

COMMUNITY

31 Queens Road

October/November 2025

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?

We've just celebrated the topping out of our Albertine project – the point when the building reaches its full height and the structural framework is complete.

Facade installation has reached Level 13, with Level 14 due by the end of October.

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 October and November?

- Removal of the final builders' hoist, a temporary lift for people and materials, in late October.
- Tower crane dismantling scheduled for early November – Queens Lane close temporarily with advance notice provided to near neighbours.
- Internal works continuing, including services installation, joinery, flooring and painting.
- External landscaping underway, with some night work on Queens Road to safely upgrade surfaces, plant greenery, and repair the footpath while minimising daytime traffic disruption.
- Removal of the loading bay along with associated driveway repairs on Queens Lane before the end of the year.
- Ongoing activities including groundwater management and traffic management.



What you might see

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

- Tower crane (*to be removed in first week of November*)
- Builder's hoists (*to be removed in late October*)
- 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:
Melbourne Cup: Saturday 1 November until Wednesday 5 November

Stay informed

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



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thealbertinecommunity.mirvac.com