

## 7.5.3 Major Projects Report

**Responsible GM:** Peter Benazic  
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### Recommendation(s)

That Council note the August 2024 Major Projects Report.

### Attachments

1. Major projects report - August 2024 [7.5.3.1 - 15 pages]

### Executive Summary

As part of the reporting process to Council, this monthly report provides an update of the status of major projects in progress, as at the end of July 2024 when the report was collated.

### Background

Projects and updates are included in the attached report

### Conclusion

This regular activity report (as attached) is provided for Councillor's information

Please note: the content of this report was correct as at the end July 2024, when it was written.

## Recreation Reserves and sporting facilities

### *Sporting pavilions*

#### **Koo Wee Rup Bowls Club – clubroom upgrade**

Project description	Proposed demolition of existing clubroom facility and construction of new modular building with facilities for club members and general community including two social rooms, lounge, three community meeting rooms, kitchen, bar server, two change room areas, office area, toilet facilities, storage area, first aid room, and car parking,
Funding	This project is jointly funded by Council, Victorian and Australian Government agencies.
Timing	Revised delivery timing for this project is October 2024
Update	Detailed design has been finalised following stakeholder agreeance of the concept layout. Construction has commenced and progressing in line with project program.

#### **Cora Lynn Football Pavilion – clubroom upgrade**

Project description	Proposed demolition of existing clubroom facility and construction of new modular building with facilities for club members and general community including home and away change rooms, gym, amenities, first aid, storerooms and umpire rooms plus a standalone timekeeper's box.
Funding	This project is jointly funded by Council and a Victorian Government loan.
Timing	Revised delivery timing for this project is August 2025.
Update	Contracts have been executed with the modular builder. preliminary design is underway in consultation with stakeholders.

### *Sporting fields*

#### **Worrell Reserve – skate park**

Project description	Construction of skate park and youth plaza
Funding	Council and the Victorian Government jointly fund this project
Timing	Stage one of project is expected to be completed by the end of 2024.
Update	Tender evaluation report will be tabled at this meeting as a separate report

## Roads

### ***Strategic road sealing program***

Council is investing funds to upgrade several strategic roads across the shire to improve transport connections. Approximately 25km of roads across the shire have been identified, including:

- McGregor Road, Soldiers Road and Hobsons Road, Pakenham/Rythdale – project underway
- Dore Road, Pakenham – project underway
- Mount Lyall Road, Lang Lang East
- Huxtable Road, Pakenham Upper
- Bessie Creek Road, Nar Nar Goon North
- Evans Road, Bunyip
- Thewlis Road, Pakenham
- Armytage Road and LL Road, Officer – project complete
- Main Drain Road, Koo Wee Rup – project complete
- Boundary Drain Road, Koo Wee Rup – project complete.

### **McGregor-Soldiers-Hobson roads**

Project description	Construction of McGregor-Soldiers-Hobsons roads, Pakenham, includes pavement, kerb and channel and underground drainage works. This project will also use the recycled glass crushed rock product, using 1500 tonne of recycled glass in the pavement.
Funding	This project is fully funded by Council
Timing	Project complete.
Update	Onsite works have now been completed.

### **Dore Road, Nar Nar Goon**

Project description	Construction of Dore Road, Nar Nar Goon, includes pavement, some kerb and channel and underground drainage works. This project is the first for the use of ground penetrating radar to assist designer engineers to assess the location and depth of tree roots and reduce the effect on vegetation and thus reducing vegetation offset costs.
Funding	This project is jointly funded by Council and the Australian Government's Local Roads and Community Infrastructure Program
Timing	Road construction works are complete
Update	Practical completion has been issued. Small remedial works are currently being completed to meet current date road safety standards.

**Mt Lyall Road, Heath Hill**

Project description	Construction of Mt Lyall Road, Heath Hill, includes pavement, some kerb and channel and underground drainage works.
Funding	This project is jointly funded by Council and the Australian Government's Local Roads and Community Infrastructure Program
Timing	Construction commenced in July
Update	80% of earthworks are now completed. Road pavement stabilisation works completed for the first 2 kms. Proof roll completed for existing pavement.

**Huxtable Road, Pakenham Upper**

Project description	Construction of Huxtable Road, Pakenham Upper, includes pavement, some kerb and channel and underground drainage works.
Funding	This project is fully funded by Council
Timing	Construction scheduled to commence in the 2024-25 financial year, to vegetation removal permits being obtained.
Update	<p>The finalisation of the design and environmental permit application has been delayed due to design consultant withdrawing from the project unexpectedly and DEECA changing the cumulative impacts rules for vegetation removal.</p> <p>A new designer has been engaged and full environmental impacts are now expected to be known by the end of October. It is anticipated that this will confirm if a vegetation removal planning permit is required, prior to works being undertaken.</p>

**Detailed design of other projects in program**

Project description	Detailed designs of Bessie Creek Road, Evans Road, and Thewlis Road
Funding	This project is fully funded by Council
Timing	To be delivered in future years subject to budget allocation
Update	Designs and environmental investigations are continuing for these projects.

### ***Princes Highway intersection upgrades***

Eight intersections along the Princess Highway between Beaconsfield and Pakenham have been identified for upgrading through the associated planning schemes. Upgrades identified include amendments to two existing signalised intersections as well as signalling six previously un-signalised intersections. All intersections have been highlighted for additional or extended turn lanes, additional through lanes, bus priority lanes, and shared cycle/pedestrian lanes.

Identified intersections include:

- Bayview Road – under construction
- Tivendale Road – under construction
- Glismann Road – complete
- O’Neil Road – complete
- Brunt Road
- McMullen Road
- Arena Parade

#### **Bayview Road, Officer**

Project description	Bayview Road Princes Highway intersection is currently an un-signalised T-intersection. This project will: <ul style="list-style-type: none"> <li>• upgrade the intersection to be a fully signalised crossroad, with the southern leg of Bayview Road being constructed and connecting into the development to the southwest. Ultimately this southern leg will connect to the Monash Freeway via the Officer South Road interchange.</li> <li>• include dual right turn lanes into both legs of Bayview Road, a westbound bus priority lane, off road cycle and pedestrian paths, and car parking alterations along the Princes Highway eastbound lane</li> </ul>
Funding	This project is jointly funded by Developer Contributions and the Australian Government
Timing	Majority of civil works complete as of the end of January 2024. Traffic signals switch on will be reliant on power to the site being provided by Ausnet – this date is still unknown
Update	SP AusNet have been out to site and conducted a final audit, small rectification works were identified, which have now been completed and awaiting sign off from SP AusNet, before final electrification of the lights can be done.

#### **Tivendale Road, Officer**

Project description	The Tivendale Road/Station Street Princes Highway intersection is an existing fully signalised intersection. The upgrade works will increase the capacity of the intersection to handle the increased traffic volumes caused by adjacent development. This includes constructing dual right turn lanes into and exiting Tivendale Road, a westbound bus priority lane, off road cycle and pedestrian paths, and car parking alterations along the Princes Highway eastbound lanes and the southern service road.
Funding	This project is jointly funded by Developer Contributions and the Australian Government
Timing	The project is scheduled to be complete by end of September 2024.
Update	Concrete works (including shared path and kerb and channel) in Princes Highway, Station Street, and Tivendale Road are complete. Asphalt works excluding wearing course, on outward bound carriage way are complete. The inward bound carriageway is to be completed by end of August. Service road works to construct new carparking bays has commenced. Wearing course asphalt to be done once all other works are complete, likely in September.

**Brunt Road, Officer**

Project description	The Brunt Road/Whiteside Road Princes Highway intersection is an existing fully signalised intersection. The upgrade works will increase the capacity of the intersection to handle the increased traffic volumes caused by adjacent development. This includes constructing duel right turn lanes into and exiting both Brunt Road and Whiteside Road, a westbound bus priority lane and off-road cycle and pedestrian paths.
Funding	<p>Designs for the intersections are funded through developer contributions. Given the high cost associated with constructing the intersections, Council cannot fund the build for these intersections alone.</p> <p>Council is currently advocating for state and federal funding to see these designs come to life and for the intersections to be constructed.</p> <p>Until such time additional funding becomes available, construction of this intersections will not be able to proceed.</p>
Timing	Designs are due to be finalised mid-2024.
Update	Department of Transport and Planning has requested further information regarding the traffic impact for this project. This information has been provided and Council is awaiting further comments/feedback.

**Arena Parade, Officer**

Project description	Arena Parade/Princes Highway intersection is currently an unsignalised T-intersection. This project will upgrade the intersection to be a fully signalised crossroad, with the northern leg being constructed to the property line for connection by future development.
Funding	The Victorian Government has announced \$2.8m through the growth areas infrastructure contributions fund to deliver Arena Parade intersection. Developer Contributions are also available.
Timing	Detailed designs are progressing.
Update	Arena Parade designs have been submitted to Department of Transport and Planning (DTP) for detailed design approval. DTP has requested further information regarding the traffic impact for this project, which has been provided. DTP is currently reviewing this information.

**McMullen Road, Officer**

Project description	McMullen Road/Princes Highway intersection is currently an unsignalised T-intersection. This project will upgrade the intersection to be a fully signalised crossroad, with the southern leg being constructed to be connected to by future development.
Funding	Designs for the intersections are funded through developer contributions. Given the high cost associated with constructing this intersection, Council cannot fund the delivery alone. Council is currently advocating for Victorian and Australian Government funding to see these designs come to life and for the intersections to be constructed. Until such time additional funding becomes available, construction of this intersections will not be able to proceed.
Timing	Detailed designs are on hold.
Update	McMullen Road designs have been submitted to Department of Transport and Planning for detailed design approval, however this intersection cannot be constructed without removal of the existing weigh bridges by Victorian Government authorities.

### ***Sealing the Hills program***

The advocacy campaign calling on the Australian Government to reconsider the decision to discontinue the project is ongoing.

An Australian Government budget submission has been prepared and was submitted in February 2023 calling for the reinstatement of funding or extended funding however no official response has been received by either Council.

The partition to parliament was tabled at parliament with the responsible minister responding to the community in April indicating that no further funding will be received.

The Victorian Government has also been approached to seek additional funding to continue the program.

Residents and stakeholders have been notified regarding the status of their road, and the community have access to view a full list of outstanding roads and their status on Council's website: [www.cardinia.vic.gov.au/sealingthehills](http://www.cardinia.vic.gov.au/sealingthehills)

### **Sealing the Hills program road work updates**

#### **First-Grenville package (stage 1) – Cockatoo**

Project description	Construction of First Avenue, Grenville Road, Spring Street and Hazel Street, Cockatoo, includes pavement, asphalt wearing surface, kerb and channel, and underground drainage works.
Funding	This project is jointly funded by the Australian Government and contributions by residents via a Special Charge Scheme.
Timing	Major works complete. Ancillary works scheduled to be completed by end of October.
SCS process	VCAT Complete.
Update	Driveway, verge and site re-instatement works ongoing. Drainage works on First Avenue ongoing - when complete remaining road works can be finalised.

#### **First-Grenville package (stage 2) – Cockatoo**

Project description	Construction of Second Avenue and ROWY (between First Avenue and Second Avenue), Cockatoo, includes pavement, asphalt wearing surface, kerb and channel, and underground drainage works.
Funding	This project is jointly funded by the Australian Government and contributions by residents via a Special Charge Scheme.
Timing	Works have started.
SCS process	VCAT Complete.
Update	Drainage works nearing completion. Pavement works have started.

**First-Grenville package (stage 3) – Cockatoo**

Project description	Construction of Neville Street, Steane Street and Marcelle Street, Cockatoo, includes pavement, asphalt wearing surface, kerb and channel, and underground drainage works.
Funding	This project is jointly funded by the Australian Government and contributions by residents via a Special Charge Scheme.
Timing	Construction has commenced and are scheduled to be completed by late 2024.
SCS process	VCAT Complete.
Update	Neville Street works complete excluding asphalt works. Drainage works nearing completion on Marcelle and Steane streets, with pavement stabilisation works underway. Asphalt works to be undertaken following completion of all pavement preparation works.

**Old Gembrook Road package – Emerald**

Project description	Construction of Old Gembrook Road, Durban Road and Sherriff Road, Emerald, includes pavement, asphalt wearing surface, kerb and channel, and underground drainage works.
Funding	This project is jointly funded by the Australian Government and contributions by residents via a Special Charge Scheme.
Timing	Works scheduled to commence in late 2024.
SCS process	VCAT Complete.
Update	Works scheduled to commence in late 2024.

**Stoney Creek package – Beaconsfield Upper**

Project description	Construction of Morris Road, Burton Road and Young Street, Beaconsfield Upper, includes pavement, asphalt wearing surface, kerb and channel, and underground drainage works.
Funding	This project is jointly funded by the Australian Government and contributions by residents via a Special Charge Scheme.
Timing	Works scheduled to commence in late 2024.
SCS process	VCAT Complete.
Update	Works scheduled to commence in late 2024.



***Other Council delivered road projects*****Resurfacing and rehabilitation program**

Project description	The significant proactive maintenance and upgrade of Council's road network as per Council's asset management system.
Funding	Resurfacing and rehabilitation programs are jointly funded by Council and the Australian Government's Roads to Recovery Program.
Timing	The 2024-25 pavement renewal program has been finalised and tendered The 2024-25 road resurfacing program is currently being scoped.
Update	Rehabilitation projects for 2024-25 include: <ul style="list-style-type: none"> <li>• Seven Mile Road, Nar Nar Goon</li> <li>• Bunyip Modella Road, Bunyip</li> <li>• Officer Road, Officer</li> <li>• Dalmore Road, Cardinia</li> </ul> <p>A separate tender evaluation report is being tabled for pavement renewal works at this Council meeting.</p>

**Pakenham: McGregor Road duplication including Henty Street intersection.**

Project description	Upgrade of intersection to a signalised intersection.
Funding	Council and DCP funding are in place to complete the design.  The Victorian Government announced \$6m of funding for this project through the growth areas infrastructure contributions fund to deliver this project. Council funds are also available to complete this project.
Timing	Works will be linked to the rail removal by LXR and coordinated with other state and Council projects in the Pakenham area.
Update	Detailed designs are progressing. A consultant has been engaged to determine the level of service impacts. Following this the design can be finalised. The signalisation of Rogers Street intersection will now be included in the scope of this project.

## Drains and bridges

### Beaconsfield wetland boardwalk renewal

Project description	Removing old timber structure, replacing with new steel structure on screw piles with an extruded polymer solid deck
Funding	The project is funded by Council.
Timing	This project is due to be completed by end of October.
Update	Screw piling has occurred along the alignment of the boardwalk. Fabrication of the deck structure is underway. Donny Brook Creek abutment works have been completed at Emerald-Beaconsfield Road.

## Footpaths

### Village Way, Pakenham – pedestrian crossing

Project description	To improve pedestrian safety, these works will include 3 zebra-crossing on all three legs of the Village Way and Park Orchard Drive intersection with flashing lights on both Village Way crossings.
Funding	This program is jointed funded by Council and Transport Accident Commission (TAC).
Timing	Works are due to start in September and be finished in March 2025
Update	<p>Located adjacent to Lakeside Square shopping centre and near Cardinia Road train station, this area had been identified as a high priority location for a pedestrian crossing. The works have been fast tracked with the support of funding from the TAC.</p> <p>Letters were sent out in July to surrounding businesses and properties regarding the works.</p>

## Other Council capital works projects

### *Building projects*

#### **Cannibal Creek Reserve - Community Centre, Garfield North**

Project description	Development of a new Community Centre in Garfield North. This modular building will include a social room to accommodate approx. 100 people, a meeting room, storage area, kitchen, accessible toilet, and unisex toilets.
Funding	The project is funded by the Victorian Government's Growing Suburbs Fund
Timing	Project is expected to be completed by April 2025 due to delays
Update	<p>The concept design has been signed off by the Committee of Management and all necessary documentation has been submitted for planning permit approval. Objections received during public advertising require a Council report to be submitted by the Town Planning team following the receipt of these objections.</p> <p>The planning team are currently working through some extra traffic conditions for the project and drafting a report to Council, which is due to go to September Council Meeting. Factory manufacturing is on hold pending Council resolution.</p> <p>Council Officers are working through updating the funding body regarding timelines for the project.</p>

#### **Cardinia Youth Hub**

Project description	Relocation and expansion of the My Place Youth Facility to a parcel of Council owned land at James Street, Pakenham. The new facility will accommodate approximately 1000m <sup>2</sup> of building structure, together with landscaping and associated car parking, which will be designed to engage and support young people 12-25 years of age.
Funding	<p>This project is jointly funded by Council, the Victorian Government's Growing Suburbs Fund, and the Australian Government.</p> <p>The car park is funded by the Australian Government's Local Roads and Community Infrastructure fund.</p>
Timing	This project is currently on hold while investigations continue.
Update:	<p>The contractor (Builder) for this project has gone into liquidation. The project team secured the site and undertook a review through a specialist forensic engineer. Forensic reports showed significant defects.</p> <p>A resolution to endorse project direction is expected at this Council meeting and is subject to a separate report.</p>

***Early learning centre projects*****Thewlis Road Integrated Child and Family Centre**

Project description	This new centre will include three kindergarten program rooms, a community room that can be licensed as a fourth kindergarten room in times of peak demand, three consult rooms to cater for Maternal and Child Health, and other allied health professionals, staff room with kitchen space and planning room, amenities, equipment, furniture, outdoor play space, shared common area/ waiting lounge and carparking.
Funding	The project has funding through developer contributions. Council has successfully obtained the remaining required funds from the Victorian Government's Building Blocks Capacity Grant.
Timing	The project is scheduled for construction completion in December 2024, and operational from January 2025.
Update	Construction continues, in line with the project program.

***Open space projects*****Officer District Park Stage 1**

Project description	<p>Officer District Park will be a 10-hectare adventure and nature park located on Lansell Avenue in Officer. The park will be delivered in stages, with exciting features planned to be delivered as part of the current stage 1 works, including:</p> <ul style="list-style-type: none"> <li>• an incredible multi-level playground with a variety of play zones and experiences including two 20m-long embankment slides.</li> <li>• dog off leash area</li> <li>• Cardinia Shire's first purpose-built Parkour Zone</li> <li>• fitness equipment including running stairs, exercise stations and a 1km loop track.</li> <li>• hillside lookout platform</li> <li>• wetland area with extensive landscaping</li> <li>• public toilets</li> <li>• picnic facilities</li> </ul> <p>Stage 2 of construction will also include a regional-level skate park, mountain boarding tracks and a cafe.</p>
Funding	The detailed design is funded by Council. The construction of the project is jointly funded by Council, the Victorian Government's Growing Suburbs Fund and the Australian Government's Local Road and Community Infrastructure program.
Timing	The project commenced construction in October 2023 with completion expected in late 2024.
Update	<p>Design of the public restrooms is taking shape with a unique two-level facility required to service the split-level design of the playspace.</p> <p>Play equipment has now been installed and landscape planting will commence in August.</p> <p>The project is currently on track for completion in late 2024.</p>

**Alma Treloar amphitheatre**

Project description	Upgrade of the existing amphitheatre to improve accessibility, including using recycled materials to reduce maintenance costs.
Funding	The project is jointly funded by Council, the Victorian Government's Growing Suburbs Fund and the Australian Government's Local Roads and Community Infrastructure program
Timing	The project is expected to be completed in September 2024
Update	<p>The shelters, BBQs and seating have been installed. Concrete footings are complete. Structural steel components have been manufactured offsite and will be craned into place by end of August.</p> <p>The amphitheatre is scheduled for completion end of August. A shade sail will also be installed over the stage following completion of the amphitheatre.</p>

## Developer delivered infrastructure

### Cardinia Road Employment Precinct – Cardinia Road PSP upgrades (Freeway intersection to future Thompsons Road)

Project description	<p>Cardinia Road Employment Precinct PSP (CREP) was gazetted in 2010 and includes significant upgrades along Cardinia Road.</p> <p>Some upgrades have been completed in recent years allowing access into Kaduna Park residential estate and upgrades to the freeway roundabout.</p> <p>Multiple permits have been issued requiring PSP upgrades along Cardinia Road between the freeway and Transmission Easement. The works include:</p> <ul style="list-style-type: none"> <li>• Further upgrade of the intersection at the Freeway (known as IN01), duplication of the southern exit and footpath connections.</li> <li>• Duplication of Cardinia Road between Centenary Boulevard and the freeway roundabout (RD01). This includes footpath installation linking into the freeway bridge and then into Officer.</li> <li>• Creation of a roundabout at Cardinia Road and Centenary Boulevard (IN02) which also includes creation of the fourth leg of the intersection to the east to facilitate development further east.</li> <li>• Creation of a roundabout at Cardinia Road and the entrance to Kaduna Business Park (IN07)</li> <li>• Creation of a signalised T-intersection at Cardinia Road and future Thompsons Road (IN08)</li> <li>• Duplication of Cardinia Road between IN07 and IN02</li> </ul> <p>These upgrades will improve connectivity and safety along Cardinia Road both for residents and those travelling through. There will be disruptions throughout the construction period, but Council officers are working to ensure these are minimised where possible.</p> <p>Future upgrades with additional intersections will be required in the future as development continues, with these packages of works being the most extensive to happen in this section of Cardinia Road.</p>
Funding	<p>These projects are jointly funded by PSP Contributions through the Cardinia Road Employment Precinct PSP and the developers of the surrounding estates.</p>
Timing	<p>Construction has begun on the road upgrade works south of the Kaduna homestead, with further works to commence in coming months. Anticipated completion of the bulk of intersection works is end of 2024 with further duplication and intersection works happening in 2025 as development continues.</p>
Update	<p>The two developments south of the homestead on the eastern side of Cardinia Road (Kaduna Business Park and Southpoint Business Park) have approvals from Council and DTP to begin works. Works have started with road widening and upgrades, moving to works to construct IN07 (roundabout) and IN08 (signalised T-intersection at future Thompsons Road).</p>

**Pakenham East – Ridgelea site – new Princes Highway intersection  
(between Deep Creek and Dore Road)**

Project description	<p>This major signalised intersection will provide access into the Parklea “Ridgelea’ site on the south of the highway, and in the future into the developable land on the north.</p> <p>This is a four-leg intersection, providing connector boulevards on the south and provision for connector road to the north with dual carriageway on Princes Highway with provision for a third lane. It sits between Deep Creek to the west and Dore Road to the east.</p> <p>The construction of this intersection will also change access to Dore Road for the short term until the full PSP construction on the north side takes place. As part of these works, Dore Road will connect into Princes Highway further east than it currently does on a straighter alignment, and will be left in, left out only. The future PSP design anticipates that Dore Road will connect into this intersection by a local road to be built parallel to Princes Hwy to the north, with no direct connection from Dore Rd to the Highway. The timing for this is unknown and would progress with future development by landowners.</p> <p>This is the partial construction of this intersection in line with the PSP and ICP requirements – only three legs will be built for access to the south only. It has been approved by DTP to their requirements and they are lead supervision on this project.</p>
Funding	The project is jointly funded by Infrastructure Contributions through the Pakenham East ICP and the developer of the Ridgelea Estate (Parklea)
Timing	The developer anticipates construction completion in 2024; this is dependent on DTP approvals.
Update	Construction has started on the intersection.

**Thewlis Road, Pakenham – Duplication and upgrade of Thewlis Road from Kenneth Road to Princes Highway.**

Project description	Duplication and upgrade of Thewlis Road
Funding	Funded through the Cardinia DCP as per the Cardinia Road PSP and by the developer.
Timing	Design for Thewlis Road and connection to Kenneth Road have been approved and construction has started.
Update	Works are close to completion with some outstanding electrical and asphalt works left to complete. Connection from Kenneth to Thewlis Road cannot be opened until the Thewlis Road/Highway intersection is also complete.

**Stephens Road, Officer – Duplication and upgrade of Stephens Road from Rix Road to Hansel Avenue**

Project description	Duplication and upgrade of Stephens Road, Officer. Works are required as per the Officer Central planning permit.
Funding	Funded through the Officer DCP as per the Officer PSP and by the developer.
Timing	Design for Stephens Road has been approved. Construction has commenced.
Update	Works have commenced.

**Rix Road, Officer – Construction of the Curved Trunk Road/Rix/Stephens Road roundabout and duplication of Rix Road to the east.**

Project description	Construction of the Curved Trunk Road/Rix/Stephens Road roundabout and duplication of Rix Road to the east. Works are required as per the Officer Central planning permit.
Funding	Funded through the Officer DCP as per the Officer PSP and by the developer.
Timing	Design for the roundabout and Rix Road is in the final stages of design reviews.
Update	Works likely to commence in August, but subject to developers timings.

**Starling Road, Officer – Construction of (part of) Starling Road**

Project description	Construction of Starling Road section for Arbor Development frontage. Works will include Melbourne Water Drainage Service Scheme pipes, upgrading to PSP cross section and connections to Arbor development.
Funding	Funded through the Officer DCP as per the Officer PSP and by the developer.
Timing	Works to commence in August; subject to developer works programs.
Update	Works to commence in August; subject to developer works programs.