

Enquiries: Wayne Mo
Our Ref: WM/RDS/00224

15 April 2024

To the resident
Important information inside
Mount Street (south side) ROW resurfacing

Notification of works

Dear resident,

As part of the Town of Claremont's annual capital works program, the Town would like to advise you of the Right of Way (ROW) resurfacing project scheduled for the south side of Mount Street.

These works will commence on Monday 29 April 2024 with an estimated completion date of Friday 10 May 2024. The dates indicated above are dependent on weather conditions and contractor availability.

The resurfacing works consist of a new layer of asphalt being rolled within the ROW over the existing surface, ensuring a smoother and safer surface for all users of the laneway. The image below shows the extent of the ROW:



The Town will only apply new asphalt to the area bound in RED, which is owned by the Town.

If you wish to organise for the areas in YELLOW (which are privately owned) to be resurfaced, the Town invites you to liaise with our contractors who may be able to undertake this work for you at the same time.

Should you wish to organise works in the yellow area, there is a potential cost saving to owners as some fees, such as mobilisation, etc. will already be covered by the Town. There is no obligation on you to accept this offer and should you wish to engage the contractor for this work you must engage and pay them directly. The Town will not accept payment for this work, nor guarantee it.

Works are being undertaken by the Town's Minor Asphalt contractors, Protech Asphalt, who can be contacted at: Chris Cooper-Janes on mobile 0450 253 615 or email admin@protechasphalt.com.au

Important information regarding access

Access to properties will be maintained as much as possible over the period, however, on certain days machinery will be operating within the ROW that may result in some delays providing you access. When this occurs, please do not move traffic cones as the new asphalt may still be cooling. Removing or ignoring them can lead to confusion, damage to vehicles or to the road surface, and even delays to the project.

Typically, restrictions impacting access will be for a maximum period of 24 hours. To prevent such delays, you may wish to make alternate arrangements such as parking on Mount Street on days when your property is impacted. Please liaise with our contractors who will be able to advise on which days delays are likely to occur outside your property.

Any detours or access restrictions that are in effect are essential to ensure the safety of the Town's staff, contractors, and the public.

Unfortunately, works of this type will naturally cause some inconvenience, and the Town apologises for this. Please be assured that every effort will be made to ensure this is kept to a minimum. An *information sheet* is attached for your consideration, which the Town hopes will answer most queries you may have whilst the works are occurring.

Following completion of the works, please contact the Town within one month if there are any issues which haven't been remediated. If you have any further queries regarding this project or would like further information, please contact me on 9285 4300.

Yours sincerely,



Wayne Mo
Manager Engineering and Parks

RIGHT OF WAY RESURFACING 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. 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 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.

5. 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.

6. 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.

RIGHT OF WAY RESURFACING PROJECTS

INFORMATION SHEET



7. 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.