

Terrace Homes



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

COMMUNITY INFORMATION PACK

CONSTRUCTION UPDATE

Ashford
RESIDENCES



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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.

HOME BUILDERS CONSTRUCTION WORKS

- The land lots within stages 1, 2, and 3A will be handed over to buyers on settlement who will then engage with their own private builders to build their home.
- Mirvac will be in regular contact with purchasers and their builders, ensuring best practice continues to be followed as these new residents build their home. Some of these items include, but are not limited to;
 - Site cleanliness
 - Dust minimisation
 - Entry and exit into site, including abiding by local speed limits
 - Site parking
 - Hours of construction are being abided to



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Figure 1. Terrace home living room & courtyard

CONSTRUCTION WORKS

The information from this page onwards relates to construction works for 80 terrace homes located in Stages 4A, 5 & 6. This is scheduled to commence in February 2021 with a staged completion from late 2021 to late 2022.

The key construction works that will occur during this time include;

- Underground drainage, power and communications
- Slab construction
- Framing
- Roofing
- Internal fit-out works
- External concrete paths and driveways
- External landscaping/fencing.



Figure 2.
Construction staging plan

SITE LAYOUT

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 3. Site layout plan

- - - Site Boundary
- Site Office
- Toilet Block
- Works Area
- Construction Vehicle Parking
- Construction Laydown Area

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.



Figure 4. Terrace homes exterior

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 Brighton 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 4a, Stage 5 & Stage 6 there main access route to and from site will be from the South Pine Rd Cul-De-Sac.



Figure 5. Site entry and exit points

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.



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Figure 6. Terrace homes exterior

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

Construction Queries/Concerns

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