

COMMUNITY

UPDATE

31 Queens Road

December 2023 / January 2024



Welcome to our monthly newsletter

Our monthly newsletter will keep near neighbours informed of upcoming works at 31 Queens Road.

While initial notices will be letterbox dropped, future newsletters will be distributed digitally at the beginning of each month.

We invite you to register for the e-newsletter via the QR code on the right.



SCAN ME

What's happening?

Construction is underway at 31 Queens Road with basement works progressing into mid-2024.

Delta Group is currently the Principal Contractor responsible for managing civil works on site.

We understand that there will be some impacts to the local community, and we thank you in advance for your patience. Every effort will be made to reduce construction impacts and disruptions along the way.

What's planned for December?

- Finalisation of site security works including access gates to Queens Lane and completion of site perimeter hoarding.
- Bulk earthworks commencing with removal of earth from site.
- Dust suppression practices ongoing throughout bulk earthworks.
- Concrete shotcrete wall and anchor installation to retention system.
- Ground water table management activities.
- Site shutdown protocols.

What's planned for January?

- Resume ongoing bulk earthwork removal, anchors and shotcrete installation to retention system.
- Piling rig float to site allowing the transition into installation of foundation piles.
- Once pile installation complete, bulk earthwork and retention system works to resume.



What you might see

Various specialist machinery will be used during December and January including:

- Excavator(s)
- Anchoring rig
- Piling rig
- Mobile crane(s)

Work hours

Work hours are in line with the planning permit in place and the City of Port Phillip Council's regulations:

- **Between 7am and 6pm, Mondays to Fridays.**
- **Between 9am and 5pm, Saturdays.**

If, from time-to-time activities need to take place out of hours, we will obtain the relevant permits from Council and notify our neighbours of these in advance.

End of year shut down

As the year comes to an end, works on site will cease from 22 December to 10 January.

Please continue to direct queries to the contact details in the footer and someone will respond as soon as possible.

Due to the end-of-year shutdown there will be no newsletter distribution in January. This edition covers both December and January. The next newsletter you will receive will be in February.



Management of works

- Ongoing street cleaning practices in place.
- Delta will ensure engines are turned off when not in use.
- Delta will ensure all generator power is turned on during site operation hours only.
- Dust suppression will be utilised during piling and bulk earth removal works.
- All works will be conducted within nominated hours and in accordance with regulations.

Stay informed

If you have any questions about works happening on site, please contact **Delta** at:

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 jun.li@deltagroup.com.au

If you have any general questions or comments, please feel free to contact us at:

 community.thealbertine@mirvac.com

Or, visit our community website to register for updates:

 thealbertinecommunity.mirvac.com

