

Enquiries: Wayne Mo
Our Ref: WM/RDS/00176



To the Resident
Important information inside
Drainage installation and road works

2 December 2024



Dear Resident,

Notification of works

The Town would like to advise the following upcoming project:

Type of works:	Road resurfacing works Drainage installation
Location:	Bay Road - Stirling Highway to Melvista Avenue
Start date:	Drainage works - Monday 16 December 2024 Road works - Monday 20 January 2025
Estimated end date:	Monday 3 February 2025

The dates indicated above are dependent on weather conditions and contractor availability.

Works are to install several new drainage inlets along Bay Road.

Below is the general sequence of works.

December and January:

- Install new drainage pits under the kerb along Bay Road
Existing reticulation may need to be cut and capped adjacent to new drains
You will be advised if new drainage is to be installed within the road in front of your home

January and February:

- Damaged kerb removal
- Road surface removal
- New Kerb where removed
- Asphalt installation
- Repairs to damaged crossovers and reticulation

Where necessary due to clearance heights, street tree under pruning may also be required as part of the works.

Generally, works will take place on either one side of the street or the other throughout the project, however, to provide for worker and community safety, for certain periods traffic controllers will close the road.

Street parking will not be available adjacent to works sites at times throughout the project, to accommodate works and/or to provide for detoured traffic flow. To protect verges from incidental damage, drainage material will be placed on the road when delivered to site, also reducing the amount of on street parking available.

Some crossovers may need to be modified to better match the edge levels of the newly constructed kerb. 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 do not move any cones or other traffic management devices, as there may be unseen hazards, they are there to protect against or materials which are yet to cure.

While access to the road may be restricted. Access to properties will always still be allowed unless advised by traffic management on the day due to safety concerns.

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. A standard *information sheet* has been attached that answers most common queries that arise while civil works are occurring.

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.

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

DRAINAGE PROJECTS

INFORMATION SHEET



Overview:

Drainage 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 Drainage 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 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.

6. 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.

308 Stirling Highway CLAREMONT WA 6010 PO Box 54 CLAREMONT WA 6910

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DRAINAGE PROJECTS

INFORMATION SHEET



7. 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.

8. 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.

9. 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.

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.

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