



Iglu Church Avenue Project

Notice of works to neighbours.

12th March 2024

Dear neighbour,

Re: 13a Church Avenue, Mascot – Demolition of existing building

Further to the purchase of the property at 13a Church Avenue, Mascot and submission of a Development Application late last year, Iglu is in the process of securing a Complying Development Certificate (CDC) for demolition of the existing structure.

Once a CDC is obtained, a contractor will be engaged to demolish the building and remove all demolition waste from site. The existing structural slab will be left in place until approval of our Development Application for the new building and awarding of the Head Contract.

In order to give our neighbours a clear understanding of our proposed works, Appendix 1 of this letter sets out the proposed scope of works, explaining each step which will be undertaken. The works are proposed to commence in late March or early April and have a duration of 6-8 weeks.

If you would like further information, or the opportunity to ask questions, we will host a Q&A session about the demolition works in coming weeks. Please sign-up for project updates via the QR code to receive an invitation.



Should you have any queries, please do not hesitate to contact the team at office@iglu.com.au.

Yours sincerely,
Iglu Project Team



Appendix 1 Demolition Sequence

1. *Site Establishment:*
 - a. *Site establishment in line with the site establishment plan below (image 1)*
 - b. *Disconnection of all services (Water, Power, Sewer) to the site will be completed prior to any works.*
2. *Hazard materials removal:*
 - a. *Hazardous materials (asbestos) have been identified internally. A scope of works for the removal has been provided by our expert occupational hygienists ensuring all asbestos will be in a removed in a controlled environment and completed prior to any demolition works.*
 - b. *All work is to be undertaken in accordance with the Safe Work Australia (2020) "Code of Practice How to Safely Remove Asbestos".*
https://www.safework.nsw.gov.au/_data/assets/pdf_file/0015/50082/How-to-safely-remove-asbestos-COP.pdf
 - c. *NATA accredited air monitoring is to be undertaken for the entire duration all asbestos related removal works.*
 - d. *Clearance from an accredited hygienist will be provided post this and prior to any demolition being undertaken. This accreditation can be issued upon request.*
3. *Demolition works:*
 - a. *Internal demolition and removal of all loose fixtures and fittings will be undertaken first with the loading of truck within the building itself.*
 - b. *Prior to the demolition of the structure a protective structure will be installed around kiosk substation on Church Ave as per the Ausgrid guidelines.*
 - c. *This will be followed by the installation of any temporary internal propping as specified by the structural engineer prior to demolition of the structure.*
 - d. *All trafficable areas open to the general public or close to neighbouring properties will be closed off and spotters will be in place during demolition in those areas.*
 - e. *Hand demolition of the bricks using scaffold and / or elevated work platforms will be used in areas close to the kiosk substation or adjoining neighbouring properties.*
 - f. *All other brickwork will be removed mechanically before the roof and portal frame are removed with an excavator.*
 - g. *The existing concrete slab will be left in place until approval of our Development Application for the new building and award of the Head Contract.*
 - h. *Pedestrian access will be maintained via the current footpaths that adjoin the site.*
 - i. *Qualified traffic controllers will be used to direct traffic on and off site from the Church Avenue entrance, should this be required for special or oversized deliveries.*
 - j. *Throughout the demolition works there will be dust control measures, such as water suppression, in place.*

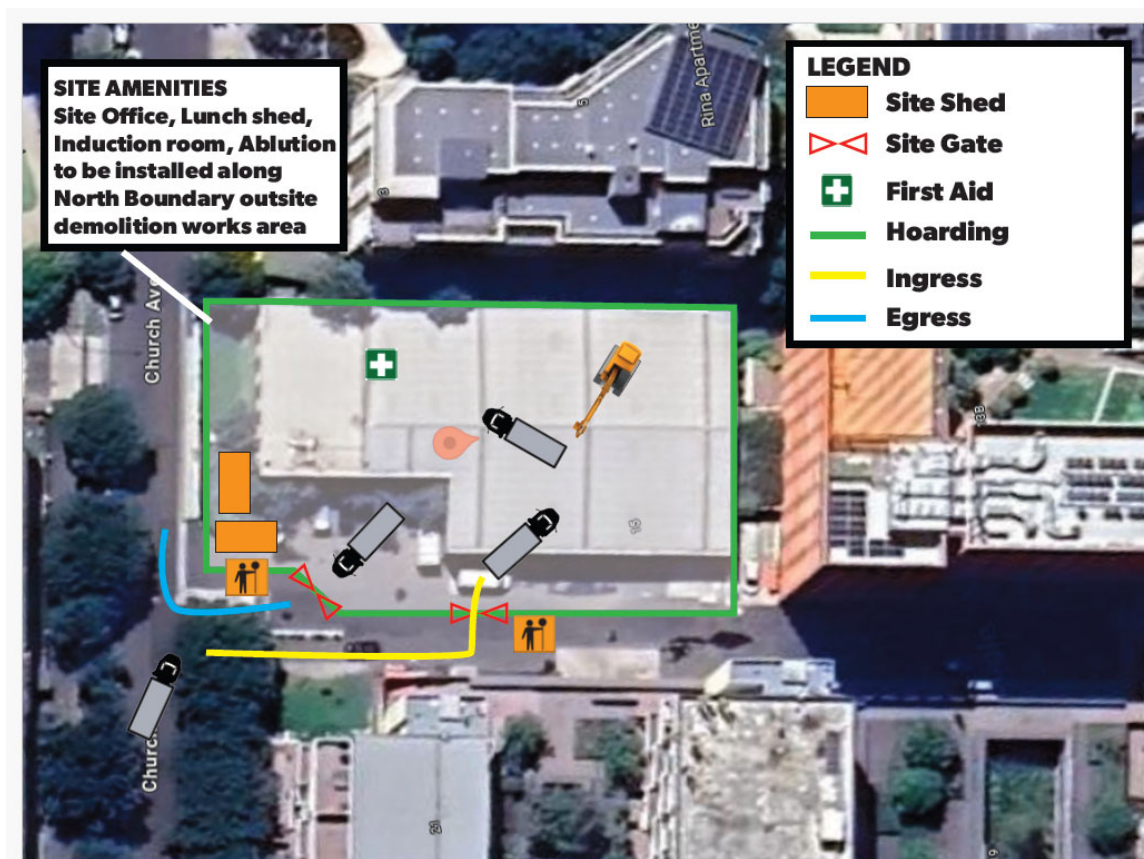


Image 1 - Site Establishment Plan – Demolition Works