

COMMUNITY UPDATE

31 Queens Road
November 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 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 November?

- Continuation of works to install site sheds on top of the existing gantry off Queens Road. Further notice will be given to neighbouring Building Managers as required.
- Ongoing concrete pours for the main core and continuation of basement suspended slab pours as construction progresses back up to ground floor.
- Ongoing activities include groundwater management and traffic management.



What you might see

Various specialist machinery will be used during November 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

The site will be secured and shutdown, with all tools down, for the following period of time:

Saturday 2 November to Wednesday 6 November

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