

April 2022

Dear Resident,

We are writing to provide an update on road construction works for our Champion Lakes residential estate.

### What are the works?

DevelopmentWA's appointed contractor, DM Civil Pty Ltd (DM Civil) will soon expand their current civil works outside of the Champion Lakes estate. These works will facilitate the construction of a new entrance road and roundabout at the junction of Lake Road and Ypres Road. When complete, the works will provide alternative access into the Champion Lakes estate and improve traffic on the local road networks.



### When are the works happening?

Works are scheduled to commence in mid to late April (subject to final Authority approval) and are anticipated to take three months, with completion expected in August 2022. Works will take place between 7am to 5pm Monday to Friday as approved by the City of Armadale.

### What will the impacts be and how will they be managed?

- Road closures at the Ypres Road and Lake Road intersection will be in place periodically throughout the works programme. These closures will restrict vehicle access to and from Ypres Road at the junction with Lake Road. Alternative traffic routes (detours) will be clearly set out.
- Ypres Road residents where access to their properties is impacted by the works will be communicated with directly by DM Civil to ensure continued access.
- Lake Road will remain open to northbound and southbound vehicle traffic, however lane closures

will be implemented throughout the works with the appropriate traffic management.

- During works there will be a reduction in traffic speeds to maintain safety with required traffic signs in place.
- Bus routes (particularly Route 243) will encounter journey detours and the temporary closure of some bus stops. Information on impacted routes and associated detours will be communicated by Transperth via their website and notices placed at the relevant bus stops.
- Variable Message Boards, traffic management personnel, temporary construction fencing and safety barriers will be installed to guide both pedestrian and vehicle traffic through the area for the duration of the works.
- DM Civil will be implementing a number of management practices for dust, noise and vibration to reduce the impact on surrounding residents.

## Want to know more?

You can find a set of Frequently Asked Questions and further information about these works on our dedicated community engagement website <https://yoursay.developmentwa.com.au.champion-lakes>. Alternatively, please call our 24 hour 7 days a week hotline on 1800 324 845 or alternatively email our project team at [championlakes@developmentwa.com.au](mailto:championlakes@developmentwa.com.au).

Should you have specific construction related queries, please contact DM Civil:

Glenn Hosken - Project Manager  
0437 195 788

Craig Verrier - Site Supervisor  
0408 312 947

Thank you for your patience and understanding while we complete these works.

Kind regards

Paul Gazzzone - Senior Development Manager

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