



Artist impression, subject to planning approval

# CIRCULAR QUAY TOWER STAKEHOLDER QUARTERLY UPDATE

## JULY - SEPTEMBER 2019

The construction of the Lendlease Circular Quay (LLCQ) Tower and its surrounding public realm represents a major new project for Sydney's Central Business District (CBD). The site is located in the heart of the CBD at 180 George Street.

The redevelopment of the LLCQ site will deliver a new sustainable commercial tower and additional low scale buildings. At the heart of the project is a new public plaza, Plaza Building and network of lanes that will deliver new civic and public spaces for residents, visitors and workers, enhancing the quality of the area. The redevelopment will add interest and grain to the precinct and contribute to a livelier and more engaging city. It delivers a new commercial office building to support Sydney's economic development and a series of public assets that will have a positive impact on the social fabric of Sydney.



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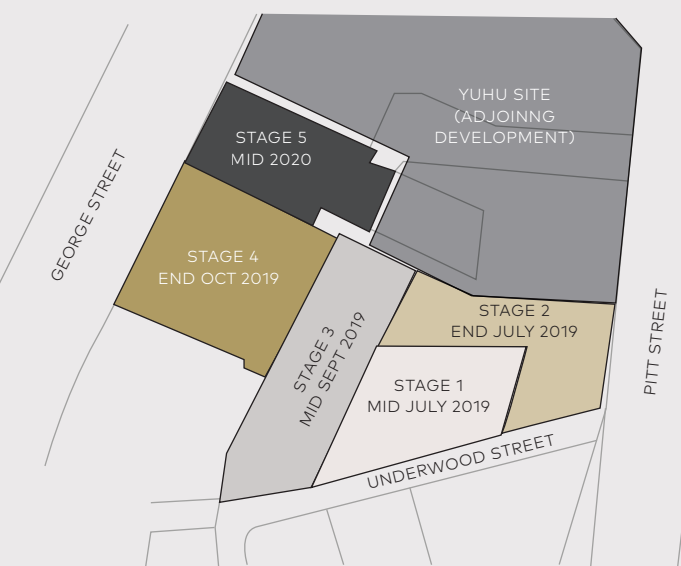


## SITE PROGRESS OVER THE PAST QUARTER

Demolition is now complete for most of the Lendlease Circular Quay Tower development, which is a terrific sign of progress. The final component, Jacksons on George building is due for demolition in early 2020. Other key achievements include the completion of the Pitt Street loading platform and vehicle turntables, as to ensure efficient vehicle movements. Perimeter piling works and wall anchors are also progressing well, with Rugby Lane the last for completion.

Archaeology works are nearing completion with only a small area left to complete to the vicinity of Crane Lane. While many of us have been watching with great interest, there haven't been any significant finds since the last update. We speak on behalf of the project team and neighbours of the site in taking this opportunity to say a special thanks to Jillian Comber and her team, for their generosity in knowledge sharing about Gadi country and Aboriginal history in Sydney.

Modifications to Pitt Street hoarding and the vehicle entry crossover are complete and public artworks have been retained. The George Street loading platform is scheduled to follow the construction of Pitt Street platform in early July. Rock excavation for Circular Quay Tower's core raft slab is scheduled for completion in early July. We thank our neighbours for your patience during this work. While the team had several mitigation strategies in place, the rock proved incredibly hard to cut through. While excavation will continue into October, it will move to a different section of the site without the same depth requirements.



LLCQT Excavation staging & target program dates

## ACTIVITIES PLANNED FOR THE NEXT QUARTER

A major construction milestone will take place with the installation of the first of three Tower Cranes for the project. The initial crane will be installed from Pitt Street using a mobile crane.

Erection of the initial tower crane is scheduled for Sunday the 21st July 2019 for anyone interested in viewing this activity. It is an all-day affair with best viewing times between 10.00am and 3.00pm.

With the introduction of the load out platform on Pitt Street this will become one of three access points for removal of materials from site. Gate 3 (Underwood Street) will still be in operation and continues to serve as the main load out point. Gate 1 (George Street) will be commissioned and in operation by mid-July, thereby reducing traffic to Pitt Street and Underwood Street.

Anchoring works will be completed along Rugby Place and this milestone will enable the next phase of rock excavation to be undertaken.

Yellow block quarrying will commence towards the end of July. These works entail quarrying large sandstone blocks that will be utilised by to City of Sydney for remedial repair works to existing heritage sandstone buildings within the city. We are targeting to complete the excavation works in October 2019.

The commencement of core raft concrete works is programmed for mid-July, once the crane has been erected. From here, neighbours will really start to notice changes on site. Jump-form construction, which is the basis of the concrete core structure, will commence following core raft completion. This will be the leading element for the future Circular Quay Tower structure.

Rock excavation remains a key activity for our next quarter of program activities, please see over the page for our detailed mitigation measures to date. Noise travels differently when construction is occurring in close proximity to other buildings, so we are keen to work with neighbours in a staged and proactive approach. If anyone feels that the changes in our program have affected their teams adversely, please let us know as soon as possible.

## HIGH-LEVEL MITIGATION MEASURES INCLUDE:

- We have installed A and B-class Hoardings minimum 3.0m high around the entire site boundary
- The use of "Quacking" type of reverse/movement alarms instead of "Beeping" type
- Where practical we are undertaking 'perimeter' saw cutting to separate adjoining concrete slab/foundations/rock faces. This will minimise transmission of vibration and noise
- All subcontractors are site inducted with ongoing training so that noise management measures are implemented accordingly. Content within toolbox talks will include, location of nearest sensitive receivers; relevant project specific and standard noise and vibration mitigation measures; permissible hours of work, truck route and truck loading restrictions

**Please note, hours for operation under our development agreement with the City of Sydney are:**

**Monday - Friday 7.00 - 7.00pm**

**Saturdays - 7.00 - 5.00pm**

## SPECIFIC MITIGATION MEASURES INCLUDE:

- Use of less noisy plant and equipment
- Ensure our plant and equipment is properly maintained
- Strategic positioning of plant on site to reduce the emission of noise to the surrounding neighbourhood and to site personnel
- Avoiding any unnecessary noise when carrying out manual operations and when operating plant
- Equipment not in use for extended periods during construction work are being switched off
- The offset distance between noisy plant and adjacent our sensitive receivers is maximised where practicable
- Plant being used intermittently is being throttled down or shut down when not in use, where practical
- Noise-emitting plant is directed away from sensitive receivers where possible

## RESPITE PERIODS

Despite all reasonable mitigation strategies, noise levels may exceed usual construction noise restrictions. As such, we have two sets of respite periods at 7:00am to 8:00am and 12:00pm to 1:00pm Monday to Friday. These respite hours have been implemented in consultation with City of Sydney per Code of Practice, along with our surrounding stakeholders to minimise impact to local trade and guests. Separately, the adjoining development have aligned their respite hours to coincide with ours to ensure these periods across the day are quiet.

## KEEPING IN TOUCH

Should you require further information about this project please contact our Stakeholder Engagement Manager, Cara Wood on [cara.wood@lendlease.com](mailto:cara.wood@lendlease.com) or via our 24 hour customer care line on 1300 092 646