

# Ashford

RESIDENCES



Artist's impression. Indicative only and subject to change.

## COMMUNITY INFORMATION PACK

### LAND CONSTRUCTION START





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# INTRODUCTION

Mirvac has, is and will always be committed to keeping the local community updated throughout all phases of construction at Ashford Residences.

**As part of this strategy, key areas of commitment include;**



This Community Information Pack summarises key items extracted from the Construction Management Plan approved by Brisbane City Council.

A Construction Management Plan is a detailed document that outlines procedures to ensure construction works are undertaken with minimal impact and disruption to the local community.

# CONSTRUCTION WORKS

This information pack only relates to the first phase of construction works that will include civil works to Stages 1, 2, 3A and 3B only. These are the land lots of Ashford Residences and are outlined in the below construction staging plan. Commencement of works is anticipated for June 2020 with a staged completion from late 2020 through to early 2021.

## The key civil works that will occur during this time include;

- Setting up and maintenance of traffic and environmental controls
- Clearing and grubbing
- Bulk earthworks including import of fill material
- Sewer reticulation construction
- Stormwater network construction
- Water reticulation construction
- Retaining walls construction
- Eco area construction
- Acoustic fence construction
- Construction of concrete/asphalt roads within the development and part of Ashmore Street
- Majority of works will occur within the Mirvac property boundaries, however some additional external works will be required to be completed as required by the Development Approval.



# SITE LAYOUT

During the first phase of construction as detailed on Page 4, the civil contractor's compound will be located as detailed in the site layout plan below. Onsite parking will be provided in this location during construction, ensuring that no vehicles associated with this development are parked on public roads.



Figure 2. Site layout plan

- - - Site Boundary
- Main Site Access
- Secondary Site Access
- Site Compound
- Site Office
- Toilet Block
- Site Storage
- Light Vehicle Parking
- Heavy Vehicle Parking

## HOURS OF OPERATION

Between 6:30am and 6:30pm, Monday to Friday and Saturdays as per the requirements of the Development Approval.

## NOISE REDUCTION

The air quality, noise and vibration levels onsite will be managed through key procedures including;

- General construction noise will be limited to the approved working hours.
- Regular noise assessment and monitoring will be carried out on and around the site to ensure noise levels from the site do not exceed the prescribed limits.
- Site rules prohibiting the use of noisy audio equipment, shouting and swearing.

## DUST MINIMISATION

Dust minimisation will be managed through key procedures including;

- All materials transported to and from site in trucks will be appropriately covered to eliminate dust.
- Shake down pits or other approved facilities are to be used at site entry points to minimise the transfer of waste and dust from the site to local roads.
- Once onsite, sprayed water will be used throughout the bulk and detail excavation phases of the works to suppress dust.
- Construction activities that result in dust being shifted by winds will be avoided (if required) until such time as either winds subside, or effective safeguards can be implemented to capture the dust.
- The construction site will be maintained and kept clean with the use of covered waste bins to minimise airborne matter.

## EROSION AND SEDIMENT CONTROL

Erosion and sediment control will be managed through key procedures including but not limited to;

- Silt fencing will be installed downhill of all excavations and stockpiles.
- If field inlet pits are within the excavation area, they will be covered with silt fence.
- If gully pits are within the excavation area, they will be protected with a silt sock upstream.
- If spoil is being lifted over gully pits, it will be covered with silt fence, and where overland flow paths cross an excavation area or where significant volumes of water are released, hay bales will be placed and staked.
- All procedures will be audited on a daily basis by the contractor.



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Figure 3. Ashford Residences entry statement and restored Murphy's dairy residence

# TRAFFIC MANAGEMENT

A detailed Traffic Management Plan within the Construction Management Plan has been approved by Brisbane City Council which addresses a number of areas, including local traffic, site access and onsite parking.

- This plan has been prepared by the civil contractor in collaboration with an independent traffic management consultancy firm and Brisbane City Council engineers to be in accordance with Council requirements.
- Extensive investigations and scenario analysis have been undertaken to determine the recommended site entry and exit routes to minimise disruption to the local community.

## SITE ENTRY AND EXIT ROUTES

For the duration of the construction works of Stage 1 to Stage 3B there is proposed to be one main access route to and from the site. Please note that on occasion, it may be required that a different route be taken.





# LOCAL STREET SIGNAGE AND ROAD LINE MARKINGS

In accordance with Brisbane City Council approvals there will be changes in street signage and road line markings for the followings local streets;

- Brook Street
- Newhaven Street
- Barrymore Street
- Venning Street
- Ashmore Street
- South Pine Road

The intent of this signage and line marking is to ensure safety for the local community. Proposed new signage and line marking are detailed below;



Figure 5. Signage and line markings

- Lines in yellow and orange are permanent
- Sign locations - No Stopping Zone 6:30am - 6:30pm Mon-Sat excluding public holidays. Please note these are permanent signs that will be installed in the positions noted above for the duration of construction
- ..... Area sign locations relate to

# LOADING & UNLOADING OF MATERIALS

- The loading and unloading of all trucks and delivery vehicles will take place within the boundaries of the Mirvac site.
- At no time will trucks be permitted to load or unload on public roads. All materials will be stored onsite and will not be stored on any public council roads/footpaths.

# ONSITE PARKING ARRANGEMENTS

- Onsite parking for both employees and contractors will be provided through the construction duration.
- At no time, will the parking of vehicles associated with this development be parked on local public roads.

# KEDRON BROOK CYCLE WAY

At different stages of construction sections of the Kedron Brook Cycle Way will be partially closed for the safety of pedestrians.

Mirvac and the civil contractor will undertake the following activities when a partial closure is required to a section of the Kedron Brook Cycle Way:

- Signage will be in place in the area one week prior to the closure.
- Diversion path/detour will be established prior to the partial closure and will be clearly signed.

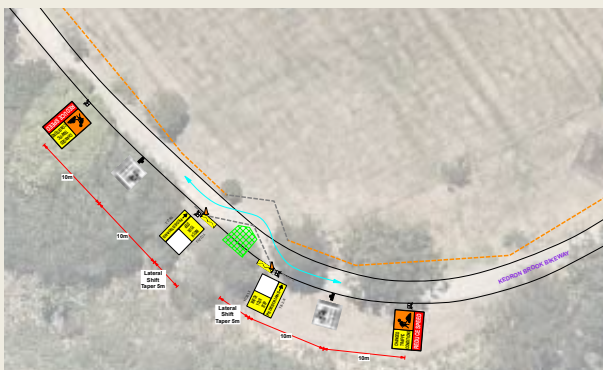
**Kedron Brook Bikeway - Partial Closure**  
Cross Streets: Ashmore Street - South Pine Road



**Kedron Brook Bikeway - Partial Closure**  
Location 1



**Kedron Brook Bikeway - Partial Closure**  
Location 2



Legend	
	Cone
	DELINEATOR
	DRIVEWAY
	FOOTPATH
	MULTI MESSAGE FRAME
	Pedestrian Path
	Temp. Fence with Rail
	Temporary Fence
	Work Area

Figure 6. Kedron Brook Cycleway partial closures

# COMMUNITY COMMUNICATION

Throughout the construction process, Mirvac and all contractors are highly committed to working alongside the local community to minimise disruption where possible.

The Ashford Residences Community webpage will contain current construction information and we recommend you visit the page regularly to stay updated on the project.

If you have any other questions or concerns regarding construction activities, feel free to call our community hotline or our civil contractor on the details below.

## **Community Hotline**

### **General Information/Feedback**

**Phone:** 1300 659 694

**Email:** [community.information@mirvac.com](mailto:community.information@mirvac.com)

### **Construction Queries/Concerns**

#### **Nic Cull – Pensar Representative**

**Phone:** 0427 896 641

**Email:** [nic@pensar.com.au](mailto:nic@pensar.com.au)



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Sales Suite  
50 Ashmore Street  
Everton Park 4053

Find out more  
[ashford.mirvac.com](http://ashford.mirvac.com)  
(07) 3859 5880

