

Mayfair 412 St Kilda Road Melbourne
Proposed Building Works (demolition) & Protection Works Notice
Re: Your adjoining property - 702/400 St Kilda Road, Melbourne

On behalf of our client UEM Sunrise, we wish to formally notify you of the proposed development adjacent to your property.

PROJECT DESCRIPTION

Hickory has been engaged to construct 'Mayfair', a high-rise residential apartment complex which is to be constructed at 412 St Kilda Road. The new building is to contain 6 levels of basement car parking, ground floor residential lobby, ground retail tenancies, landscaped residential terrace and residential facilities at levels 1, 2 and 19, and 20 levels of apartments.

DETAILS OF PROPOSED BUILDING WORK

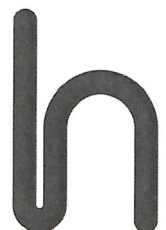
To make way for the Mayfair development, we are first demolishing the existing former Victoria Police Complex building on the site. The existing building is to be demolished to ground floor.

A detailed description of how the demolition works are to be carried out is set out in the enclosed Mann Group Demolition Work Plan.

In order to carry out this building work, we propose to carry out the protection works outlined in this letter and the enclosures for the duration of the building works.

NATURE AND LOCATION OF THE PROPOSED PROTECTION WORK

Before demolition of the existing former Victoria Police Complex building commences, protective hoardings (builder's fencing) and scaffolding will be erected around the perimeter of the site. The hoarding and scaffolding will be installed along St Kilda Road and Bowen Crescent with overhead gantries along Queens Lane providing public protection to the road





and footpath, which will allow safe vehicular and pedestrian access around the site.

Cantilever scaffold protection will be provided to the adjoining 416 St Kilda Road building roof top amenities.

Further information describing the locations and details of the public protection works are set out in the attached plans and documents.

TIME AND DIRECTION OF THE PROPOSED PROTECTION WORKS.

The programmed dates for the building works and protection works described above are from approximately 1 July 2018 to 1 April 2019, being a duration of 9 months.

DILAPIDATION REPORT

Absolute Surveying has undertaken a dilapidation survey of all adjoining properties. A copy of the dilapidation report is enclosed. If you have any objections to the Dilapidation Report, please let us know within 14 days from receiving this letter.

Prior to commencing on-site, a number of survey points will be posted on adjoining structures / roads and/or footpaths which will monitor movement. The monitoring will be conducted at regular intervals during excavation and construction works.

INSURANCES

Hickory has obtained a public liability insurance policy which will respond in the unlikely event that any damage is caused to your property.

Our Certificate of Currency – Third Party Liability (insurance), as issued by Aon Insurance Limited, dated 7 March 2018, is enclosed.

FORM 3 & 4

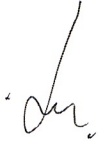
The enclosed Form 3 notices provides you with a brief description of the proposed work. This is for you to keep.

Also enclosed is 3 copies of the Form 4 notice. After you have reviewed the enclosed documents, could you please provide your response as to whether you agree with the proposed protection works by signing the Form 4 Notices and returning 2 copies to our offices in the self-addressed envelope at your earliest convenience.

Should you have any queries or would like to discuss further, please do not hesitate to contact me.

Hickory.

Yours faithfully,
HICKORY CONSTRUCTIONS (VIC) PTY LTD



Cameron Demoy
Project Manager
c.demoy@hickory.com.au

Attachments

We provide the following relevant attachments:

1. *Protection Works Notice Form 3 and Form 4, Building Act 1993;*
2. *Zaha Hadid Architectural Plan, A0003 dated 03.02.17;*
3. *Zaha Hadid Architectural Plan, A0020 dated 03.07.17;*
4. *Impact Traffic Management Plan - Demolition Stage (Preliminary Issue) dated 06.04.18;*
5. *Mann Group Demolition Work Plan dated 03.04.18;*
6. *Wako Coverway and Perimeter Scaffold Plan, Section and Details dated 18.04.18;*
7. *Hickory Group Aon Limited Certificate of Currency dated 07.03.2018; and*
8. *Dilapidation Survey dated 15.02.18.*

PROTECTION WORK NOTICE

FORM 3

Building Act 1993, BUILDING REGULATIONS 2006, Regulation 602(2), 602(3)

To: (Adjoining Owner)
(Contact Person, Phone No, Postal
Address & Postcode)

Gary William John Buck
702/400 St Kilda Road
MELBOURNE VIC 3004

Relevant Building Surveyor:
(Contact Person, Phone No, Postal
Address & Postcode)

PLP Building Surveyors & Consultants Pty Ltd
Level 4, 63 Exhibition Street
MELBOURNE Vic 3000
Contact Person: Francesco Isgro, Ph: 03 9250 7931
E: franki@plpaust.com

From: (Owner/Agent)
(Contact Person, Phone No, Postal
Address & Postcode)

Hickory Constructions (Vic) Pty Ltd
101 Cremorne Street
Richmond, Vic 3121
Contact: Cameron Demoy, Ph: 03 9429 7411
E: c.demoy@hickory.com.au

In accordance with Section 84 of the Building Act 1993, I give notice of my intention to carry out building work on my land and request your agreement to the proposed protection work.

Details of proposed building work

Demolition of the existing building to ground floor as further described in the attached letter.

Property Details: (Building Work Site)

Address	412 St Kilda Road Melbourne		
Lot/s		LP/PS	
Volume		Folio	
Crown Allot.		Section	
Parish		City	
Municipal District Of:	Melbourne		

Adjoining Property Details: (Your Site)

Address	702/400 St Kilda Road, Melbourne		
Lot/s		LP/PS	
Volume		Folio	
Crown Allot.		Section	
Parish		County	
Municipal District Of:	Melbourne		

Protection Work and Program:

Nature:

Erection of protective hoardings, scaffolding and overhead gantries as further described in the attached letter.

Location:

Hoarding and scaffolding will be installed along St Kilda Road and Bowen Crescent, overhead gantries along Queens Lane and cantilever scaffold protection for the adjoining 416 St Kilda Road building as further described in the attached letter

Time:

The protection works will be in place at all times throughout the duration. The building works will be carried out during the following times:

7:00am to 6:00pm Mondays to Friday

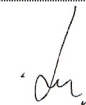
9:00am to 3:00pm Saturdays

No works Sundays and public holidays

Duration:

9 months (from approximately 1 July 2018 to 1 April 2019)

Signature of Owner or Agent:



Date:

NOTE Under section 85 of the Act, the adjoining owner must respond to a notice under section 84 of that Act by giving to the owner within **14 days** a notice under section 85 of that Act:

- (i) agreeing to the proposed protection work;
- (ii) disagreeing to the proposed protection work; or
- (iii) requiring more information.

(Failure to respond will be taken as agreement to the proposed protection work.)

In the case of (ii) and (iii) above, a copy of the notice under section 85 of that Act must also be given to the relevant building surveyor. (See regulations 602(4) and 602(5) and Form 4

PROTECTION WORK RESPONSE NOTICE

FORM 4 Building Act 1993

BUILDING REGULATIONS 2006
Regulation 602(4), 602(5)

REGARDING PROPERTY AT:
(Building Work Site)

412 St Kilda Road Melbourne

To: (Owner/Agent)

(Contact Person, Phone No, Postal Address & Postcode)

Cameron Demoy
Hickory Constructions (Vic) Pty Ltd
101 Cremorne Street,
Richmond VIC 3121 Phone: 03 9429 7411

Relevant Building Surveyor:

(Contact Person, Phone No, Postal Address & Postcode)

PLP Building Surveyors & Consultants Pty Ltd
Level 4, 63 Exhibition Street
MELBOURNE Vic 3000
Contact Person: Francesco Isgro Phone: 03 9250 7931

From: (Adjoining Owner)

(Contact Person, Phone No, Postal Address & Postcode)

Gary William John Buck
702/400 St Kilda Road
MELBOURNE VIC 3004

**Address of Property where
building work is to be carried out
(from Form 3):**

412 St Kilda Road Melbourne

Address of Adjoining Property:

702/400 St Kilda Road, Melbourne

RESPONSE

In accordance with Section 85 of the Building Act 1993, I hereby respond to the Form 3 notice served to me by the owner under that section and (please tick appropriate box):

(i) agree to the proposed protection work.

Tick Box

☐

(ii) disagree with the proposed work for the following reasons:

☐

(iii) request the following further information:

☐

Signature of Adjoining Owner or Agent:

Date:

NOTE The notice under section 85 of the Building Act 1993 must be given to the owner or agent within 14 days of being served with a notice under section 84 of that Act and in the case of (ii) or (iii) must also be given to the relevant building surveyor who must determine the matter under section 87 of the Building Act 1993. (See regulations 602(4) and 602(5))

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