

West Village Construction Program Information for West Village Residents

Greenhouse | Altura | 8 June 2021



BUILDING

WEST VILLAGE
BRISBANE

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ABOUT THIS SESSION

Update on West Village Master Plan:

- Park and Lexington and Arcadia North Galleries complete
- To be completed late 2021 - Arcadia South Gallery
- To be completed early August 2021 - retail centre, Mollison Park and The Eaves
- To commence late 2021 - Greenhouse commercial building
- To commence late 2021 - Altura residential building

Altura and Greenhouse buildings:

- Design considerations
- Construction program

Communication processes

PRIORITIES

The ongoing **value** of your asset

The **liveability** of your residence

The **balance** between temporarily affecting your liveability and a time-efficient, cost-effective construction program

Respect for your investment and for your time. Respect for your individual experience. Respect for the community.

KEY MESSAGES

- Change is coming
- This is a journey
- There is a light at the end of the tunnel
- The completed Master Plan will bring the full value for your investment and your commitment
- Everyone's experience is different



2021 PROGRESS

Site facilities:

- 420 additional carpark spaces for retail & commercial visitors
- Additional deep planted trees and most of West Village's accessible green space
- Green Lane open from Little Jane Street (temporary)

Goodlife Health Club:

- Opened June 2021

Arcadia North Gallery:

- Completed Jan 2020
- 100% sold

Arcadia South Gallery:

- To be completed Dec 2021
- 95% sold

Peters Ice Cream Factory:

- Building restoration completed
- Home to Metro Arts
- Factory Lane
- Dining outlets
- Woolworths, Harris Farm Markets, mixed retailers



Mollison Park:

- To be completed in July 2021

The Eaves:

- To be completed in July 2021
- Health & wellness tenants and dining outlets

The Common:

- Hosting public events regularly
- New water treatment system for water play area
- New Village Hut as a base for free Creative Kids workshops and community activities

Upper Factory Lane:

- Retail tenancies to be completed July 2021

Park & Lexington:

- 3 years since opening
- Fully occupied

Peters Cone Factory

- Fully occupied by commercial tenants

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FUTURE STAGES

Mollison Street:

- DA allows for residential or commercial buildings
- Currently proposing two 20 storey residential buildings (including the retail podium)

Mollison Street:

- DA allows for residential or commercial buildings
- Currently proposing one 15 storey residential building (including the retail podium)

Greenhouse:

- 8 storey commercial
- Construction from late 2021

Altura:

- 22 storey residential
- Development approvals in place
- Construction from late 2021

South Pavilion

- Approved for a commercial building / dining outlet



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NEXT STEPS

Build Greenhouse:

- 8 storey commercial
- Construction from late 2021
- 10 months timeframe

Build Altura:

- 22 storey residential
- Development approvals in place
- Construction from late 2021
- 14 month timeframe



DUAL CONSTRUCTION

Greenhouse and Altura will be built at the same time:

Benefits:

- Staging efficiencies
- Faster completion for both buildings

Dis-benefits:

- More intense activity on site and on Little Jane Lane
- Logistics on site including restricted zones



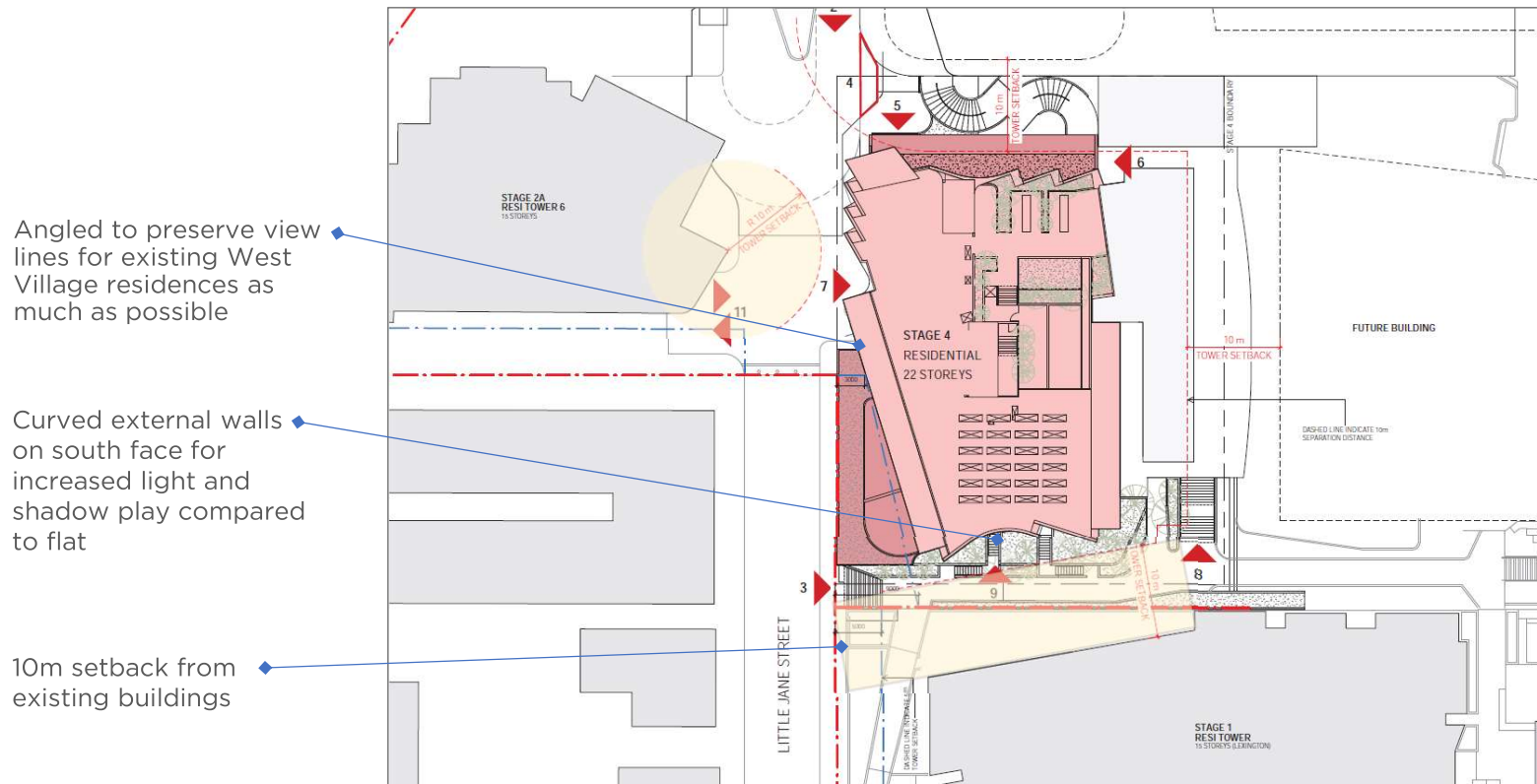
DEVELOPMENT APPROVAL

- Approvals and Rules:
 - Development Approval:
 - Queensland Government and Brisbane City Council
 - Administers building extent, height, exterior and certification for occupancy
 - Construction Management Plan:
 - Brisbane City Council
 - Administers logistics of the construction site (not yet confirmed)

BUILDING DIMENSIONS

- Building footprint is set at a maximum perimeter in regard to adjoining buildings and must keep at least 10m separation between buildings
- Building heights are related to the number of storeys not metres
- Height of Greenhouse to be confirmed - work is happening to reduce the height of the roof as much as possible

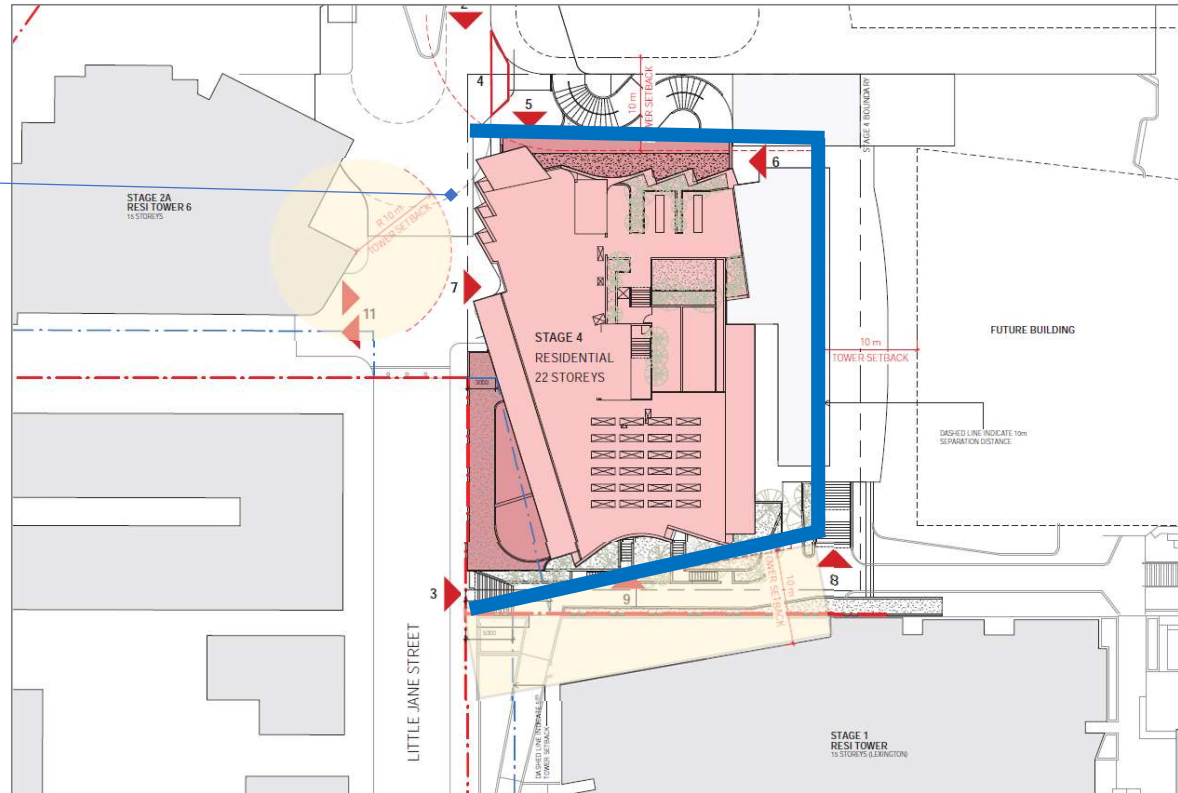
ALTURA FOOTPRINT



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ALTURA FOOTPRINT

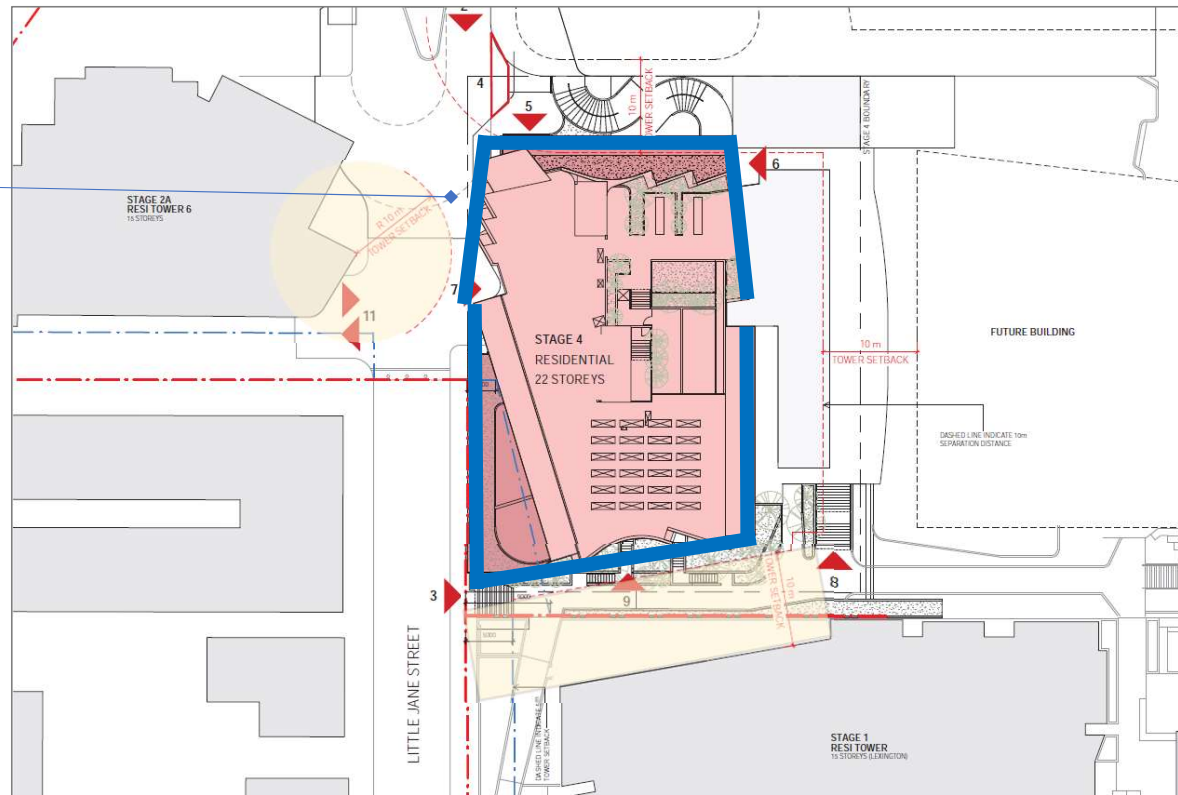
Footprint
allowed under
the
Development
Approval



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ALTURA FOOTPRINT

Actual building footprint



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ALTURA EXTERIOR



- The building exterior is made from pre-cast concrete panels
- The finish is a matt alabaster white
- The finish is an applied mineral coating the same as the green finish on Park and Lexington Galleries
- The coating provides more even coverage than paint and requires less maintenance than paint
- The building's 65 built-in garden beds will be maintained by the Body Corporate to ensure the plants are well cared for. (Altura will have its own Body Corporate separate to existing West Village Body Corporates).

GREENHOUSE SOUTH EXTERIOR

Architecture is designed to:

- protect privacy of existing residences
- preserve view lines where possible
- Reduce overall height as much as possible
- Façade design is currently in progress
- fins located to provide privacy
- curved edges
- rooftop planting



Disclaimer:
Façade design
is currently in
progress and
may be
different to this
image

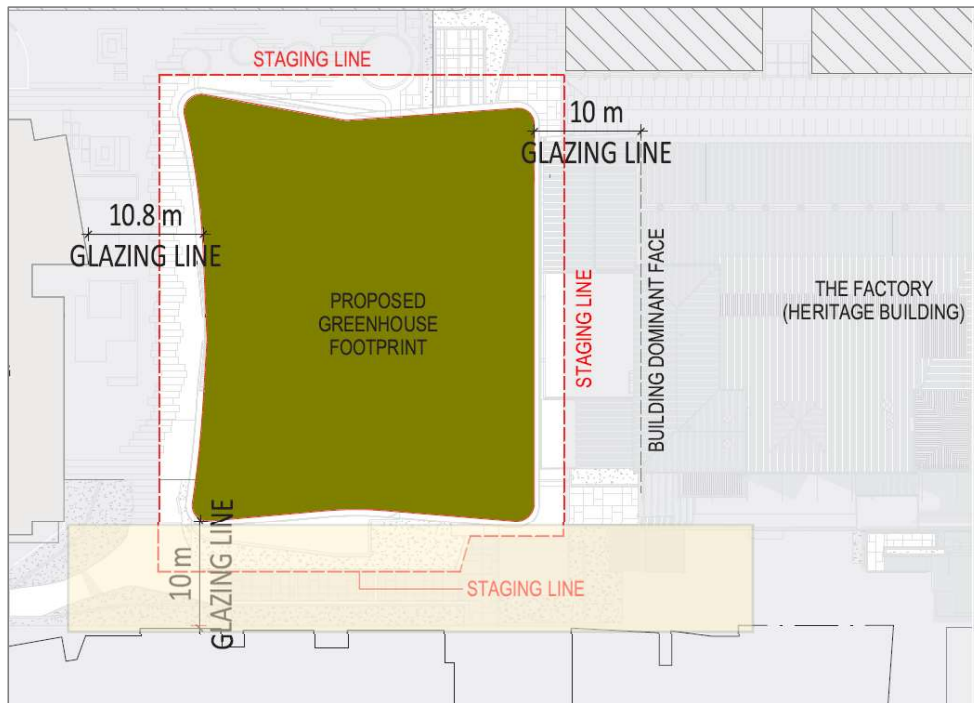
GREENHOUSE LEVELS

- Podium 1 - comprising foyer/café area
- Top of podium - this is the existing slab and the first level of office
- Level 4 office
- Level 5 office
- Level 6 office
- Level 7 office
- Level 8 office
- Rooftop (proposed garden planting)



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image

GREENHOUSE FOOTPRINT



- Scaffolding will temporarily encroach on the 10m zone during construction
- Green Lane will possibly be closed during construction

CONSTRUCTION LOGISTICS

Mollison Street & Little Jane Lane:

- Continued management by traffic controllers
- Shared zone designation to be supported by signage, road markings, fixtures and education of residents and retail customers

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

Green Lane:

- Likely to be closed from Little Jane Street to the Park and Lexington gate



Extent of scaffolding & gantries

- Greenhouse will have full scaffold
- Altura may be a combination of scaffold and screen
- Will intrude into the 10m zone

Construction noise:

- Construction hoists
- Safety beeping
- Workmen
- Concrete trucks and pump
- Scaffold and gantry assembly and disassembly

Tower crane:

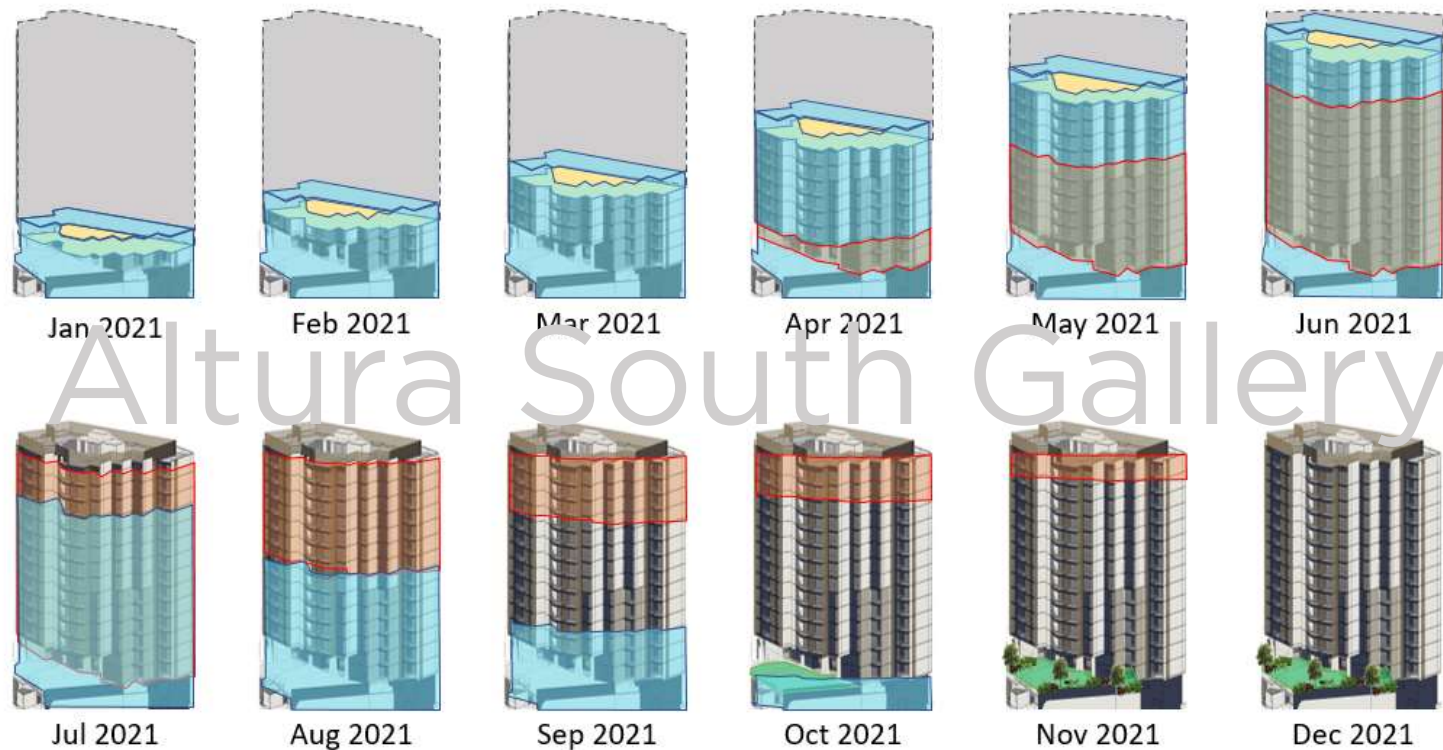
- Location to be confirmed
- On site from start to end of construction period
- Crane swing is approved as part of the construction program

CONSTRUCTION STAGES

- Preparation of podiums
- Install cranes
- Install jump forms - extruded section of screening which rises up the tower as the lift cores are built
- Install scaffolding / screening to exterior
- Install hoist (lift used to transport people and materials)
- Approximately one level rises per week:
 - Multiple concrete pour days each week to construct the levels and lift core
 - Agitator trucks will enter the site via Little Jane Lane and load into a pump which takes the concrete up the tower
- Internal fittings and finishes start at the bottom and progress up the tower
- Installation of plant and equipment
- Landscaping

CONSTRUCTION STAGES

This diagram shows how Arcadia South has been built – similar stages will apply to Greenhouse and Altura



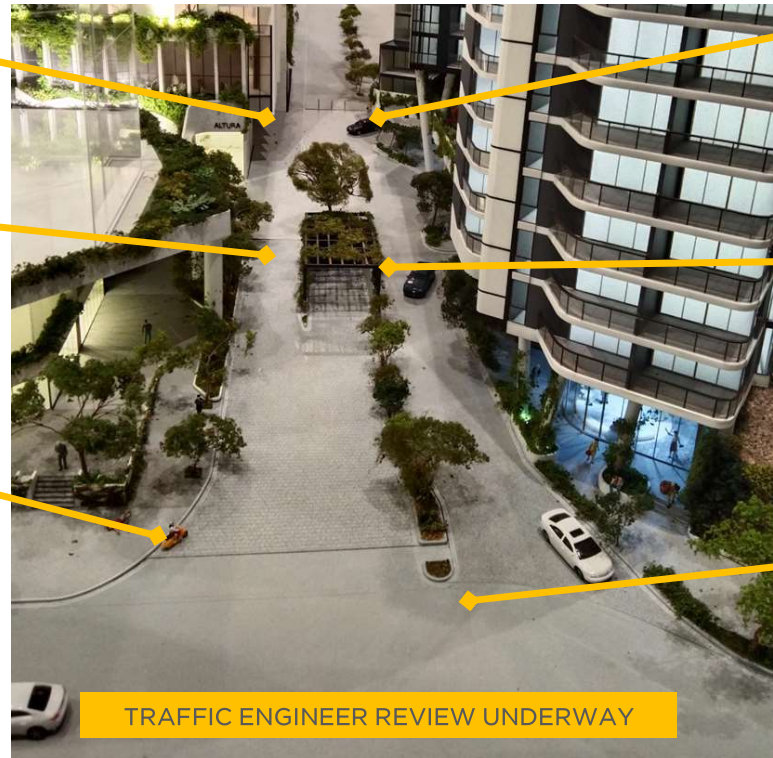
LITTLE JANE LANE LOGISTICS

Greenhouse & Altura construction staging area

Construction traffic enters and exits when possible on the east side

New solid hoarding:

- a greater set back from the lane to improve space and visibility
- hoarding signage for retail, construction, safety and People Live Here messages



Arcadia South scaffold & restricted "work above" zone to be removed by early August & turn around facility will reopen

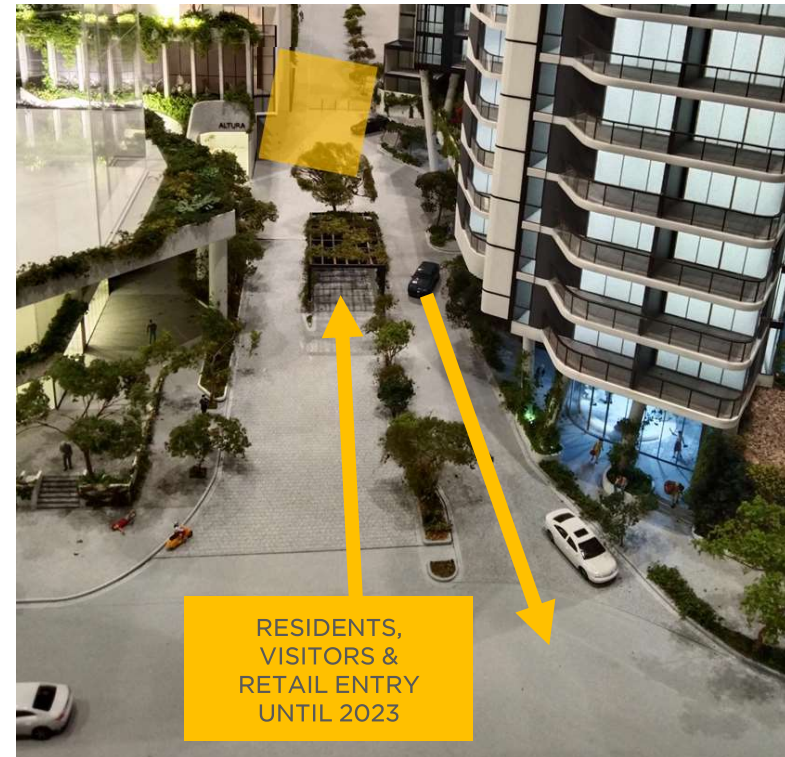
New signage on exit ramp wall and garden wall to promote shared zone "slow" and "caution" and "give way to pedestrians"

Traffic controller dedicated to pedestrian safety and residential/retail vehicles

RESIDENTS' CAR PARK ACCESS

Change to previous advice about resident access to and from the car park:

- Residents will continue to use the existing entry and exit ramps
- Previously proposed move to using to the end-state entry and exit ramp under Arcadia South will be delayed to improve safety for all users of Little Jane Lane during the construction of Greenhouse and Altura
- Construction staging area will be located near Altura to isolate construction traffic from resident traffic



CONSTRUCTION IMPACTS

- Noise:
 - Concrete trucks, concrete pump
 - Construction hoist
 - Hammering, grinding, drilling
 - Workers
 - Beeping
- 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

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)

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

OUT OF HOURS WORKS

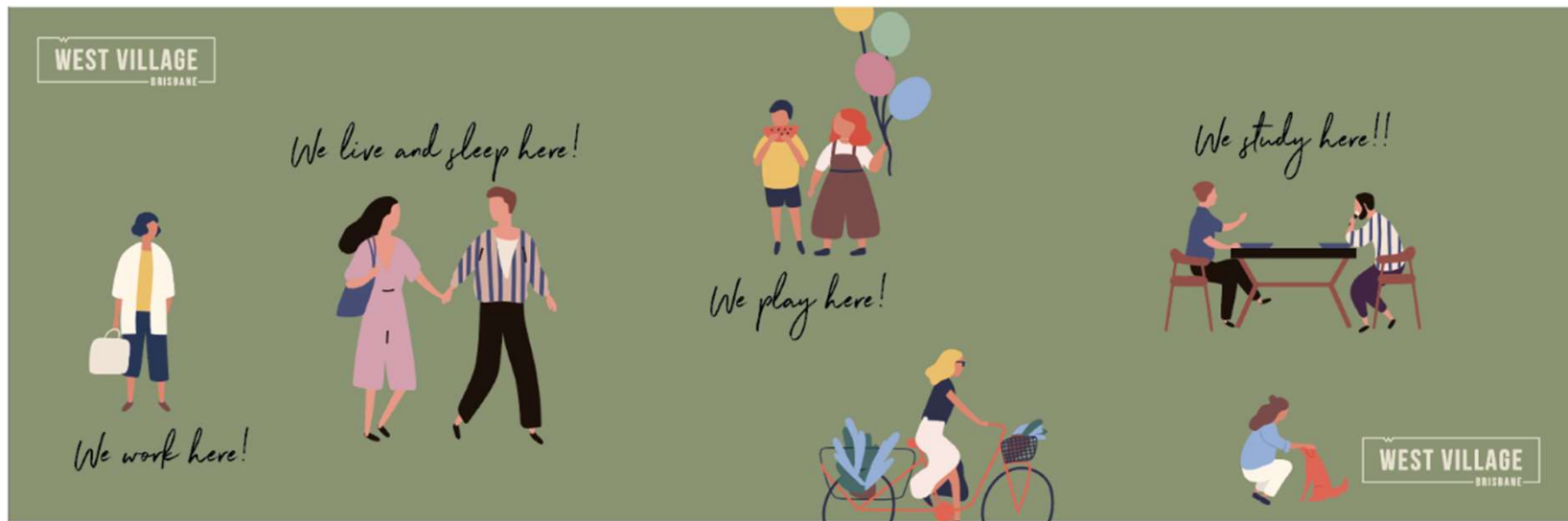
Requires separate approvals and may require advance notice to the community.

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

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.



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QUESTION OR CONCERNS?

HUTCHINSON BUILDERS
WEST VILLAGE INFO LINE
07 3096 0066

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

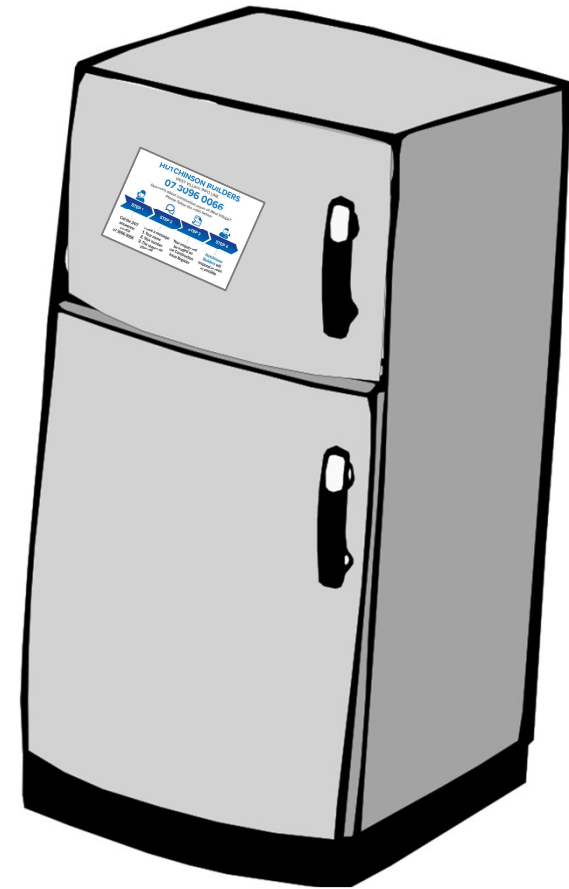
STEP 1 **STEP 2** **STEP 3** **STEP 4**

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



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COMPLAINTS PROCESS

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



HOW TO STAY INFORMED

- Regular updates emailed
- 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:

- Top Left: Lorem ipsum dolor sit amet, consectetur adipiscing elit. Aenean ultrices bibendum mollis. Sed aliquet, enim at vulputate porttitor, fella nunc vehicula ante, blandit lobortis mi massa non leo. Sed dui enim, interdum non rhoncus vitae, blandit eu eros. Nulla facilis.
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Questions?

constructionupdate@westvillage.com.au

BUILDING **WEST VILLAGE**
BRISBANE

WEST VILLAGE
EST. 1938

A VILLAGE Full of CHARACTER



Checky
POKE BOWL

RETURNS TO WEST VILLAGE - DOORS OPEN WEDNESDAY!

IF YOU'VE BEEN CRAVING CHEEKY POKE'S FAMOUS TACOS OR POKE BOWLS, THE WAIT IS OVER!

Checky Poke opens Wednesday from 11am in the ground floor of the Pokers Ice Cream Factory, just next to Sakai Bar and overlooking The Common.

"It was great to open this and so, but now I'm really proud to introduce a long-term addition to the suburb that my family's called home for decades," said owner Sam Dimitroff.

Featuring top-quality seafood, non and woody shell and pasta pieces, hearty avo and sprouts and an endless array of fresh add-ons, Cheeky Poke's fusion of influences and ingredients is perfectly suited to West End's diverse heritage.

IN CELEBRATION OF CHEEKY'S RETURN, TAKE ADVANTAGE OF THE SPECIAL OPENING OFFER

30% OFF THE ENTIRE MENU.
1 use per customer. Valid until 30 June. Available for Dine-in or Take-away. Use Code CHEEKYVW

Once you have had your initial fix of Cheeky, an ongoing discount of 50% will continue to apply to West Village members and staff. Use Code WV50



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