

August 2021

Holland Court and Victoria Street, Flemington

Early Works Notification

Homes Victoria is delivering secure and affordable housing to Victorians that need it most. Our appointed builder, Icon, will soon be starting works at **Holland Court** and **Victoria Street, Flemington**.

This work is towards the new development which will include 366 homes that improve the local area, and offer new open space and landscaping for everyone to enjoy.

In the next few weeks, you will see:



timber safety fence around the entire site.



experts brought in to remove contaminated material from the ground before we start works.



protecting trees that we can, removing or pruning any trees that will be impacted by building, and planning to plant even more trees when construction is finished.



closed public access to sections of Holland Court and Hill Street, and some changes to car parking in the area.



Early Works
August 2021



Construction Starts
Late 2021



Construction Complete
Early 2024



New Homes Delivered
Early 2024



Artist's impression - view from the corner of Holland Court and Hill Street looking north west.

Protecting trees

Public space and garden plans include:

- creating a new gateway park near the corner of Hill Street and Holland Court
- a large nature play area in the southern pocket park
- shared central courtyard spaces and
- planting more than 180 new trees across the development.

We've worked alongside tree specialists to review each tree at the site.

Some trees will need to be removed because:

- they are where the new apartments will be built
- the new basement car parking will damage their root system
- trucks will load and unload within the site rather than in local streets.

A qualified wildlife handler will ensure any wildlife is carefully removed before tree removal works start.

We will look at ways we can reuse and recycle the trees, such as donation for woodworking or furniture, wildlife habitats or community groups.

If you represent a local group who could make a positive use of the timber, please get in contact with us via the details listed.

Timber safety fencing

There will be a tall timber fence with security wire around the entire worksite to help reduce noise and dust and maintain site safety.

Safely removing contaminated soil

Before we can start building, we need to remove contaminated soil from the site for the safety of our workers and neighbours. As with many sites across Melbourne, the site has a mix of contaminants in the ground from previous use of the site.

This process includes:

- environmental experts assessing what is in the soil
- earthworks contractors to begin carefully excavating the site
- transporting contaminated soil to a processing facility where it is treated and disposed of safely
- regular air quality monitoring to make sure conditions remain safe for neighboring homes and businesses.

There will be specialist environmental experts on site in Personal Protective Equipment (PPE), including bodysuits, gloves, eye protection and masks. This is normal to keep the workers and community safe.



Contractor carrying out contaminated soil removal works.

When will these works take place?

Work is planned to start in August and are anticipated to be completed in December 2021.

Works on site will be undertaken

- Monday to Friday between 7am – 6pm
- Saturdays between 9am – 3pm.

Changes to access and parking

To reduce the impact of construction and traffic near schools and child care, we will be closing access to sections of Holland Court and Hill Street while we build. Safe access will be maintained to 12 Holland Court. Changes include:

- car parking will be removed on Hill Street behind Hopetoun Child Care Centre and street parking in this area
- a new link road is being constructed inside the Flemington car parking area to make sure residents will still have access
- construction of a temporary carpark near the North Eastern corner of the site.

Will there be any impact to me or my family?

Access to the site will be restricted and only contractors with designated work permits will be permitted to be on site. The site supervisor will manage site safety and compliance with WorkSafe Victoria regulations.

These works are not anticipated to impact power supply to surrounding homes or businesses.

Who is Homes Victoria?

Homes Victoria manages and maintains social and affordable housing across Victoria. Our mission is to provide more homes, for more Victorians and support people who are finding it difficult to secure stable and affordable housing.

Works are progressing with strict COVID safe plans in place. The health and safety of our workforce and community remains our top priority.



Find out more

If you have any questions about planned works, you can email us at: enquiries@homes.vic.gov.au


or call the project hotline on: **(03) 9389 3619**


For more information please go to: <https://www.vic.gov.au/holland-court-flemington>


or

www.vic.gov.au/victoria-street-flemington

Register for project updates online or send your questions to: enquiries@homes.vic.gov.au

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Interpreter

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