

COMMUNITY

UPDATE

31 Queens Road

June 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 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 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 June?

- Maintenance works to improve site access at Queen's Road and Queen's Lane with formal notice of works to be issued to near neighbours prior to commencement.
- Continuation of retention wall activities including:
 - Excavation;
 - Bulk earth removal from site;
 - Concrete wall shotcreting including membraning;
 - Anchor installation.
- Preparation for basement slab.
- Ongoing activities include street sweeping, groundwater management and loading / unloading of construction materials via Queens Lane.



What you might see

Various specialist machinery will be used during June including:

- Excavator(s)
- Anchoring 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.

Site shutdown

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

**King's Birthday –
Saturday 8 June – Tuesday 11 June**



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