

Enquiries: Wayne Mo  
Our Ref: WM/RDS/002298



To the Resident  
Important information inside  
Footpath and road resurfacing works – Lapsley Road

28 October 2022

Dear Resident,

#### FOOTPATH RECONSTRUCTION AND ROAD RESURFACING WORKS ON LAPSLEY ROAD

The Town would like to advise that the footpath on the north side of Lapsley Road and the road surface from Elliott Road to Davies Road are to be renewed as part of the Council approved Capital Works program 2022/23.

Works are scheduled to occur from 7 – 25 November 2022, weather and contractor availability permitting. A detailed overview of works requirements are provided on the following pages.

Please note that during construction periods access to the street will be restricted. Access to properties along Lapsley Road will still be permitted unless advised by traffic management workers 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.

Whilst 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. An *information sheet* has also been attached which the Town hopes will answer any queries you have.

If you have any questions regarding this project or would like further information, please contact me on 9340 6916.

Yours sincerely

Wayne Mo  
Manager of Engineering and Parks

## FOOTPATH RECONSTRUCTION – LAPSLEY ROAD – MOTTERAM AVENUE TO ELLIOTT ROAD

Starting Monday 7 November 2022, the replacement of footpath on the north verge with all major works completed by Friday 18 November 2022, weather and contractor availability permitting.

Below is the proposed sequence of events:

- Remove sections of old slab footpath and verge, parts of crossovers and any other paving along the footpath alignment as necessary. This is to achieve a uniform look and surface for the new footpath.
- Form up and pour a new 1.5m wide footpath generally grading away from properties in Claremont cream colour concrete, 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 from the footpath before Monday 7 November. If this is not done, the Town (or its contractors) may cut, remove, and dispose of it. Whilst all care is taken, plants, trees and vegetation that encroach over the boundary line may be damaged or removed.

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

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 may be damaged or removed. If you wish to avoid this, you are encouraged to remove such objects off the verge.

If you wish to retain any excavated bricks, slabs or pavers being removed from your verge, please contact me to arrange this.

Asphalt crossovers will not be completely replaced or resurfaced. Only the section removed for the works will be patched. Should owners want their entire asphalt crossover replaced please contact the undersigned prior to works taking place for advice on how we can assist you with 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 colour.

The Town's contractor will repair any damaged reticulation on affected verges, including testing once the works are completed. Please ensure you contact the Town within one month of the completion date if any issues have yet to be addressed regarding damage to your verge.

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

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.

### ROAD RECONSTRUCTION – LAPSLEY ROAD – DAVIES ROAD TO ELLIOTT ROAD

Starting Monday 14 November 2022, the goal is to complete all major works by Friday 25 November 2022, weather and contractor availability permitting.

Below is the proposed sequence of events

Week 1 – Removal of all old or damaged kerbs.

Removal of some small sections of crossovers at the road edge (typically asphalt only).

Reticulation will be cut and capped

Remove the existing asphalt road surface for the entire length and width of the road to a maximum depth of 50mm

Install new kerb (typically fully mountable) including areas in front of crossovers where removed

Week 2 – Lay and compact the new asphalt road surface to a maximum depth of 50mm, reinstating and repaving crossovers as required.

Backfill behind kerbs and provide a general clean up inclusive of reticulation repairs.

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 for concrete curing.

Removing or ignoring traffic cones and other traffic control devices can lead to confusion, damage to vehicles, or the road surface, and delays in the project.

Works are expected to occur during normal working hours (between 7am and 5pm) on weekdays.



## 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.

## ROAD REHABILITATION PROJECTS

# INFORMATION SHEET



### **5. 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.

### **6. 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.

### **7. 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.

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 and Parks, Wayne Mo on 9285 4300.