

COMMUNITY

UPDATE

31 Queens Road

December 2024 / January 2025



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 (*except Jan due to site shutdown*).

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 now 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 December and January?

- Ongoing concrete pours for the main core and continuation of basement suspended slab pours as construction progresses back up to ground floor.
- Progression of the project Jumpform as it rises out of the basement.
- Ongoing activities include groundwater management and traffic management.
- Site shutdown protocols.



What you might see

Various specialist machinery will be used during December and January 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



- 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

As the year comes to an end, the site will be secured and shutdown, for the following period:

Friday 20 December to Tuesday 14 January

Due to the end-of-year shutdown, this newsletter edition covers both December and January. The next newsletter you will receive will be in February.

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