

COMMUNITY UPDATE

31 Queens Road
September 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 September?

- Continuation of retention wall activities including:
 - Excavation;
 - Bulk earth removal from site;
 - Concrete wall shotcreting including membraning; and
 - Progression of basement slab
- Preparation works to improve construction vehicle access to site at Queens Road. Further notification to be provided to neighbouring Building Managers for distribution ahead of any disruptions.
- Site establishment for the commencement of above the ground works with core establishment and basement suspended slabs.
- Ongoing activities include street sweeping, groundwater management and traffic management.

What's happening?

Construction is progressing at 31 Queens Road with main works commencing this month.

As civil works begin to wrap up, Mirvac Construction has taken over as 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 September including:

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

Management of works



- Ongoing street cleaning practices in place.
- 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, with all tools down, for the following public holiday:

Friday before the AFL Grand final – Friday 27 September

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