

COMMUNITY UPDATE

31 Queens Road
June/ July 2025



Welcome to our bi-monthly e-newsletter

Our bi-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 every two months.

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 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 and July?

- Concrete slabs have been poured up to Level 5, with works on Level 6 underway.
- Jumpform for the main core has advanced to Level 9 out of 14, and will continue to jump as pours progress.
- A tower crane climb is scheduled for early June, with a final climb planned for early July. Notifications outlining details of works will be distributed to nearby residents in advance.
- Preparation begins for the dismantle of temporary site amenities located on the western end of site.
- Ongoing activities including groundwater, traffic, and waste management.



What you might see

Various specialist machinery will be used during June and July including:

- Tower crane
- Builders hoists
- 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 City of Port Phillip Council 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 near neighbours via building managers in advance.

Management of works



- Works conducted within approved hours and in line with regulations.
- Loading zone established per the endorsed Construction Traffic Management Plan.
- Any planned disruptions are communicated to affected neighbours in advance via letterbox drop or email, coordinated through building managers.
- If pours run overtime, we aim to send email notifications as soon as possible to our database & building managers.

Site Shutdown

The site will be secured and shutdown for the following public holiday period:
Kings Birthday Weekend: Saturday, 7 June 2025– Tuesday, 10 June 2025

Stay informed

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



community.thealbertine@mirvac.com



thealbertinecommunity.mirvac.com