

Enquiries: Wayne Mo
Our Ref: WM/RDS/00236



To the Resident
Important information inside
Road Works

25 November 2024



Dear Resident,

Notification of works

The Town would like to advise the following upcoming project:

Type of works:	Road Resurfacing and Footpath Renewal
Location:	Richardson Avenue , Road Resurfacing & footpath renewal from Osborne Parade to Wilson Street Osborne Parade , Road Resurfacing & footpath renewal, from Richardson Avenue to the Cul-de-sac Bindaring Parade West , footpath renewal, from Osborne Parade to the Esplanade
Start date:	Thursday 5 December 2024
Estimated end date:	Friday 20 December 2024
Owner to trim or retain any overhanging vegetation by:	Sunday 1 December 2024

Whilst the aim is to start and complete the works by the dates indicated above, this is dependent on weather conditions and contractor availability.

Road Resurfacing

Below is the general sequence of events for the road resurfacing:

Week one

- Removal of old or damaged kerb.
- This includes removal of some small sections of crossovers at the road edge (typically asphalt and brick paved crossovers)
- Drainage will be upgraded where necessary.
- Reticulation will be cut and capped for later reinstatement.
- Removal of the existing asphalt road surface for the entire length and width of the road to a maximum depth of 30mm.

Week 2

- Install new kerb (typically fully mountable or semi mountable).
- This includes areas in front of crossovers where removed.
- There will be a minimum 2-day gap following this to allow the concrete kerb to cure.
- Lay and compact the new asphalt road surface to a maximum depth of 30mm.
- Backfill behind kerbs.
- Reinstate and repaving crossovers as required.
- Provide a general clean up inclusive of reticulation repairs.

If you have any vegetation growing close to the road, please ensure it is pruned back or removed 600mm from the edge of the existing road before the date as indicated above. If this is not done, the Town's Parks Team or contractor may cut, remove, and dispose of any overhanging vegetation. Whilst all care is taken, any plants, trees, vegetation, and reticulation that encroaches this close to the road may be damaged or removed.

Some crossovers may need to be modified by the Town's contractor to better match the edge levels of the newly constructed road. When this occurs, please do not move the cones or other traffic management devices, as concrete that has been laid may be curing or new asphalt cooling. During this time alternate arrangements may need to be made when accessing your property, for a maximum period of 24 hours to allow for concrete curing. We will discuss this with you if it is required on a case-by-case basis.

Footpath Renewal

Below is the general sequence of events for the footpath renewal:

- Remove sections of old slabs and damaged footpath on the verge, parts of crossovers and any other paving along the footpath alignment as necessary. Reticulation will be cut and capped. *The path excavation will be wider than the actual final path width, to accommodate the formwork and timber stakes required for the concrete pour and some additional space required for any reticulation reinstatement.*
- Form up and pour a new 1.5m wide footpath, generally grading away from properties, designed to meet minimum disability and Australian Standards, and Council policy requirements.
- Repair verges, asphalt crossovers, brick paving, reticulation and undertake a general clean up.

If you have vegetation growing over the footpath, please ensure it is pruned back or removed 200mm from the edge of the existing footpath before the date as indicated above. If this is not done, the Town's Parks Team or Contractor may cut, remove, and dispose of any overhanging vegetation. Whilst all care is taken, any plants, trees, vegetation, and reticulation that encroaches over the footpath may be damaged or removed.

Where good quality lawn has been cut, rolled, and stored on the verge for reuse, it will only be reinstalled if it is considered suitable and in good health after the completion of works. Residents are encouraged to water the rolled lawn, especially during periods of hot weather. A clean landscaping mix will be spread over gaps and over any reinstated lawn. This material is a quality mix which helps promote turf growth.

Any hard landscaping such as rocks, boulders and unapproved verge objects that are close to or encroach over the boundary line or are located on the verge near the footpath may be damaged or removed. If you wish to avoid this, you are encouraged to remove such objects off the verge prior to the commencement of work.

If you wish to retain any of the excavated footpath slabs or pavers being removed from your verge, please contact the Town to organise this.

Please be aware that the new concrete footpath will continue through all crossovers and verges along the street. In some instances, existing concrete crossover material may be colour coated (spray sealed) instead of removed, to match the new Claremont Cream footpath colour.

Removing or ignoring traffic cones can lead to confusion, personal injury, damage to vehicles or the new footpath surface and cause delays to the project.

Works are expected to occur between 7am and 5pm on weekdays. While it is inevitable that works of this nature will cause some inconvenience, every effort will be made to ensure that this is kept to a minimum. Please note some minor concrete cutting works may take place a few days before the scheduled excavation date.

Please note that during construction, access to the road will be restricted. Access to properties will still be allowed, unless advised by traffic management due to safety concerns on the day. Some detours and traffic management will be erected to allow vehicles to travel around the site safely to ensure the safety of the Town's staff, contractors, and the public.

The Town will repair any damaged irrigation on verges caused by our works and will organise testing of systems once works are complete. Please ensure you contact the Town within one month of the completion date if any issues have yet to be addressed regarding damage.

While it is inevitable that works of this nature will cause inconvenience, every effort will be made to ensure that this is kept to a minimum. An *information sheet* has been attached that will answer most common queries that arise while the works are occurring.

If you have any questions regarding this project or would like further information, please contact me on 9285 4300.

Yours sincerely



Wayne Mo
Manager Engineering

ROAD REHABILITATION PROJECTS

INFORMATION SHEET



Overview:

Road projects are an important part of the Town's commitment to renewing our infrastructure. This information sheet provides a brief overview of frequently asked questions for Road Rehabilitation projects.

Questions:

1. After my initial notification letter, will I get any further letters during the works?

If works are significantly delayed or weather becomes a factor, the Town will send out updated progress notification letters.

2. Will access to my property be limited while the works are in progress?

Access for vehicles may be limited during different stages of the project. The Town's contractors and traffic controllers will be able to assist if this is the case. The Town's contractors should inform residents if this is to be for more than a few hours.

3. There was no concrete kerb in front of my crossover prior to the roadworks, so why is there one now?

It has been identified that 'mountable kerb' is the best way to retain stormwater within the road. Our changing weather patterns have seen more intense storms happening more frequently. The mountable kerb will reduce the incidence of flooding of properties while still providing access. The kerb will normally have a small lip of roughly 20mm at the road edge, rising a further 80mm in a gentle incline, then sloping towards your prior crossover levels. This might feel different when driven over to when there was no lip, however, is accepted as standard for vehicle access within WA.

4. The new kerb has just been installed and looks too high for my vehicle?

New kerb is usually laid a few days before the roads final surface is rolled. After the layer of asphalt is laid, the height difference will be reduced. Your crossover and verge levels will be matched into the back of the new kerb, leaving a smooth finish when the works are completed.

5. Will I be compensated for plants, vegetation, and lawns damaged as a result of the works?

All attempts will be made to keep lawns, plants, and other vegetation alive and healthy within verge areas, however Council will not replace them if they perish or require cutting back from the area of works. A black landscaping mix will be laid as required that will support regrowth, and residents can assist by watering and applying liquid plant tonics or solutions and undertaking regular maintenance.

6. What happens to my reticulation along the kerb line during the works?

Reticulation near the kerb will be removed and capped before work begins. This means part of your verge may not receive water for the duration of construction. When the job is finished, the reticulation will be reinstated, and clean fill material added to hold this reticulation in place. This material is a quality topsoil material which assists lawn growth especially in warm weather.

ROAD REHABILITATION PROJECTS

INFORMATION SHEET



7. Can I drive over the new concrete kerb straight after it has been placed?

If new kerb has just been placed, it should not be driven over for at least 24 hours. Traffic cones will be placed in front of the new kerb straight after it has been poured. Please do not move any cones, as they may be serving other important safety purposes.

8. Can I drive over the new road surface straight after it has been rolled?

Traffic controllers will inform and guide motorists when works are in progress. Once traffic controllers and the Town's contractors have left the site, it is safe to drive over the road surface. Asphalt does not need drying time.

9. Can I have my asphalt crossover fully replaced instead of just the patch, even if I pay for it?

Asphalt crossovers will not be completely replaced or resurfaced. Only the section removed for the works will be patched in asphalt. An alternative is for owners to organise the installation of a concrete crossover using private contractors, with a subsidy available through the Town to assist. Please contact the Town for advice should you wish to pursue this option as an application is required prior to the footpath works commencing.

10. My concrete crossover is cracked and damaged, will the Council repair or replace this?

Crossovers are the responsibilities of the property owners. If you would like to have it repaired or replaced by our contractors, this can be done at the owner's expense. If you wish to pursue this option, we will provide the contractor details to you, however we cannot guarantee that they will accept the work, as they may not have the time or resources available.

11. Why doesn't the new asphalt match my existing crossover?

Fresh black or red asphalt will generally not match exactly to the existing. This is due to colour variations on manufacture and the natural aging processes and cannot be avoided.

We hope you have found this information helpful. If you have any other questions regarding this project, or would like further information, please contact the Town's Manager Engineering, Wayne Mo on 9285 4300.

FOOTPATH RENEWAL PROJECTS

INFORMATION SHEET



Overview:

Footpath renewal projects are an important part of the Town's commitment to renewing our infrastructure. This information sheet provides a brief overview of frequently asked questions for Footpath Renewal projects.

Questions:

1. After my initial notification letter, will I get any further letters during the works?

If works are significantly delayed or if weather becomes a factor, the Town will send out updated progress notification letters.

2. Will access to my property be limited while the works are in progress?

Access for vehicles may be limited during different stages of the project. The Town's contractors and traffic controllers will be able to assist if this is the case and will inform residents of the schedule. Generally once formwork is installed, the concrete will be poured on the same day minimising loss of access. If you require emergency access at any time, please speak with the site supervisor or traffic controllers.

3. Will I be compensated for plants, vegetation, and lawns damaged as a result of the works?

All attempts will be made to keep lawns, plants, and other vegetation alive and healthy within verge areas however Council will not replace them if they perish or require cutting back from the area of works. A black landscaping mix will be laid as required that will support regrowth, and residents can assist by watering and applying liquid plant tonics or solutions and undertaking regular maintenance.

4. What happens to my reticulation along the footpath during the works?

Reticulation near the footpath will be removed if required and the line capped before the concrete work begins. This means part of your verge may not receive water for the duration of construction. Residents are encouraged to hand water during this time, especially in periods of hot weather. When the job is finished, the reticulation will be reinstated, and clean fill material added to hold this reticulation in place. This material is a quality topsoil material which assists lawn growth, especially in warm weather.

FOOTPATH RENEWAL PROJECTS

INFORMATION SHEET



5. Can I drive over the new concrete path straight after it has been placed?

If a new path has just been installed, it should not be driven over for at least 24 hours. Traffic cones will be placed in front of the new path straight after it has been poured. Please do not move any cones, as they may also be serving other important safety purposes.

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