

West Village Construction Program

Information for West Village Residents

Allere Construction | October 2022

BUILDING

WEST VILLAGE

BRISBANE



2022 Progress

The Ice Cream Factory:

- Welcomed commercial tenants to the Ice Cream Factory, including architecture firm Hassell on Level 2.

Altura:

- Sold-out 22-storey residential building under construction and due to top out at the end of November.

Greenhouse:

- 8-storey commercial office building scheduled for completion in November. First commercial tenants set to occupy early 2023.



The Eaves:

- Final tenants have opened within the building, including Soak Bathhouse and Yamas.

The Garden Pavilion:

- 2-storey retail building under construction with additional food and beverage tenants set to open in 2023.

Future Stages

Allere:

- 203 residences split across two 20-storey, pet-friendly buildings with shared amenities across both buildings.

DA Lodged:

- Proposing 15 storeys with approximately 74 apartments and is West Village's final residential release. A childcare centre on the podium level has been proposed.



The Garden Pavilion:

- 2-storey retail building under construction with additional food and beverage tenants set to open in 2023.

Allere Summary

Build Allere:

- 20-storey residential
- Two buildings comprising of 203 residences
- Construction from late 2022
- Estimated completion Q4 2024



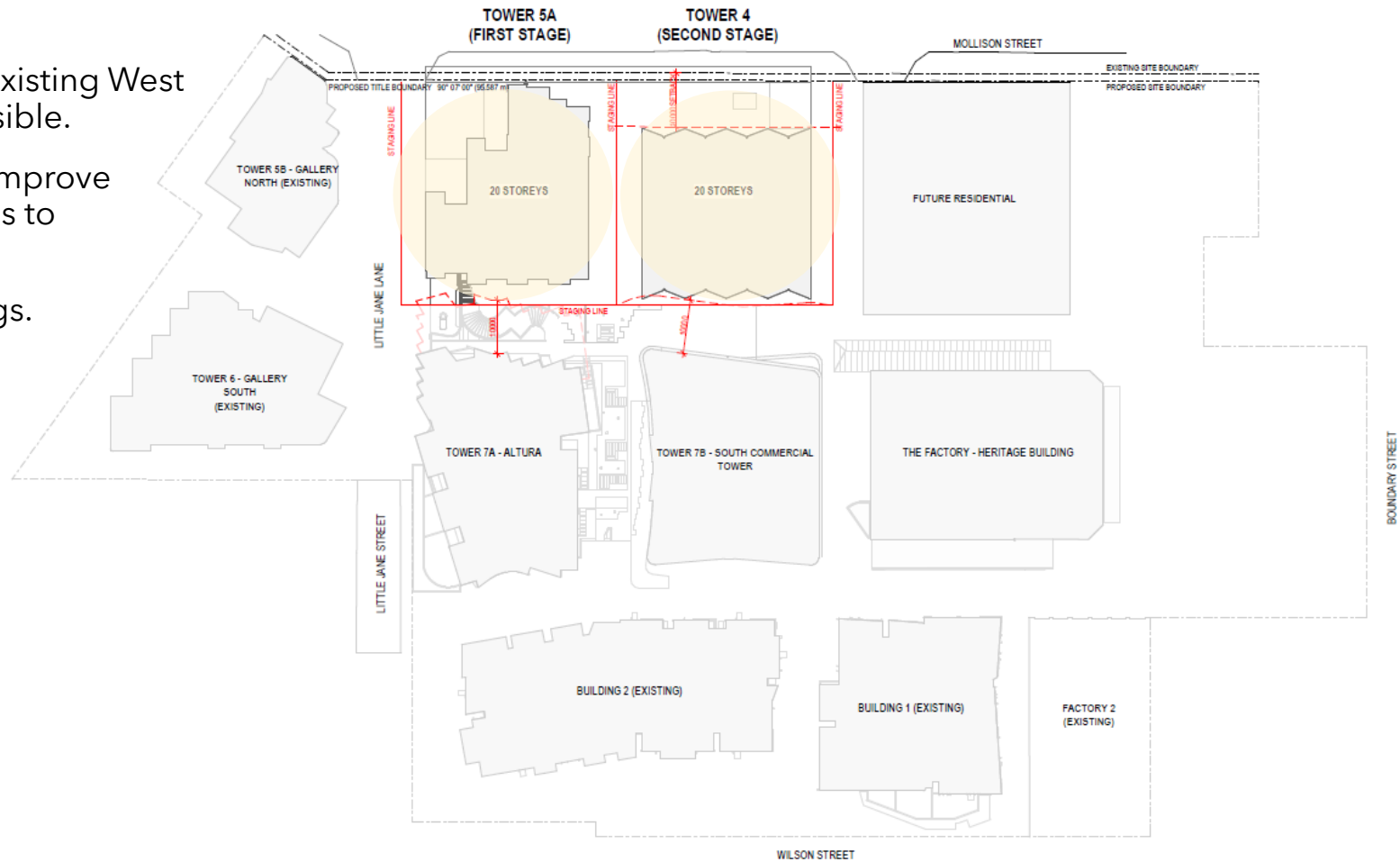
Allere Exterior

- Architectural design is being completed by Rothelowman.
- The building exterior is made from pre-cast concrete panels and façade glazing.
- The UNO finish is a warm, terracotta-like color with a very light sand texture, DUO is a rich, dark brown color with a very light sand texture.
- Planting along the northern and south elevations continues up to the roof terrace, connecting the roof terrace down to the found plane.
- Rippled precast panels along the east and west facades are designed to reduce heat load from the western sun and contribute to the rhythm and composition of the overall building.



Allere Footprint

- Angled to preserve view lines for existing West Village residences as much as possible.
- Windows offset in the building to improve privacy and reduce direct view lines to neighbouring apartments.
- 10m setback from existing buildings.



Construction Logistics

Little Jane Lane:

- Car Park access for residents will change once Altura is completed in 2023 and the access ramp is open. Further briefings will occur in the new year.
- Additional gantry will be installed along Little Jane Lane to ensure vehicle safety.

Mollison Street:

- All construction loading for Allere to occur from Mollison Street.
- Appropriate construction gantry and signage will be in place and supported by Hutchinson Builders traffic controllers.

Concrete trucks:

- Site access managed by traffic controllers.
- Construction approvals permit trucks on site from 6.30am to 6.30pm Monday to Saturday.

Concrete pump:

- Location to be confirmed.
- Rises up the building as storeys are completed.
- Noise on pouring days from pump and trucks.

Extent of scaffolding & gantries

- Allere will have scaffold and gantry installed from Upper Mollison Lane. down and across Mollison Street
- Refer to detailed plan overleaf.

Construction noise:

- Construction hoists.
- Safety beeping.
- Workmen.
- Concrete trucks and pump
- Scaffold and gantry assembly and disassembly.
- Construction rubbish removal & associated noise.

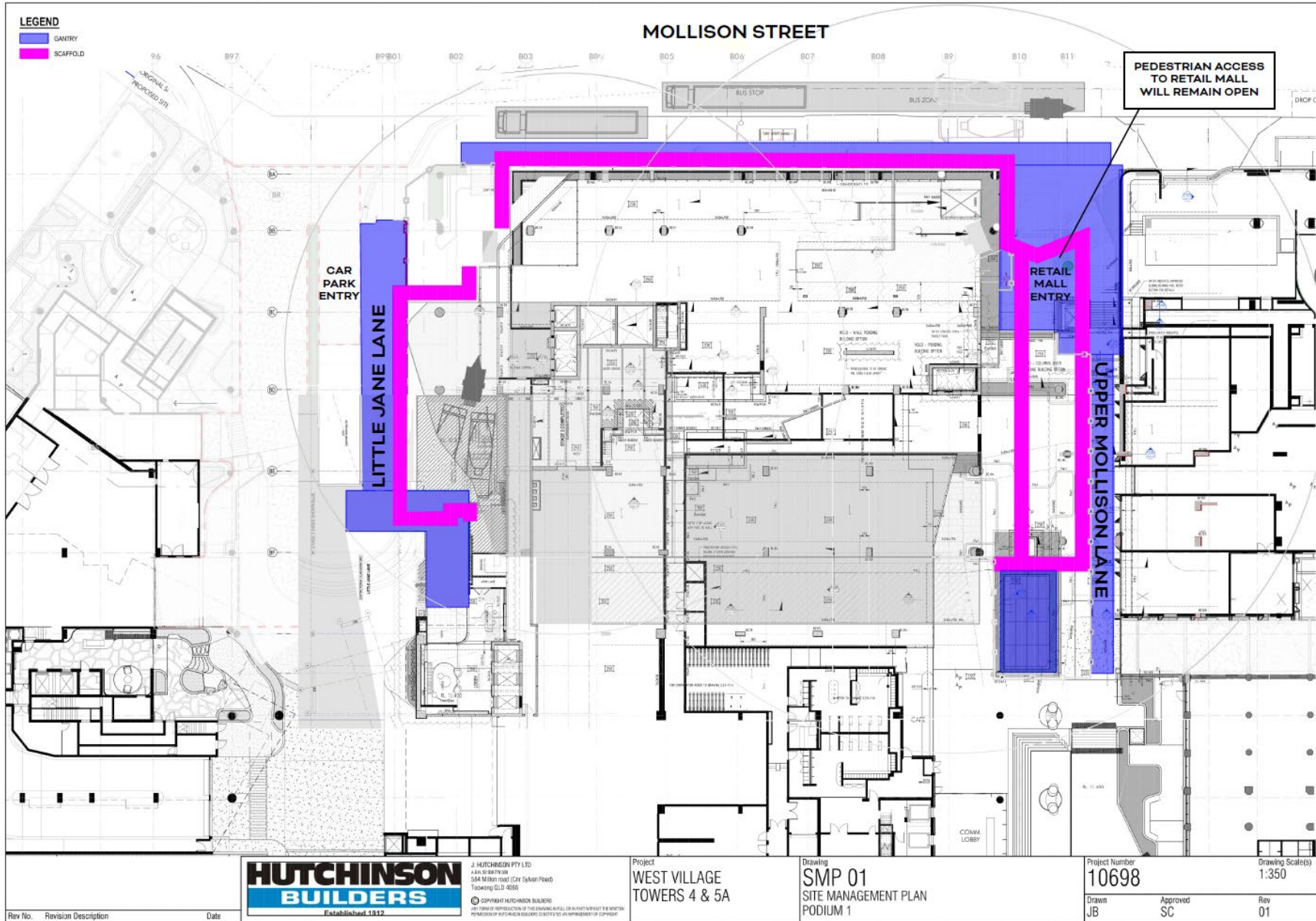
Tower cranes:

- Location to be confirmed.
- On site from start to end of construction period.
- Crane swing is approved as part of the construction program.

Allere: Site Establishment and Early Works Timetable

From early November Hutchinson Builders will commence site set-up and pre-construction activity.

DATE	ACTIVITY
4-11 November	<p>To allow for construction site establishment, the Fine Print Co tenancy awning and shop front will be removed to allow for gantry installation around the tenancy. Temporary fencing will be erected around this tenancy while these works are undertaken. West Village will ensure wayfinding signage is in place for the duration of these works. Once the awning and shop front has been removed this tenancy will be used by Hutchinson Builders for construction works and surrounded by the appropriate construction fencing. Additional wayfinding signage will be installed throughout this area to assist with precinct wayfinding.</p>
7-11 November	<p>Construction gantry and hoarding will be required to be installed in the following locations (see map overleaf):</p> <ul style="list-style-type: none"> • Upper Mollison Lane, including stairs down to Mollison Lane • Mollison Street, including the entry to the retail mall <p>Throughout the period of gantry installation access will be as follows:</p> <ul style="list-style-type: none"> • Pedestrian access to the retail mall via Mollison Street will remain open at all times. • From 7-9 November from 6:30am - 8:30am the lift opposite Goodlife will be temporarily unavailable. Hutchinson Builders will have traffic controllers in place and access to the centre will be via the travelators. • Upper Mollison Lane will be temporarily closed to all pedestrian traffic from 7-11 November. <p>Additional wayfinding and signage will also be installed throughout this period and for the duration of construction.</p>
14 November	<p>From 14 November construction gantry will be installed along Little Jane Lane. This gantry will be approximately 4.5 m high and will NOT impact the movement of delivery and loading vehicles to Loading Docks 2 and 3. While the gantry is being lifted in place there may be some minor delays to delivery vehicles. Hutchinson Builders will have traffic management controllers in place to manage traffic slow and vehicular movement.</p> <p>Car park access WILL NOT be impacted throughout site set up.</p>
Christmas Shutdown	<p>In recognition of the busy Christmas period, Hutchinson Builders will shut down from 16 December 2022 to 3 January 2023 with no construction activity occurring during this period.</p>



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Construction Impacts

- Noise:
 - Construction hoists
 - Safety beeping
 - Workmen
 - Concrete trucks and pump
 - Scaffold and gantry assembly and disassembly
 - Construction rubbish removal & associated noise
- Odours from waterproofing and painting

Reducing Construction Impacts

- Continue to minimise the impact where possible but limited options for the actual works
- Provide regular updates and advance notice when possible
- Online information about construction activities
- Strengthen process with Hutchinson Builders:
 - Balance construction requirements with resident liveability
 - Compliance
 - Worker education
 - Complaints reporting and resolution

People Live Here Campaign

This West Village campaign is designed to make construction workers aware they are working in a residential area, and to reduce impacts when possible.



Key Organisations

Hutchinson Builders:

- Responsible for compliance with the Construction Management Plan
- Supervises the sub contractors across the site (demolition, earthworks, building, fitout, landscaping)
- Investigation of complaints about construction non-compliance

Sekisui House Australia:

- Developer of the West Village precinct and planning approvals
- Responsible for the West Village precinct Master Plan
- Contracts Hutchinson Builders for construction works

Normal Construction Activity

- Regular hours of work from 6.30am to 6.30pm from Monday to Saturday
- Out of hours movement of large equipment to and from site (as required by Department of Transport and Main Roads)
- Regulations about construction impacts such as noise, access, health and safety (general construction noise is permitted)

Out Of Hours Works

Requires separate approvals and may require advance notice to the community.

Examples may include:

- Large concrete pour with regard to temperature and drying times
- Crane installation or removal with regard to safety
- When traffic may be disrupted by works, they must take place outside peak traffic periods

Construction Safety & Security

- Safety measures / daily toolbox meetings / formal procedures / incident reporting
- Site organisation and tidiness
- Site security
- Water drainage measures
- Fabric wrapped scaffold for dust management
- Direct contact with Hutchies supervisors and contractors when required
- Constant reinforcement of the no noisy work before 6.30am policy

Question, Concerns and Complaints Process



- Hutchies Info Line
- Hutchies & West Village receive and respond
- Hutchies formal process if required

How To Stay Informed

- Regular Construction Updates are emailed to stakeholders. If you would like to receive email notifications please email constructionupdate@westvillage.com.au
- Construction information will be available online at www.westvillage.com.au
- Continue formal process if construction activities are not compliant

West Village Construction Program XX XXXX 2020

This update provides the West Village community with information about construction works in the West Village precinct. Construction permits allow for hours of work from 6.30am to 6.30pm from Monday to Saturday. Occasional out-of-hours works occur with permission from authorities.

Placeholder text boxes around the site plan:

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HUTCHINSON BUILDERS
WEST VILLAGE INFO LINE
07 3096 0066
Questions about construction works of West Village?
Please follow the steps below:

STEP 1 **STEP 2** **STEP 3** **STEP 4**

Call the 24/7 answering service 07 3096 0066 | Leave a message: 1. Your name 2. Your number 3. The reason for your call | Your enquiry will be logged on the Construction Issue Register | Hutchinson Builders will respond as soon as possible

BUILDING WEST VILLAGE Disclaimer: The information provided in this update is indicative only and subject to change.

BUILDING



Questions?

Please contact
constructionupdate@westvillage.com.au



Indicative only and an artist's impression.

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