

1 Airlie Street- Frequently Asked Questions

What is happening?

Development Approval for a mixed-use development at 1 Airlie Street, Claremont was granted by the Metro Inner-North Joint Development Assessment Panel on 14th July 2020. Blackburne are the developers and the development is known as “The Grove”. The development includes:

- Six distinct buildings comprising a single storey resident’s wellness centre and five intertwined buildings containing the apartments and commercial tenancies, as described below:
 - Building 1 - five storey building to the south-west
 - Building 2 - seven storey building to the north-west fronting Stirling Highway
 - Building 3 - four storey building to the north-east
 - Building 4 – eight storey tower on top of Building 3 (total of 12 storeys) to the east
 - Building 5 – 10 storey tower on top of Building 2 (including roof amenities) totalling 17 storeys fronting Stirling Highway.
- Ancillary land uses at ground level including café, provedore (shop) and wellness/health centre and home care services office.
- Lower ground and basement car parking.
- Public Open Space and community facilities including toy library, children’s playground and home care services office.

How long will construction take?

Multiplex, who have been awarded the contract for the initial construction of the development, have advised that a construction timeframe of approximately 24 months is anticipated, with construction being finalised in the second half of 2023. The first stage comprising demolition of the existing buildings and site clearance occurred in July 2020. The second stage, currently underway, involves site preparation and forward works including earthworks, sewer main relocation, piling and retaining, and the removal of sand to create the two basement car parking levels. The third stage, which will be commenced shortly, involves the building construction works, internal fitouts and landscaping.

How will traffic be managed?

A detailed Construction Management Plan and Traffic Management Plan requires endorsement by the Town of Claremont to guide how construction activities are undertaken in order to minimise disruption to residents in the area and maintain safety for everyone.

During the current site works stage, all earthworks trucks are required to access and leave the site from temporary gates on Stirling Highway and all earthworks truck movements to and from the site are restricted to left in/left out only. This avoids traffic impacts associated with right turning movements on Stirling Highway. “Spotter” personal will be on site directing trucks exiting the site onto Stirling Highway when it is safe to do so.

There will be temporary partial road closures and footpath closures during the construction from time to time which will require the prior approval of the Town of Claremont.

Multiplex is liaising with the Towns of Claremont and Cottesloe, and Shire of Peppermint Grove to identify suitable parking areas for contractors and construction workers, involved in the development, to avoid trade vehicles being parked on Airlie Street and surrounding residential roads.

Why has the footpath on Airlie Street closed?

Fencing has been erected around the site and will remain in place for the duration of the construction in accordance with legislative safety requirements and standards. Partial closure of the footpath on Airlie Street immediately adjacent to the site will accommodate site amenities as these cannot be located on the site due to the earthworks. The footpath closure will also protect pedestrians from construction vehicles entering and existing the site from Airlie Street. Small verge trees on Airlie Street have been removed, however these will be replaced at the end of the construction.

Are there restrictions on the time that construction can occur?

Night works may be necessary from time to time. This can only occur with specific Noise Regulation approvals being granted from the Town of Claremont. Approvals will only be forthcoming where there is a demonstrable need for night works, such as ensuring a particular aspect is completed faster to avoid protracted disruptions to the footpath or road networks.

How will noise and dust be managed?

The method of piling that has been adopted has been chosen in order to minimise levels of vibration and noise. All adjacent properties should have been assessed by the developer's agents conducting dilapidation surveys to determine the base line condition prior to commencement of construction. Dust suppression will be actively undertaken on site, with the sand being watered as necessary. Trucks leaving the site will also be cleaned in to minimise the export of sand and other materials from the site. All noise will be required to comply with the *Environmental Protection (Noise) Regulations 1997*.

Queries

If you have any queries, please don't hesitate to contact the Town of Claremont. Alternatively you can contact Multiplex via email on enquiries.grove@multiplex.global