

COMMUNITY

31 Queens Road

February & March 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

What's happening?

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

Internal fit-out works are progressing throughout the building, and the external landscaping is beginning to take shape.

We understand that any potential out-of-hours works can be frustrating, and we appreciate your patience and understanding. Such works may occasionally be required to ensure the safety of both the onsite team and the surrounding community.

Where this occurs, we do our best to keep noise and disruption to a minimum.

What's planned for February and March?

- Internal works are progressing well, including the installation of key services, fitting of interior finishes, stone detailing, and final testing to allow the building to operate permanently.
- External landscaping is nearing completion, with Queens Road fully reinstated.
- Preparations are under way to remove the loading bay and complete related driveway works on Queens Lane. Notification of these works, which will involve a road closure during working hours in early February, has already been distributed via letterbox drop, email, or coordinated through building managers.
- Ongoing activities including traffic and waste management.



What you might see

Various specialist machinery will be used during February and March 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 letterbox drop, email, or coordinated through 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

Labour Day - 7th March to 10th March

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