

COMMUNITY

31 Queens Road

UPDATE

July 2024



Welcome to our monthly e-newsletter

Our 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 at the beginning of each month.

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

thealbertinecommunity.mirvac.com/community-updates

What's planned for July?

- Continuation of retention wall activities including:
 - Excavation;
 - Bulk earth removal from site;
 - Concrete wall shotcreting including membraning;
 - Anchor installation; and
 - Preparation for basement slab.
- Preparation works to temporarily improve construction vehicle access to site at Queen's Road and Queen's Lane. Further information has been issued to near neighbours via building managers, with another notification to be distributed prior to commencement of related works.
- Site preparation works and testing for upcoming tower crane erection.
- Tower crane delivery and erection at the end of July, with formal works notification including further details to be issued to near neighbours via building managers shortly.
- Ongoing activities include street sweeping, groundwater management and traffic management.

What's happening?

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

Delta Group is currently 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 you might see

Various specialist machinery will be used during July including:

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

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.



Management of works

- Ongoing street cleaning practices in place.
- Delta will ensure engines are turned off when not in use.
- 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 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