

## Meeting File Note

**Meeting** Monday 30<sup>th</sup> November 2020 at 9.30

**Location:** Mirvac office George St Sydney

**Present:** Bob Taffel, Peter Wilton

**Apologies:** Roger Promnitz, Linda Tully

**Attending for Mirvac:** Clancy Sprouster -Mirvac Senior Development Manager Apartments, Daniel (?) - Mirvac Project Manager Channel 9 Development, Elizabeth Matkovich – Ethos Urban Engagement Consultant

**Meeting Purpose:** to brief Willoughby community groups on the demolition of the TX transmission tower

Mirvac advised that:

- The removal of the TX transmission tower is a unique undertaking:
  - It is 77 stories high;
  - Very few large tower removal projects have been undertaken before anywhere in the world
  - Complex operation due to the tower's proximity to houses in Richmond Avenue and Gore Hill expressway (both within 37 meters of the tower);
- Planned removal process will involve:
  - The installation of a crane on the north east corner of the tower; the crane is being shipped to Sydney from Turkey and is the only one of its kind. An Australian firm designed, built and owns the Crane
  - The crane will be supported by guy wires that will be anchored 16 meters into bedrock;
  - Two stages: the top half of the tower (the easy bit) and the bottom half;
  - The top half will require 18 separate crane lifts and the bottom half 68 lifts;
  - The sections lifted from the towers will be loaded directly onto trucks and removed to an off-site location for further deconstruction, the plan is to have limited (nil ?) deconstruction activities performed at the Channel 9 site;
- "Fans" will be constructed on the TX tower to catch any debris or tools that may drop from higher levels. There will be two fan levels constructed, one at the tower mid-point and a second about 5 metres above ground level. The fans will project outward from the tower by 2 mtrs
- One lane, approximately 2/3 of Richmond Ave in length will be closed for most of the tower demolition period in order to provide a safe working and truck area adjacent to the tower;
- Mirvac plan to transport the dismantled sections from Richmond Ave turning right onto Artarmon Road, and then onto Willoughby Road.
- The TX tower removal is the single largest part of the Channel 9 demolition stage and will cost between \$5M and \$10M to complete;
- Indicative project time/dates are:

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- End Feb 21 -erection of the crane;
- Mar 21 -removal of the tower commences;
- Jun 21 -top half of the tower removed;
- Sept 21 -bottom half of the tower removed;
- The crane and removal activities are dependent upon favourable weather conditions (e.g. low winds), no unexpected issues etc - the indicative timeline dates may change;
- Mirvac have already engaged directly with residents living adjacent to the site in Richmond and Artarmon Rd.
  - Mirvac have held Richmond and Artarmon Rd street meetings and met individually with some residents;
  - Have offered dilapidation inspections/reports to nearby residents and already performed a number of these
- Will establish community communications program, (in the new year ?) which will include:
  - Newsletter,
  - Website
- In early 2021 Mirvac will establish a project office on the Channel 9 site that can be contacted if there are any issues that the contractors are not handling appropriately.
- Mirvac advised that they want to keep the community informed of their activities throughout the project.

Peter Wilton advised that:

- He is still with WAAG (Willoughby Area Action Group) but had stepped down from direct involvement with the APA;
- He would provide the APA with a summary of the meeting;
- APA may contact Clancy directly if they would like to be more involved;

The meeting closed at around 10.15.

I continue to be impressed by Mirvac's approach. In this meeting Mirvac were professional, prepared and proactive. Their plans and actions continue to be consistent with their stated objective of being a long-term member of the community.