

COMMUNITY

31 Queens Road

February 2024

UPDATE



Welcome to our monthly newsletter

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

While initial notices will be letterbox dropped, future newsletters will be distributed digitally at the beginning of each month.

We invite you to register for the e-newsletter via the QR code.



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 February?

- Foundation piling installation to commence with piling rig delivered to site in late January.
- Once pile installation complete, bulk earthwork and retention system works to resume including bulk earthwork removal, anchors and shotcrete installation to retention system.
- Establishment of Delta Group's construction zone on Queens Lane. Once safely established, loading and unloading of materials and earth will ensue.
- Ongoing street sweeping and upkeep of site performed by Delta Group.



What you might see

Various specialist machinery will be used during February including:

- Excavator(s)
- Anchoring rig
- Piling 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.



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 about works happening on site, please contact **Delta** at:

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 jun.li@deltagroup.com.au

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

 community.thealbertine@mirvac.com

Or, visit our website for more information:

 thealbertinecommunity.mirvac.com

