

COMMUNITY UPDATE

31 Queens Road
February / March 2025



Welcome to our bi-monthly e-newsletter

Our monthly e-newsletter will now be distributed bi-monthly, keeping 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

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 February and March?

- Ongoing concrete pours for the main core and progression of the jump form.
- Completion of ground floor concrete slab with commencement of the tower structure.
- Establishment of site equipment, including perimeter containment screens.
- Ongoing activities include groundwater management and traffic management.



What you might see

Various specialist machinery will be used during February and March including:

- Tower crane
- 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 neighbouring Building Managers in advance.

Management of works



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

Site Shutdown

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

Labour Day – Monday, 10 – Tuesday, 11 March 2025

Stay informed

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



community.thealbertine@mirvac.com

Or, visit our website for more information:



thealbertinecommunity.mirvac.com