



Fraser Coast
REGIONAL COUNCIL

Maryborough CBD Revitalisation & Water Main Replacement Works – Adelaide Street (Alice St to Ellena St)

November, 2020



Welcome and Background

- The project was modelled on feedback and suggestions made during the Imagine This City Project consultation.
- As part of the Imagine this City Project, five (5) forums were held on:
 - Thursday, 30th May 2013;
 - Thursday, 27th June 2013;
 - Wednesday, 31st July 2013;
 - Wednesday, 28th August 2013;
 - Wednesday, 9th October 2013.
- CBD businesses and property owners were invited to these forums.
- A total of 127 people attended the sessions and made suggestions with the objective of reinvigorating and activating the central business district of Maryborough.



Overview and Scope of Project

The works proposed in Adelaide St (Alice St to Ellena St) have been funded through the State Government's Works for Queensland Funding Programme and will include:-



Council revitalisation project:

- Replace existing footpaths with exposed aggregate concrete;
- Replace all kerb and channel to barrier kerb;
- Upgrade of stormwater system;
- New street furniture - bins, seats, artwork and bollards;
- Replacement of existing bollards at build outs;
- Full width road re-construction;
- Street tree planting utilising Stratavault modular units.

WBW water main replacement component:-

- Replacement of existing DN225 cast iron water main on both sides of Adelaide Street and the replacement of service connections over to new water mains.

(Estimated time for completion of project – 22 Nov 2020/May 2021)

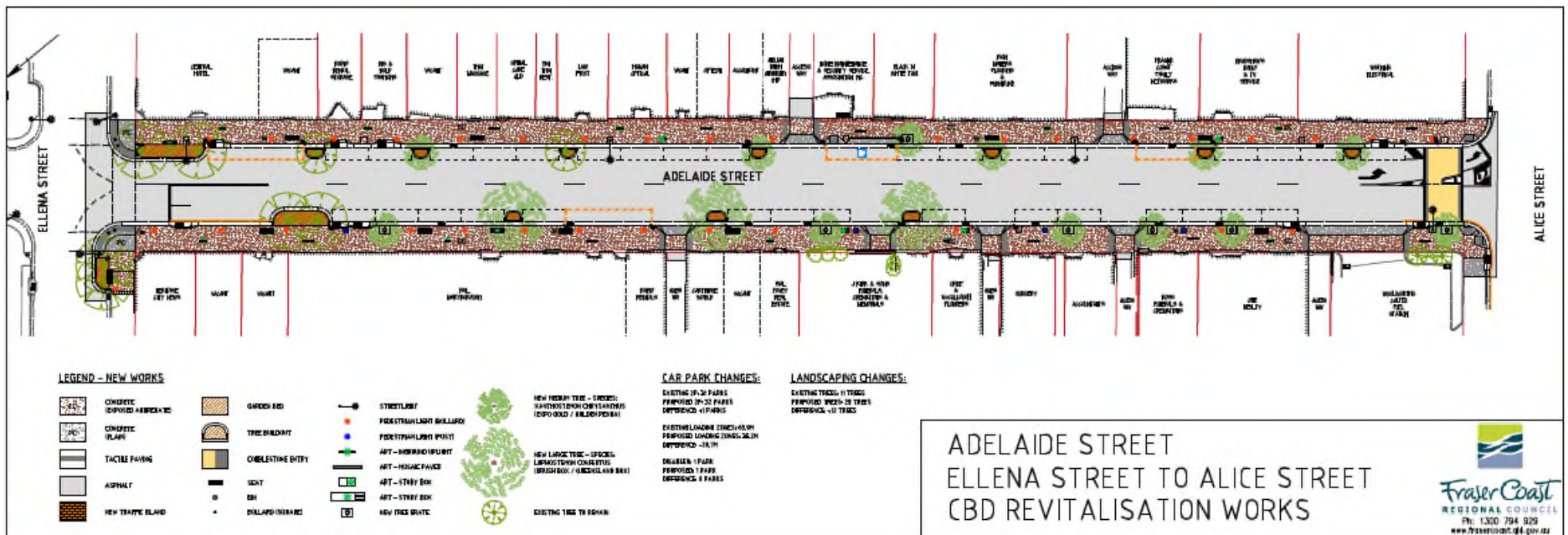


Appointed Contractor

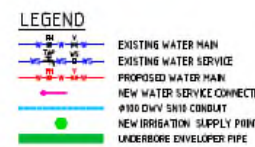
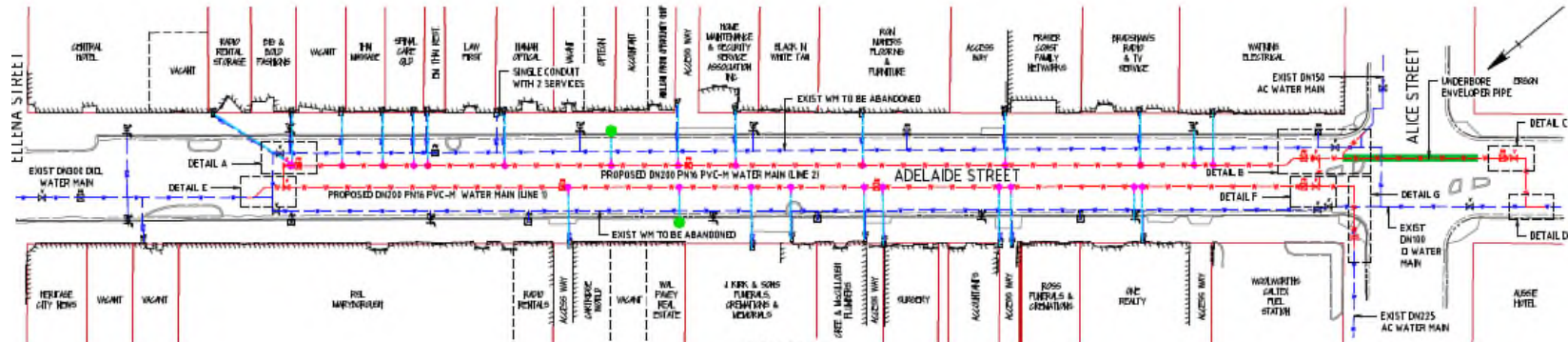


SGQ Civil Pty Ltd has been awarded the Contract to complete the revitalisation and water main replacement works with the start date for the project planned for 22 November 2020. Weather permitting, works should be completed by late May 2021.

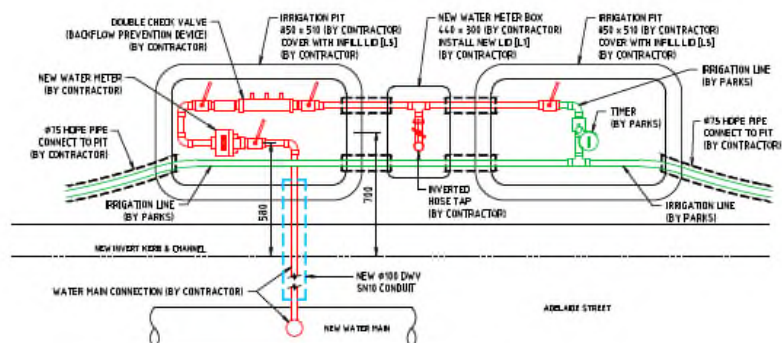
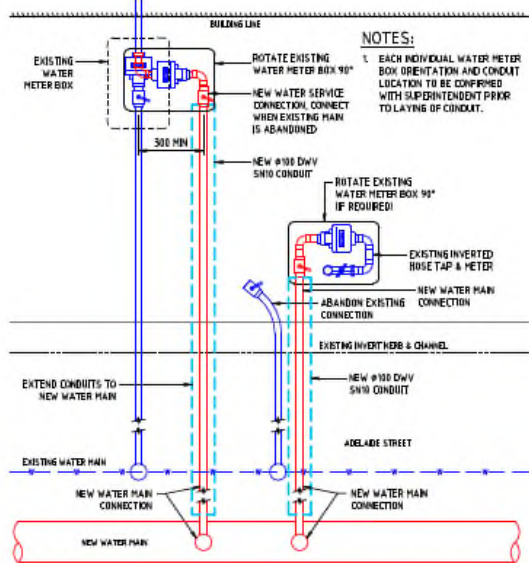
Project Detail – Revitalisation Works



Project Detail – Water main Replacement Works



- NOTES:**
- FOR SETOUT REFER TO DRG 1422-016-102.
 - FOR FITTING DETAILS REFER TO DRG 1422-010-103.
 - ALL VALVES AND TEES SHALL BE ANCHORED USING THRUST BLOCKS WITH STAINLESS STEEL STRAPS.
 - 45° BENDS AT CONNECTION POINTS TO BE ROTATED VERTICALLY TO COMPENSATE FOR LEVEL DIFFERENCE BETWEEN PROPOSED AND EXISTING WATER MAINS.
 - VERTICAL BENDS REQUIRE THRUST BLOCKS.
 - WHERE ABANDONED PIPES - DN100 IS LEFT UNDER ROAD PAVEMENT, SECTION MUST BE GROUT FILLED.



Construction Stages – Day and Night Work



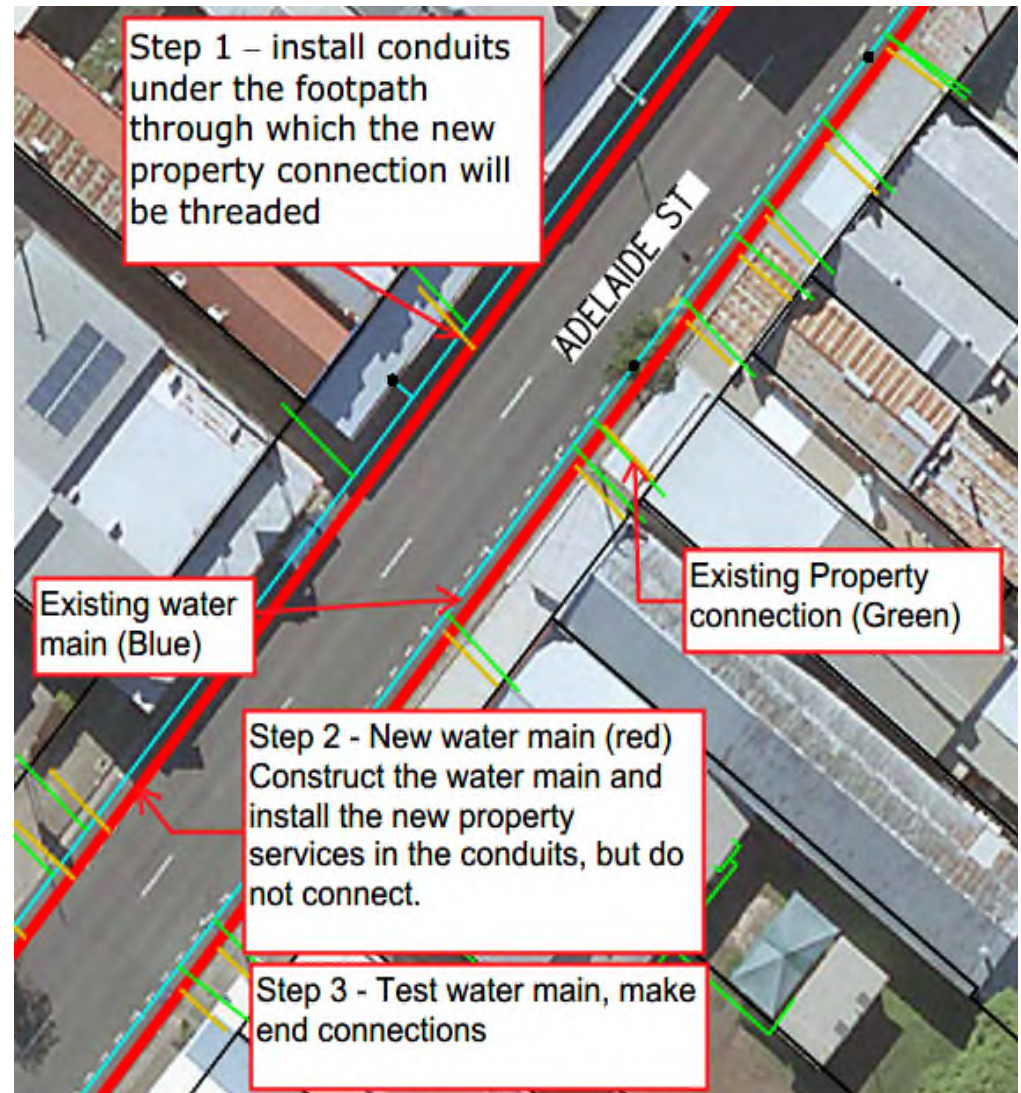
- The majority of works relating to the revitalisation and water main replacement works will be completed as night works; however, some day works will be required.
- To allow for a safe working area, traffic flow during daytime works will allow for a one way traffic flow with carpark closures on one side of the road.
- Pedestrian access (at reduced width) will be available along all shop frontages during daytime works.
- A full road closure with detour will apply during night time works.
- Some car parks will be unavailable at times during the daytime stages of the works.
- The construction works will commence on the western side of Adelaide Street.



Water main construction stages

The steps involved in constructing the new mains and swapping over property services will be developed to minimise both the disruption to access and the interruption to the water supply to properties.

- Step 1 – install conduits under the footpath through which the new property connection will be threaded. All conduits for one side of the road for the whole block will be installed so that the path can be restored for pedestrians to use.
- Step 2 – establish work area which will be mainly on the road so that the footpath can be used. Construct the water main and install the new property services in the conduits, but do not connect.
- Step 3 – pressure test and sterilise the new main. After testing connect one end of the new main to the network so the new main will be live.



Water main construction stages (cont.)



- Step 4 – disconnect the existing property service and connect the new service that has been installed through the conduit.

Once all the services have been moved to the new main, the other end of the new main will be connected to the network and the old main abandoned and filled with grout to prevent any possibility of collapsing under the road in future. The process will then be repeated on the other side of the road.



Footpath and Street Closures



- The majority of the revitalisation and water main replacement works will be undertaken at night with reduced width footpaths available during daytime business hours.
- The works will be undertaken progressively to minimise disruptions to pedestrians. Varying complexities will affect the timing.
- Follow up works for street furniture and artworks installation will be minor in nature and provide only localised disruption.
- Road surfacing works will be undertaken at night.



Access to Businesses



- The work will be undertaken in stages so that disruptions can be confined to a section of the project area at any one time.
- Every effort will be made by Council and the appointed contractor to keep the footpaths and traffic flowing through Adelaide Street during the projects to ensure access to businesses.
- Council intends to permit road closures during the night time only. However, daytime road closure may be required to ensure the safety of all parties for specific activities.

Loading Zones and Deliveries



- Parking on one side of a street will be closed as work occurs in that section. Businesses with rear access are encouraged to maximise the use of that access.
- Where no rear access exists, the Contractor will be aware of this through consultation and the Site Supervisor will work to provide a temporary location for loading/unloading as the works progress.
- For any night-time deliveries to or from businesses, specific arrangements will be made to allow access into the closed block while work is underway.



Water, Electricity and Power



- Water interruptions will occur (a) when the new service is connected to the water meter at each property, and (b) when the ends of the new mains are connected to the network. (a) will take a relatively short time and (b) will take longer but will normally be done after business hours. At least 48 hours notice will be provided before this is done.
- There are no plans to undertake any major electricity or power works as part of the works proposed for Adelaide Street. Accordingly, no interruption to power supply for businesses is expected to occur as part of the works.

Dust and Noise

Dust

- Standard construction processes will be in place i.e. water carts for roadworks and targeted watering of footpath works using hoses.
- Works in the areas of businesses such as cafes will be closely monitored by the Contractors to ensure no dust nuisance occurs that may affect the businesses' operations.

Noise

- While being aware of a small number of residents, much of the noisier works will occur at night to minimise noise disturbance.
- To complete the construction as quickly as possible, there may be occasions when daytime works will occur.
- This will involve men and machinery in the vicinity of individual shops but the specification requirements are "The level of noise and nuisance to adjacent businesses and the public is not significantly above usual CBD activity levels."



Street Trees

- The CBD Revitalisation Project in Adelaide Street from Ellena Street to Alice Street is one of the first CBD projects to incorporate recently elements outcomes from Council's Greening the Fraser Coast Project.
- The Greening the Fraser Coast Project aims to maintain and enhance the unique natural environment and lifestyle of the Fraser Coast through vegetation enhancement strategies that increase canopy cover.
- This Project will retain 8 existing trees and plant an additional 15 new trees in this section of Adelaide Street. Council has also been able to increase existing parking in this area by 1 parking space to allow for 32 parking spaces as part of the design for this section.
- This results in a positive outcome for both users of the area and businesses located in this space, with the enhancement of the tree canopy, thereby providing an attractive area to visit but still allowing on-street parking areas at a little over current levels.
- The existing 8 trees that are being retained as part of the project will be professionally trimmed as part of the Revitalisation project.
- The 15 new trees that will be planted will be a mix of Lophostemon Confertus (Brush Box/Qld Box) (large trees) and Xanthostemon Chrysanthus (Expo Golds) (medium trees). The trees will be planted into Stratavault systems which are modular units that support the relevant pavement loads while providing large volumes of soil within the structure for root growth. The most critical factor in tree health and longevity is the provision of enough quality soil for tree roots.



Building Precondition Survey



Council will be appointing a consultant to undertake a pre-condition survey of buildings in the areas that are part of the construction work.

Communication



Businesses/owners

- The project team will meet regularly to discuss updates from the contractor and suppliers.
- A newsletter with information on works for the coming week, any changes to timing or future plans and what happened last week will be emailed to businesses/owners within the project area on a weekly basis.
- The information will also be posted on the CBD Revitalisation Project page on Council's website.
- A contact list of telephone, mobile phone and emails will be compiled.
- Urgent information can be sent via text/email to contacts.
- Direct contact details for the Contractors will be provided to businesses
- General enquiries relating to the works can be emailed through to Council on enquiry@frasercoast.qld.gov.au for reply

Wider community

- Council will use media releases, e-news, message signs & Facebook to regularly update progress and spread the message that the CBD is open for business.

