

# BUILDING

# WEST VILLAGE

BRISBANE

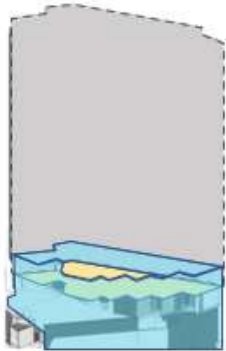
ARCADIA SOUTH  
CONSTRUCTION

INFORMATION FOR  
ARCADIA NORTH  
RESIDENTS

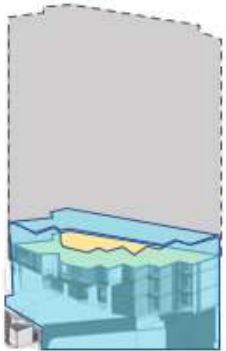
29 JANUARY 2020



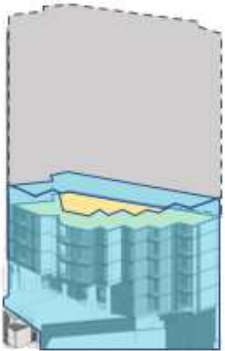
# ARCADIA SOUTH CONSTRUCTION TIMELINE



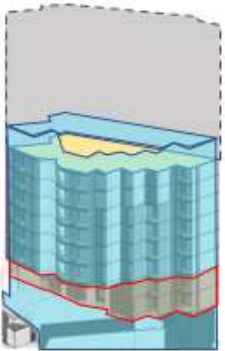
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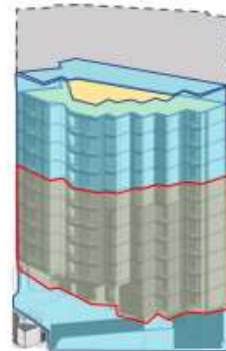
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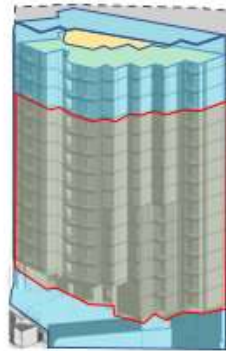
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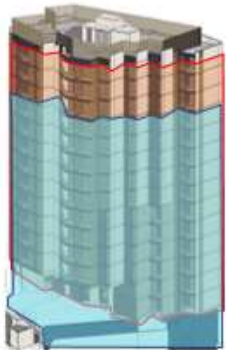
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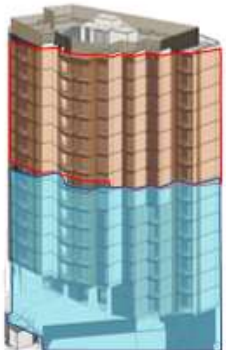
May 2021



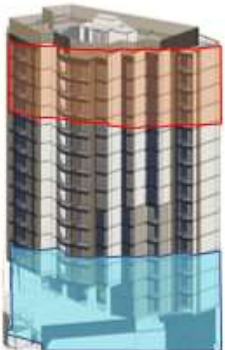
Jun 2021



Jul 2021



Aug 2021



Sep 2021



Oct 2021



Nov 2021



Dec 2021

# LITTLE JANE LANE | SAFETY & ACCESS

- West Village holds the title for Little Jane Lane, which is designed as the main access point for:
  - West Village precinct underground carpark
  - Arcadia North and Arcadia South galleries
  - all future stages of West Village
- During 2021 there will be periods when vehicles using Little Jane Lane will include trucks, concrete mixers, retail fitout contractors, residents and visitors
- In December 2020, sections of Little Jane Lane were resurfaced to enable use by heavy vehicles
- The road surface will be regularly cleaned

# LITTLE JANE LANE | SAFETY & ACCESS

Traffic controllers will direct all pedestrians to use the ped refuge to cross Mollison Street if it is unsafe to use Little Jane Lane and the footpath crossover.

Installation of large planted pots to form a visual screen and pedestrian deterrent from the Arcadia North undercover entrance area onto Little Jane Lane.

The Loading Zone in Little Jane Lane will not be available during concrete pours. The traffic controllers will direct vehicles which are delivering/collecting people or parcels.

Installation of small boom gates to block footpath access when necessary, controlled by the traffic controller



Traffic controllers located:  
1. Mollison St footpath  
2. Entrance to the loading dock  
3. Mollison St east  
4. Mollison St west

Regular on site supervision of Little Jane Lane by the West Village building team. Ongoing reviews with Hutchinson Builders to promote safety and consideration of Arcadia North residents and visitors.

A flashing light will activate when the Arcadia North car park exit roller door is open, to alert all vehicles on Little Jane Lane to give way to exiting vehicles.

# ARCADIA SOUTH | CONSTRUCTION

**Q: Why is the Arcadia North Loading Dock being used as the location for the concrete pump for the construction of Arcadia South?**

**A:** Hutchinson Builders and Sekisui House considered a number of options to deliver concrete to the Arcadia South building. The use of Little Jane Street was not suitable due to the narrow width of the street and was not approved by Brisbane City Council. The use of a location on or next to Mollison Street was identified as not suitable due to:

- ongoing work on the bus stop and footpath in Mollison Street
- increased disruption to vehicles entering and existing the West Village site at the Mollison Street entrance
- noise generated by concrete agitators and pumps in an open area close to the Arcadia North balconies
- impact on neighbours in Mollison Street and all users of the street including pedestrians, vehicles and Brisbane City Council bus services
- length of pumping pipe from Mollison Street to Arcadia South then vertically, with risk attached to pumping pressure at those distances and heights

Continued...

# ARCADIA SOUTH | CONSTRUCTION

**Q: Why is the Arcadia North Loading Dock being used as the location for the concrete pump for the construction of Arcadia South?**

**A: continued...**

The Arcadia North Loading dock provides:

- an on-site location with some noise mitigation in the semi-enclosed space compared to an open area
- less disruption to access to and from the underground car park
- the shortest possible pumping distance which improves efficiencies regarding the construction timeframes
- The Arcadia North loading dock is designated as shared access to West Village under the site's BMS (Building Management Statement)
- The loading dock will be cleaned after each concrete pour and fully cleaned once the construction activities have been completed





# ARCADIA SOUTH | CONSTRUCTION

## **Q: How will residents gain access to the loading dock?**

**A:** Access to the loading dock will be carefully managed by Real Living - the onsite property manager for Arcadia North, and Hutchinson Builders as the main contractor for the construction of West Village.

Residents should continue to liaise with Real Living in regard to using the loading dock.

To use the bins in the loading dock while a concrete pour is taking place, residents are asked to:

1. Access the loading dock via the door and corridor from the Lobby (not outside via Little Jane Lane)
2. Ensure the door to the Lobby is kept closed
3. Stay close to the bins and do not approach the concrete pour area
4. Contact Real Living if you have any questions



# WEST VILLAGE CAR PARK

## Q: How will car park access be managed during 2021?

Timeframe	Arcadia North & Arcadia South Residents	Arcadia North & Arcadia South Visitors	Senior construction staff	Retail customers
Now until May 2021 when the retail stores open for business	Continue to use the down ramp to access the car park	Continue to use the intercom at the entrance to the ramp, to request access to the car park	Continue to use the down ramp to access the car park	Not applicable
From May 2021 until Arcadia North is completed	<p>Continue to use the down ramp to access the car park.</p> <p>A new security gate and security fence on Basement 2 will separate the residents' car park from the retail car park. Residents will use a new remote control to open the gate.</p> <p>The down ramp roller door will be open during business hours.</p>	<p>Proceed down the ramp past the new Licence Plate Recognition (LPR) camera. Proceed to Basement 2 and use the intercom to request access through a boom gate into the Visitor Bays.</p> <p>A Visitor LPR camera will note the number plate to ensure that visitors will not be charged for parking when existing the car park.</p>	Limited use of the car park	<p>Enter via the down ramp through the new Licence Plate Recognition (LPR) camera.</p> <p>Proceed to Basement 1 and 2 parking for retail customers.</p> <p>A security fence will separate the residents' car park from the retail car park.</p>
Ongoing from late 2021 when Arcadia North is completed  [See diagram on next page]	<p>Use the new residents only entry and exit ramp underneath Arcadia South to access car parking for residents of Arcadia North and Arcadia South.</p> <p>A security fence will separate the residents' car park from the retail car park.</p>			



# CAR PARK

**Q: How will residents feel safe in the car park?**

**A:** The West Village underground car park meets the required standards for lighting and emergency luminaires. There are CCTV cameras installed at all entry and exit points, and key blind spots.

West Village residents are encouraged to pay attention to their personal safety while using the car park. If there are particular areas of concern then the property managers will determine what options are available in accordance with building standards.

**Q: Why does water leak into the car park?**

**A:** Hutchinson Builders continues to monitor the car parks to identify and manage any source of water leaks and pooling. These issues are expected to be resolved as the various stages of construction above and adjacent to the car park are completed.

Please report any problems to the Hutchies West Village Info Line so they can be recorded and dealt with.

# CAR PARK

**Q: What secure bike parking is available for Arcadia North residents?**

**A:** Bicycle parking is provided at racks located on G level and at bicycle racks in various locations. Some apartments have a bicycle rack close to their car park. Residents store bicycles in the West Village car park at their own risk and are required to provide their own locks and security cables.

**Q: What is the schedule for car park cleaning?**

**A:** During construction Hutchinson Builders will monitor the car park for dust and dirt. The car park will be cleaned regularly to mitigate the impact of construction dust in the area.

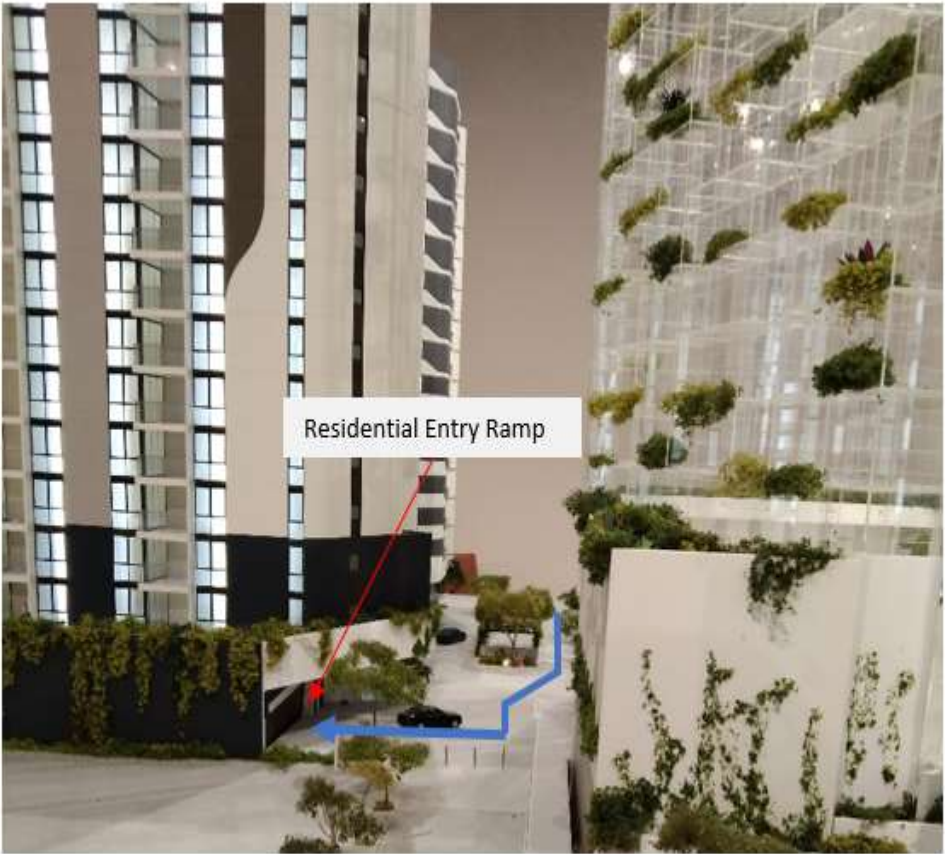
# WEST VILLAGE CAR PARK ACCESS

ONCE ARCADIA NORTH IS COMPLETED | PLANNED FOR END 2021



Retail Ramp

Mollison Street



Residential Entry Ramp

Little Jane Street



- Residential Traffic
- Retail Traffic
- Residential Visitor Traffic

# WEST VILLAGE | TITLE INFORMATION

**Q: What is the designated Title for areas within the West Village precinct?**

**A:** The specific allocation of title of spaces at West Village is detailed in the (CMS) Community Management Statement which is registered at the Land Titles Office. The CMS is included in all sale documentation.

The allocation of access permissions and rights are determined via a precinct-wide Building Management Statement (BMS) which is discoverable during the due diligence process when purchasing an apartment at West Village. These documents are all registered and searchable via the Queensland Government Titles Registry. In general, the following spaces may be designated as titled to West Village:

- Publicly accessible thoroughfares
- Lexington rooftop sections
- Shared sections of the car park, such as the aisles and access ramps where use by multiple owners is required
- Shared Loading Docks
- Little Jane Lane (the West Village on-site road accessed from Mollison Street)
- Services rooms (where any shared service equipment/plant is situated)
  - Fire Pump room
  - Fire Control Room
  - Car Park Ventilation Systems
  - Water pump rooms and equipment
  - Electrical substations and switch rooms
  - Communications rooms and head-end equipment

# CONSTRUCTION | WHAT ARE THE RULES?

## **Approvals:**

- Construction Management Plan - Brisbane City Council
- Development Approval – Queensland Government and Brisbane City Council
- Building Approvals – Private independent certifiers

## **Normal construction activities:**

- 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 | 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 impacts

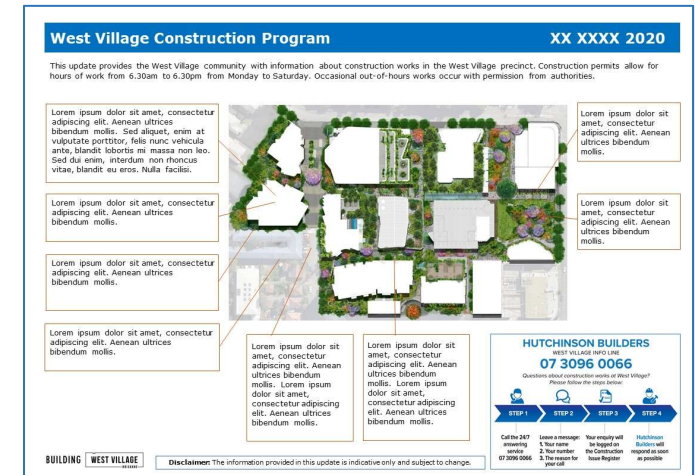
## **Sekisui House Australia:**

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



# CONSTRUCTION | MANAGING THE IMPACT

- Continue to minimise the impact where possible - but limited options for the actual works
- Provide regular updates and advance notice when possible (but often it is not possible)
- Online information about construction activities
- Trucks are requested to queue in Montague Road
- Watering down for dust suppression and regular street cleaning
- Additional security for Arcadia resident carpark
- Solid hoarding instead of mesh fencing installed on the construction site perimeter where practicable
- People Here! – campaign to promote awareness of residents nearby

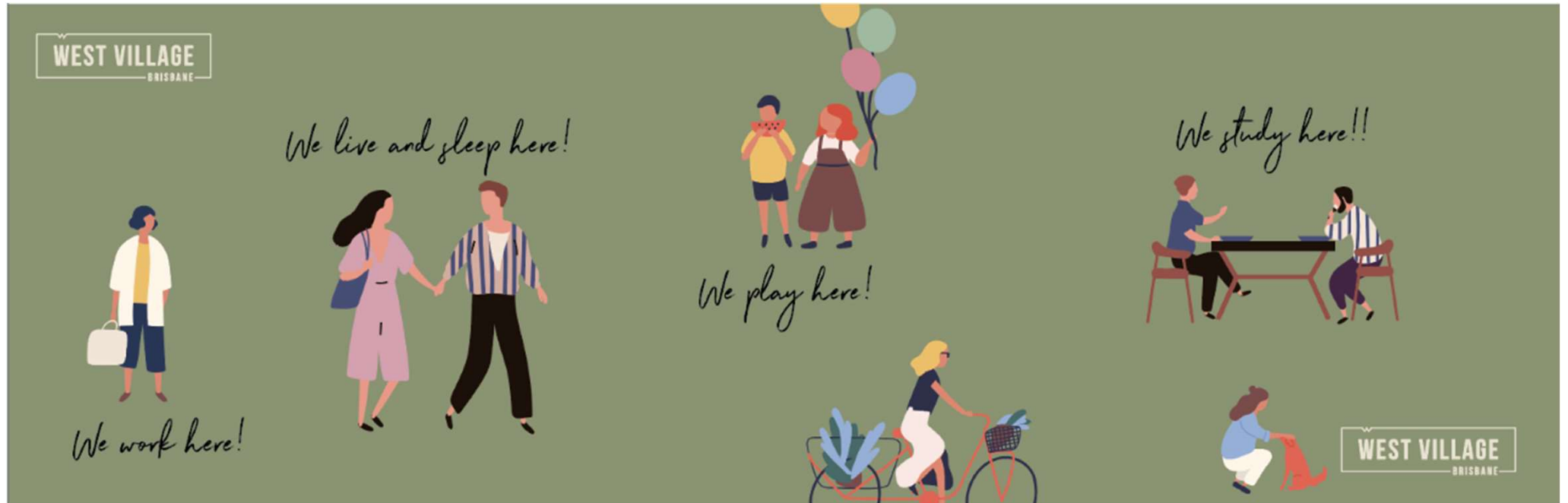


**BUILDING**

**WEST VILLAGE**

BRISBANE

# PEOPLE HERE! CAMPAIGN



People Here! – to promote site workers' awareness of residents nearby

# KEY CONTACTS | WHO TO CALL...

## **If construction activity affects your health, safety or security:**

- Operating permits allow for hours of work from 6.30am – 6.30pm from Monday to Saturday
- Occasional out of hours works occur with permission from Brisbane City Council and Dept of Transport

**Hutchinson Builders**  
West Village Info Line  
**07 3096 0066**  
[message service]

## **Accident or incident:**

- Any location that you observe an emergency incident

**Call 000**  
Police, ambulance or fire

## **Your building's common area maintenance or security**

**Real Living**  
onsite building management  
1300 187 361

## **Your apartment's management, maintenance or security**

**Real Living**  
onsite property management  
1300 187 361  
or your property manager

# CONSTRUCTION INFO LINE

## HUTCHINSON BUILDERS

WEST VILLAGE INFO LINE

# 07 3096 0066

*Questions about construction works at West Village?  
Please follow the steps below:*



**STEP 1**

Call the 24/7  
answering  
service  
07 3096 0066



**STEP 2**

Leave a message:  
**1.** Your name  
**2.** Your number  
**3.** The reason for  
your call



**STEP 3**

Your enquiry will  
be logged on  
the Construction  
Issue Register



**STEP 4**

**Hutchinson  
Builders** will  
respond as soon  
as possible

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