

# COMMUNITY UPDATE

31 Queens Road  
August/ September 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](https://thealbertinecommunity.mirvac.com/community-updates)

## What's happening?

Construction is progressing at 31 Queens Road with the site currently undergoing main works.

We understand out-of-hours works can be frustrating and we appreciate your patience and understanding. These works are sometimes necessary to ensure safety for both the onsite team and surrounding community. We do our best to keep noise and dust to a minimum during these works.

We are nearing completion of Structure Works, as we move into the Internal Phase of construction. We expect the impact on nearby residents to be reduced as much as possible from that point on.

## What's planned for August and September?

- Concrete structure due for completion in early September
- The overall dismantling of site plant and equipment will commence, including:
  - Core jumpform
  - Concrete pumps and placement towers
  - Perimeter containment screens
  - Hoists
- Commencement of external landscaping works
- Ongoing activities including groundwater management and traffic management.



## What you might see

Various specialist machinery will be used during August and September 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 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 near neighbours via Building Managers in advance.

## Management of works



- Detail of any work-related disruptions impacting immediate neighbours will be communicated in advance via building managers.
- All works are conducted within nominated hours and in accordance with regulations.
- Loading Zone established as per the endorsed Construction Traffic Management Plan.

## Site shutdown

The site will be secured and shutdown for the following public holiday period:

Grand final weekend: Friday, 26 September 2025 – Monday, 29 April 2025

## Stay informed

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



[community.thealbertine@mirvac.com](mailto:community.thealbertine@mirvac.com)



[thealbertinecommunity.mirvac.com](http://thealbertinecommunity.mirvac.com)