Establishment of noise & vibration monitors (following background monitoring)

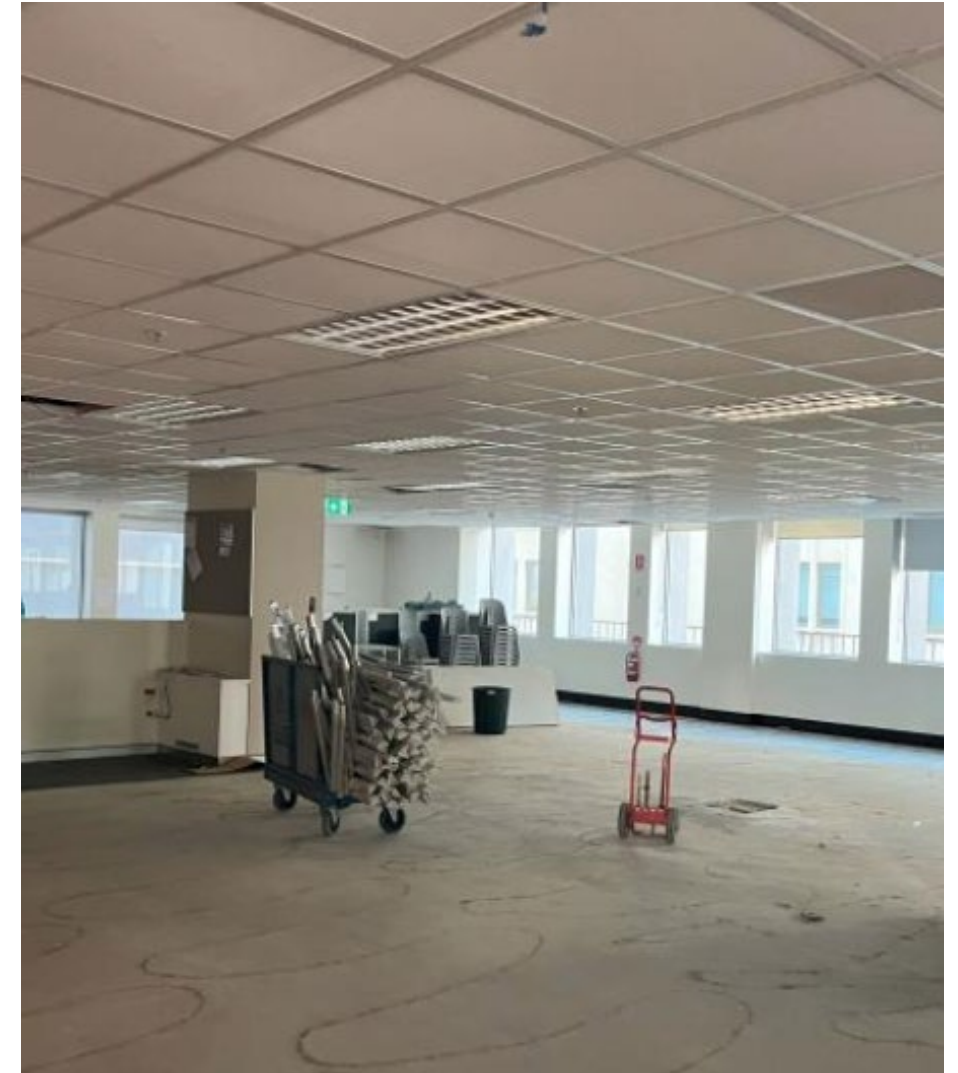


Project Timeline

Phase 2 (Q3 2025 – Q2 2027)

Internal Strip Out & Remediation

- Commence post DA1 approval
- Protection of existing heritage items
- Removal of redundant furniture, fixings, and equipment
- Strip out of existing fit out (walls, ceilings, services etc.)
- Remediation/removal of hazardous materials from internal spaces
- Removal of existing topping slabs



Project Timeline

Phase 3 (Q1 2026 – Q3 2027)

Scaffold Installation & Façade Removal

- Localised façade removal to enable scaffold installation works
- Installation of full height perimeter scaffold
- Installation of acoustic wrap and remediation containment to perimeter scaffold
- Removal and remediation of existing façade from within containment (commence post DA2 approval)



Project Timeline

Phase 4 (Q2 2027 – Q4 2028)

Structural Demolition

- Commence post DA2 approval
- Installation of temporary steel bracing
- De-casing of concrete from structural steel columns & beams
- Demolition of concrete slabs
- Existing structural steel frame remains in place for Stage 2



Upcoming Activities

June 2025 – December 2025

Upcoming Activities

June/July 2025

- Ongoing maintenance of Bank critical infrastructure
- Installation of temporary services
- Removal of scaffold & hoist to the southern elevation
- Commencement of crane operations (associated with scaffold removal)
- Existing services investigations and disconnections (to enable demolition commencement)
- Dilapidation surveys – **access required into neighbouring buildings**
- Background noise monitoring – **access required into neighbouring buildings**
- Establish noise & vibration monitors within neighbouring buildings - **access required into neighbouring buildings**



Upcoming Activities

August – December 2025

- Salvage & protection of existing heritage materials
- Internal strip out works
- Internal remediation works and removal of hazardous materials
- Increased **crane operations** (loading out demolition materials)
- Increased construction vehicle movements
- Use of Phillip St Works Zone (including traffic controllers)

Working Hours

- Monday to Friday 7:00 am to 7:00 pm
- Saturday 7:00 am to 5:00 pm
- Sunday: No works
- Public Holidays: No works



Hazardous Materials

Building History & Remediation Process

Hazardous Materials

Building History

Year	Asbestos containing products used from 1960-1980
1961-1964 (Initial Construction) 1974-1980 (Extension of Building)	<ul style="list-style-type: none">• Asbestos cement products (flat sheets, roofing, shingles & tiles)• Insulation (loose fill, spray insulation, pipe insulation)• Fireproofing (vermiculite spray for structural steel beams, fire blankets, fire doors)• Textured paints/coatings (durability and fire resistance)• Adhesives/Mastics• Gaskets and Packing (Ventilation, heating & air con systems) for durability and heat resistance



ACM – Vermiculite Fire Spray



ACM - Gaskets



ACM – Textured Paint



ACM - Adhesive

Remediation Process

Hazardous Materials Control Measures

- Built have engaged licensed contractors to undertake all remediation works.
- Built have engaged a licensed Hygienist to monitor all remediation works.
- Consult with SafeWork with regards to proposed remediation processes
- Notify SafeWork 5 days prior to the commencement of remediation works
- Consult with neighbouring properties
- Comply with all Work Health & Safety Legislation & Codes of Practice



SafeWork NSW

Remediation Process

Hazardous Materials Control Measures (continued)

- Remediation of internal spaces will be undertaken with façade still in place and within sealed asbestos containment zones
- Remediation of the façade will be undertaken within sealed containment on the scaffold
- Workers will be in full Personal Protective Equipment i.e. coveralls and respirators
- The Hygienist will inspect and sign off controls prior to the commencement of remediation works
- Asbestos air monitoring will be in place in and around the building for the duration of the remediation works
- Each day the Hygienist will provide a report of the air monitoring results to ensure the controls remain adequate
- All asbestos containing material is double bagged in 200µm thick plastic bags and transported to a licensed facility to receive Special Waste
- The Hygienist will supervise the load out process
- The Hygienist will provide clearance certificates progressively as areas of the building are remediated and will provide a final clearance once remediation works are complete.



Minimising Demolition Impacts

Minimising Construction Impacts

Noise

Acoustic Barriers

- Scaffolding will have Monarflex installed to the external face and will act as acoustic sheeting which absorbs noise
- As an additional measure acoustic blankets may be utilized to further reduce noise if required

Noise Monitoring

- Built will undertake background noise monitoring in neighbouring buildings ahead of onsite activities commencing – to determine appropriate noise levels for the works
- During demolition works, Built will undertake noise monitoring to ensure noise controls are adequate and noise levels are in accordance with City of Sydney requirements.

Respite Periods

- Subject to actual noise levels, Built may implement respite periods throughout the day to minimize the impact of noise



Minimising Construction Impacts

Vibration

Selective Demolition Processes

- Where possible, Built will select a process that aims to minimize structure and ground vibration, avoiding percussive methods (where possible)

Plant & Machinery

- Utilising smallest plant and machinery possible to efficiently undertake the works

Vibration Pads / Mats

- Laying of vibration absorbing mats to cushion impacts from falling debris

Control Joints

- When demolishing, control joints will be cut in the existing structure to form vibration “breaks” from adjacent buildings



Minimising Construction Impacts

Dust (post remediation works)

Water Suppression

- Prior to demolition and during demolition, water will be sprayed onto surfaces and material to dampen dust and to prevent it from becoming airborne.

Dust Extraction Tool Attachments

- During demolition, dust extraction systems may be used to collect and remove dust from a construction environment



Questions

Built THE NEW WAY
FORWARD