

# Parkville CRG

06 April 2018





# AGENDA

1. Strata Acquisitions
2. Property Condition Surveys
3. Traffic update
4. Works readiness
  - Development Plan
  - Noise & Vibration update
5. Construction update
  - Early Works (John Holland Managing Contractor)
  - Main Works (Cross Yarra Partnerships)



# PROPERTY CONDITION SURVEYS

- Process
- Timing of surveys
- Sphere of influence
- Responsibility of the property owner versus CYP
- Who pays for addition scope, ie. Level 2

# PROPERTY CONDITION SURVEYS

## Condition Survey Process Level 1

- Identify properties within the works zone of influence. Buildings that may experience vibration or potential to experience minor ground settlement
- Identify building or asset owners
- Issue letters to owners requesting approval to inspect property via signed permission form
- Permission form requests confirmation of ownership, contact details, tenant details and preferred inspection times or any other special access requirements
- Consultant contacts owner/tenant to arrange an inspection time
- Consultant completes a visual inspection. Inspection identifies and records any defects found. Only accessible areas will be inspected.
- Resulting report will be sent to owner for written confirmation that it is a true record of the condition of the property at the time of inspection

# PROPERTY CONDITION SURVEYS

- Discuss any concerns the owner has with the report and amend if the report is not a true record
- Copy of report is kept on CYP server with restricted access to only project personnel that need the information to carry out their work.

## **Condition Survey Process Level 2**

- Identify properties that may require further investigation such as heritage buildings or other structures that have the potential to be affected by construction activities
- Complete specialist desktop investigations and site inspections to inform our design process
- May require research detailed inspections and reporting by heritage architects and/or structural engineers
- Owners may be requested to provide architectural and/or structural drawings to assist with our investigations.



# PROPERTY CONDITION SURVEYS

## Property Damage

- A dedicated email address has been established to enable owners to report changes to the condition of their property.
- Owners will also be able to call a property coordinator to discuss any property related issues.

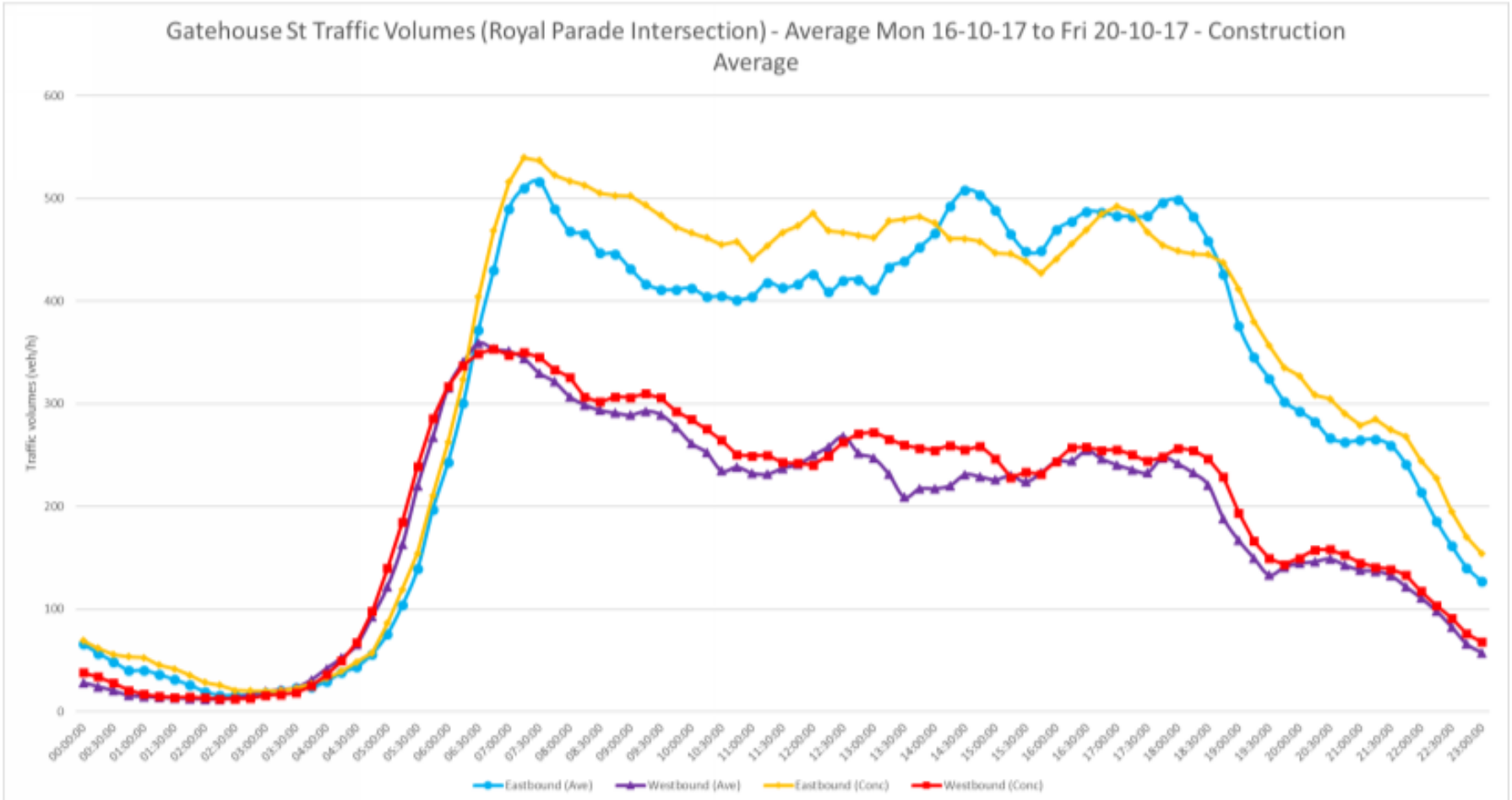
# TRAFFIC MONITORING

- Traffic Monitoring update

Location	Pre-closure	March 2018	Difference
Park Drive	1782 vpd	2235 vpd	+453 vpd
Story Street	2150 vpd	2230 vpd	+80 vpd

Pelham Street – 5040 vpd, average speed of 28 km/h

# GATE HOUSE DR







# TRAFFIC REVIEW

- Open discussion – what is working/ what needs review

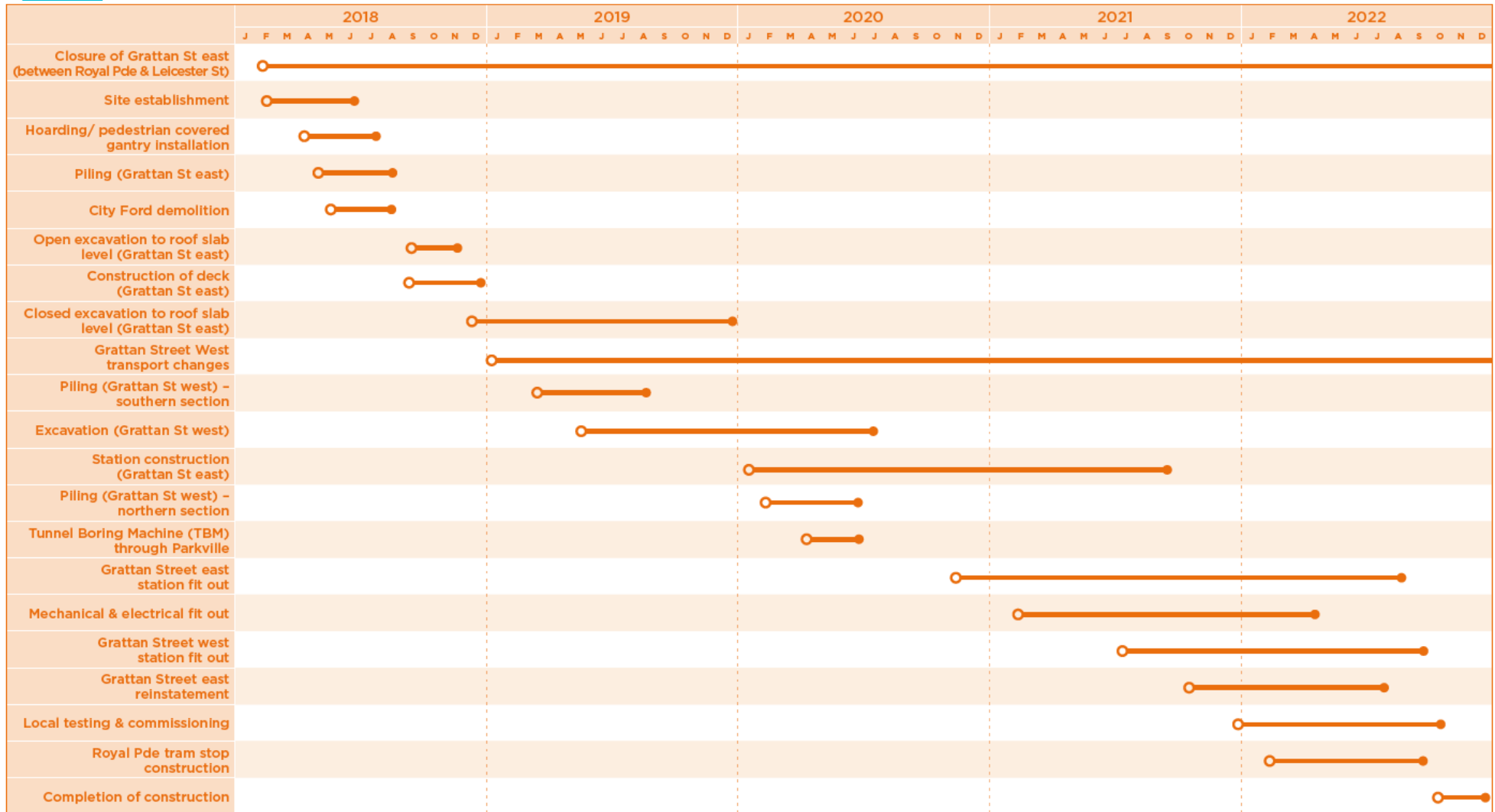
# WORKS READINESS

- Development Plan approval
  - Approved by Minister for Planning
  - Approved with no conditions
- Construction Noise & Vibration Impact Assessment
  - Assessment completed
  - Issued to stakeholders for review
  - Consultation underway
- Air Quality
  - Management plan submitted to IEA
  - Assessments have been completed – currently being reviewed by CYP
  - Consultation with potentially affected business to commence shortly

# CONSTRUCTION UPDATE – EARLY WORKS



# CYP TIMELINE



All dates current at the time of publication, however are subject to change.

# CONSTRUCTION UPDATE - CYP

## February – April

- Site preparation works well underway, including:
  - Removal of street furniture and above ground assets
  - Construction of an electrical kiosk substation to supply power to the site
  - Removal of blue stone pavers along Grattan Street
  - Installation of pedestrian ramps in Barry and Berkeley Street
  - Installation of work site drainage
  - Service proving
  - Soil sampling
  - Borehole investigations
  - Installation of ground water monitoring wells in Royal Parade, Pelham Street and Lincoln Square North
  - Tree removal
  - Barry Street site set up
  - Installation of timber hoarding along the west side of Barry Street

# CONSTRUCTION UPDATE - CYP

## April – August

- Installation of a pedestrian gantry outside the Alan Gilbert Building and Peter Doherty Institute
- Preparation of hard stand for piling activities
- First piling rig to arrive on site
- Test piles to commence at various locations on site to validate noise and vibration modelling
- Installation of 450 piles at a depth of approximately 37m
- Estimate production rate of 1-2 piles per day
- Concurrent with piling activities, construction of capping beam
- Estimate five truck movements per hour with access via Barry and Berkeley streets
- Truck route from site in/out via Flemington Road
- Ongoing installation of hoarding along the west side of Barry Street
- Access to University of Melbourne land to construct a pedestrian path alongside the Medical Building