

Enquiries: Wayne Mo
Our Ref: WM/RDS/00192



To the Resident
Important information inside
Road Resurfacing

5 December 2024



Dear Resident,

The Town would like to advise the following upcoming project, asphalt resurfacing on Corry Lynn Road.

Works are scheduled as per the below breakdown, with some minor activities to occur before Christmas, and the major works commencing from 13 January.

Type of works:	Road Resurfacing
Location:	Corry Lynn Road – Stirling Highway to Brae Road
Start date:	Monday 16 December 2024
Estimated end date:	Early February 2025
Owner to trim or retain any overhanging vegetation by:	Sunday 8 December 2024

We sincerely apologise for any inconvenience caused by this delay and thank you for your ongoing cooperation and support.

Below is the general sequence of events:

Week 1 – 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.

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

A handwritten signature in black ink, appearing to read 'Wayne Mo', written in a cursive style.

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.

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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.