

# COMMUNITY

31 Queens Road

December 2025 – January 2026

# UPDATE



## 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.

Internal fitout is progressing through the building and external landscaping is beginning to take shape.

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 disruption to a minimum during these works.

## What's planned for December and January?

- Internal works continuing, including installing essential utilities, fitting joinery such as doors and frames, adding stone finishes, and connecting the building to its power supply.
- External landscaping works are underway, with night works on Queens Road planned to upgrade surfaces, add planting, and repair the footpath while minimising daytime traffic disruption. Further information will be shared once the details are confirmed.
- Preparation is under way for removing the loading bay and carrying out the associated driveway works on Queens Lane. Further information about the works will be shared once the details are confirmed.
- Ongoing activities including groundwater management and traffic management.



## What you might see

Various specialist machinery will be used during October and November including:

- Mobile crane(s)
- Excavator(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:  
**Christmas Shutdown: 20<sup>th</sup> December 2025 to 13<sup>th</sup> January 2026**

## 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)



Or, visit our website for more information:

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

