

# COMMUNITY UPDATE

31 Queens Road  
April / May 2025



## Welcome to our bi-monthly e-newsletter

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

E-newsletters will be distributed to our registered database via email every two months.

You can also find our e-newsletters by visiting our website:

[thealbertinecommunity.mirvac.com/community-updates](https://thealbertinecommunity.mirvac.com/community-updates)

## What's happening?

Construction is progressing at 31 Queens Road with the site currently undergoing main works.

Mirvac Construction is the Principal Contractor responsible for managing the 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 April and May?

- The concrete slabs have been poured up to Level 1, with work on Level 2 set to begin this week.
- The jumpform for the main core has advanced to Level 5 out of 14 and will continue to progress.
- Establishment of site construction equipment, including perimeter containment screens and builders hoists.
- Tower crane climb with notifications to be issued to nearby residents outlining the details of the works.
- Ongoing activities including groundwater management and traffic management.



## What you might see

Various specialist machinery will be used during April and May including:

- Tower crane
- Builders hoists
- Concrete placement towers
- Mobile crane(s)
- Elevating work platform (EWP) and height access equipment

## 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 near neighbours via Building Managers in advance.

## Management of works



- Detail of any work-related disruptions impacting immediate neighbours will be communicated in advance via building managers.
- All works are conducted within nominated hours and in accordance with regulations.
- Loading Zone established as per the endorsed Construction Traffic Management Plan.

## Site Shutdown

The site will be secured and shutdown for the following public holiday period:

**Easter / Anzac Day period: Friday, 18 April 2025 – Saturday, 26 April 2025**

## Stay informed

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



[community.thealbertine@mirvac.com](mailto:community.thealbertine@mirvac.com)



[thealbertinecommunity.mirvac.com](http://thealbertinecommunity.mirvac.com)