

10/07/2023

Songbird, Oxley - 53 Seventeen Mile Rocks Road, Oxley

Dear Residents & Community Stakeholders,

Stage 2 Works Update:

Stage 2A works are progressing with the majority of the civil infrastructure (sewer, watermain & stormwater pipework) now installed. Concrete drainage works along the shared common boundary (known as the eastern hillside area) is also on track with close to 300 linear metres (LM) of the 380LM now poured. The balance of the concrete drain has been trimmed (earthworks complete) with the concrete pours scheduled to take place over the next 2 weeks.

The external works package is also advancing and is due for completion mid-July 2023. Shadforth would like to thank the local residents and community for their continued patience with the temporary traffic control devices that have been in place during the works.



What's Next for Stage 2:

The next phase of civil works for the Stage 2A parcel involve the formation of the future road reserves and all associated streetscape and landscaping works required to stabilise the new development area. Residents can expect a small increase in construction traffic during this period with the import of road-base pavement (quarried) material the main contributor. Works are scheduled to begin in June 2023 and are forecasted to be complete by mid-August, subject to inclement weather delays. It should be noted that

all works will be subject to noise and vibration monitoring to ensure compliance with *Australian Standard AS2436-2010, Guide to noise and vibration control on construction, demolition, and maintenance sites*.

In addition to the streetscape works within the Stage 2A parcel, a landscape contractor has been formally appointed to complete the stabilisation and planting of the 1.29-hectare Eastern Hillside zone between the Stage 2A area and the concrete drainage channel along the shared common boundary. Works are scheduled to begin in mid/late July 2023 with completion likely aligning with the completion of the Stage 2A parcel scheduled for October 2023, weather permitting.

Once the balance of the concrete drainage channel works are complete, residents can expect the ultimate 1.8m high, semi-transparent pool style fencing to be installed shortly thereafter along the shared common boundaries. The installation of this fencing is subject to recent discussions between affected residents, EDQ and Shadforth and will only be installed along approved boundaries. Fencing works are currently scheduled for completion in early August 2023.

The next phase of the external works package along Seventeen Mile Rocks Rd comprises of asphalt and landscaping works. As part of this next phase, profiling and re-overlay of a portion of Seventeen Mile Rocks Rd outside of the immediate work zone will be required. Under our current approvals with Brisbane City Council and our traffic management plan, these works may be required to be undertaken overnight. Advance notice (minimum 1 week) will be given to all affected residents if nightworks are required. It is anticipated that the reprofiling and overlay works will take no longer than 4 nights.

Thanks for your continued patience throughout the construction of the Songbird Oxley development.

If you have any concerns or issues regarding the referenced construction works, please do not hesitate to contact one of the following people:

Company	Title	Name	Phone Number	Email
Shadforth	Project Manager	Callum Watts	0439 437 120	callum.watts@shadcivil.com.au
Shadforth	Project Foreman	Jay Morris	0417 957 578	jay.morris@shadcivil.com.au
Shadforth	Graduate Site Engineer	Jack Cornwell	0438 338 495	jack.cornwell@shadcivil.com.au

Kind Regards,

Callum Watts | Project Manager

