



PAVILIONS
ON THE PARK

DUNTROON AVE

April 2008
Issue 4

Welcome to Issue 4 of the *Duntroon Ave Newsletter!*

This newsletter provides an update of the Pavilions on the Park project.

The Community Liaison Committee (CLC) meets on a regular basis to facilitate information flow to the community regarding the development progress, discuss any issues and complaints and to endorse solutions and remedies.

A copy of the minutes of each meeting can be viewed on the Duntroon Avenue website - www.duntroonave.com.au

The Duntroon Avenue Community Liaison Committee (CLC) members include:

- ▶ Rod Tudge Councilor, Lane Cove Council
- ▶ Tom Lawson Councilor, Lane Cove Council
- ▶ Rick D'Amico Councilor, Lane Cove Council
- ▶ Michael Mason Environmental Manager, Environmental Services, LCC
- ▶ Pierre Abrahamse NSW State Manager Apartments, Australand
- ▶ Robert Tasevski Senior Development Manager, Australand
- ▶ Scott Bradley Site Manager, Australand
- ▶ George Moutevelis Project Manager, Australand
- ▶ Kara Krason Director, Krason Planning Pty Ltd (Consultant)
- ▶ Vic Lilli Director, Vic Lilli & Partners
- ▶ Wendy Stamp Local Community Representative
- ▶ Tony Wright Local Community Representative
- ▶ Warren Richards Local Community Representative
- ▶ Dianne Campbell Local Community Representative

Please feel free to discuss any concerns with Committee members

NEWSLETTER



AUSTRALAND
RESIDENTIAL

DUNTROON AVE

Construction Update

Australand wishes to advise the residents that construction of Stage 1 (Buildings A and B) is well underway and is scheduled for completion approximately April 2009.

An indicative program which specifies the type of works that are proposed to be undertaken each month during the construction phase will be provided on the Duntroon Avenue website. The website will be updated should any significant changes be required to the program.

Truck movements during the construction phase will continue to be via River Road.

All work will be undertaken in accordance with the conditions of the consent. A copy of Council's Notice of Determination has been placed on the website for your information.

The approved hours of work are:

| | |
|---|-------------------------|
| Monday to Friday (inclusive) | 7:00am to 5:30pm |
| Saturday | 7:00am to 4:00pm |
| <i>No work is to be carried out on Sundays or any public holidays</i> | |

The delivery of heavy machinery to the site will however on occasions occur outside these hours in accordance with RTA regulations regarding the transportation of such machinery.

Following on from Newsletter No.3, the construction of Stage 1 (Building A and B) is progressing to schedule with the following works complete as of 30 April, 2008.

- *Carpark structure*
- *Building A, Level 5 poured*
- *Carpark services underway*
- *Building A Internal wall installation has commenced on Level 1*
- *Building B, Level 2 poured*

Upcoming works for the next 3 months:

Building A

- Structure will be completed.
- working on external finishes such as brickwork, render and window installation.
- Internal finishes trades progressing throughout the building.

Building B

- Structure will be completed.
- External finishes trades commencing.
- Internal trades installing walls and services.

External Works

- Commencement of under-grounding of electrical services on Duntroon Ave.
- Working on the water amplification on Duntroon Ave.



DUNTROON AVE

Over the past few months PBS Building have been pouring large quantities of concrete to the structure of Buildings A and B. Just recently there was an occurrence where the concrete pump blew a hydraulic hose making the pour go overtime.

To prevent concrete pours from exceeding the approved times, PBS Building have scheduled smaller pours to ensure that the works are completed within the approved hours.

PBS Building acknowledged and addressed this issue and apologise to all the residents that have been inconvenienced.

Should such an occurrence happen again, PBS Building will do a letterbox drop to inform the residents as to what has happened and advise an estimated completion time.

Contact Details

The contact details for the Building Contractor are as follows:

PBS Building (NSW) Pty Limited
PO Box 3547
Rhodes Waterside Shopping Centre
Rhodes NSW 2138

Phone: 9007 1800 | 0412 626 996
Email: peter.carter@pbspropertygroup.com.au
Contact: Peter Carter

The contact details for the Private Certifying Authority (PCA) are:

Vic Lilli & Partners
Locked bag 3013
Burwood NSW 1805

Phone: 9715 2555
Email: vlilli@viclilli.com.au
Contact: Vic Lilli, Director

Should you have any questions or concerns during the construction phase please contact the Building Contractor directly for immediate assistance. The contact details for the Building Contractor will also be placed on the website www.duntronave.com.au

Marketing

Subsequent to the construction work, a marketing and sales campaign has commenced on:

PAVILIONS
ON THE PARK

Signage banners along Duntroon Avenue and a temporary display office have been installed at the site.



AUSTRALAND
RESIDENTIAL

DUNTROON AVE

Below are some of the artist impressions created to show the finished product:



Pavilions on the park will be launched to the public on 17 May 2008. For any Sales enquiries please call **13 38 38**.

Complaint Procedure

Please also forward details of any issues or complaints through to the Private Certifying Authority. The Building Contractor and PCA will be required to log all complaints received and forward a copy of the log and actions to Australand on a weekly basis.

The process for submitting questions and complaints is as follows:

- 1. Residents are to submit questions or lodge a complaint directly with the building contractor (in the first instance) and/or the private certifying authority (PCA) as required (if there is a breach of approval).*
- 2. The building contractor (in the first instance) and/or the PCA as required (if there is a breach of approval) will log the question/complaint, investigate the matter and take any necessary action.*
- 3. The building contractor (in the first instance) or the PCA as required (if there is a breach of approval) will email a response to the complainant or provide a response via telephone to acknowledge that the question/complaint has been received and to provide an answer to the question/complaint.*
- 4. Responses will be provided within 24 hours if made by phone or 48 hours if received by email.*

The complaint register will be tabled for discussion at each Duntroon Avenue CLC meeting.

If you require further information on the project please do not hesitate to contact Kara Krason on 9767 2958 or kkrason@australand.com.au

Alternatively, you may contact any of the Community Representatives who Australand will communicate with on a regular basis.



AUSTRALAND
RESIDENTIAL