

PUBLIC REALM CONDITION AUDITS

February 2024

PUBLIC REALM CONDITION AUDITS

COMMON THEMES

The public realm condition audits identified several common themes.

1. Cleaning
2. Graffiti
3. Tree Maintenance
4. Garden Beds
5. Weeds
6. Footpaths

Cleaning

Observations noted that footpaths in several locations across the CBD and North Adelaide did not present as clean.

To address this, a once off deep clean of Hutt Street, O'Connell Street, Melbourne Street, North Terrace, King William Street, Gouger Street and Grote Street was undertaken. The current works program will continue as planned.

To stay abreast of these issues City Operations is currently reviewing the Cleansing Service Standards. This follows a three-month trial undertaken in mid-2023 to increase cleansing services in various locations and seek feedback from the community. Recommendations for consideration of Council will be presented later this year.

King William Before Photo 1.



King William After Photo 2.



Bank Street Before Photo 3.



Bank Street After Photo 4.



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Graffiti

Graffiti was evident in several locations whilst undertaking the condition audits. It should be noted that City Operations clean and remove graffiti within a short timeframe, however disappointingly graffiti comes back to these locations directly after cleaning.

Graffiti removal is prioritised based on the nature of the graffiti and location. Offensive graffiti is removed within 24 hours and some low-profile locations can take up to 6 weeks.

The graffiti identified during the inspections has since been removed.

Bank Street Before Photo 5.



Bank Street After Photo 6.



Garden Beds

Several garden beds required attention including replenishing mulch. The work has now been completed as can be seen in this example of the garden bed on the southwest corner of Hutt and Halifax Streets.

Hutt Street Before Photo 7.



Hutt Street After Photo 8.



There are over eight hundred individual streetscape garden beds across the City and North Adelaide.

Scheduled programs are in place based on the type of planting and location.

In general, most garden beds are attended to on a weekly or fortnightly basis for basic maintenance with major pruning and mulching scheduled annually.

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Hutt Street Before Photo 9.



Hutt Street After Photo 10.



Tree Maintenance

It was noted that some trees required further inspection from our Senior Arborist and work that required immediate attention has been actioned. The remainder has been scheduled in line with our Tree Management Framework.

Our inspection and maintenance regime means visits every 12 to 36 months depending on the location and specific trees.

There will always be trees that may appear to require attention, however, are still healthy and acceptable within our tree management framework.

The programmed removal and replacement of a failed tree on Melbourne Street has since been actioned as per the images.

Melbourne Street Before Photo 11.



Melbourne Street After Photo 12.



Weeds

Weeds were noted during the audit. These were treated and removed as part of our programmed street weed management program.

Our current program includes treatment in every street once every 12 weeks plus spot treatment as requested by customers.

Note: weather conditions (heat / cold and rain) have seen an increase in weed growth.

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Melbourne Street general weeds identified Photo 13.



Melbourne Street general weeds identified Photo 14.



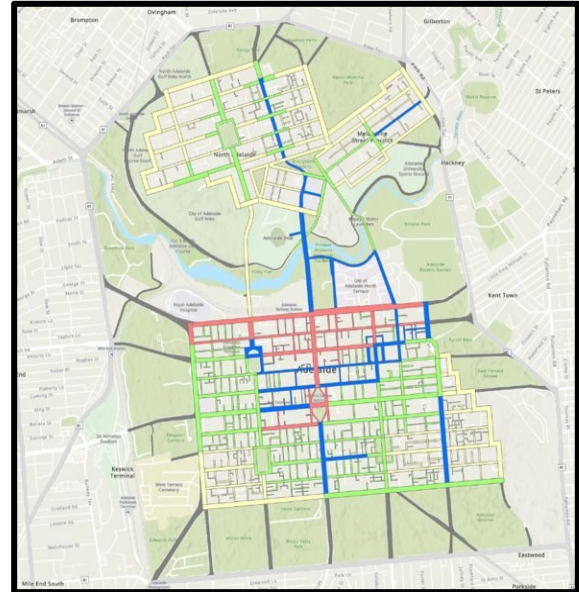
Footpaths

Concerns raised across the footpath network ranged from minor aesthetic issues through to larger areas of footpaths needing to be re-laid.

The common cause for these hazards were areas of subsidence around pits and poorly compacted excavations, and tree root inclusions.

City Operations Inspectors will cover the full footpath network annually, with higher trafficked areas twice. These areas are depicted in the location map image and are representative of the foot traffic volume across these footpaths. With red and blue being very high and high, green being medium and yellow being low usage.

Location Map



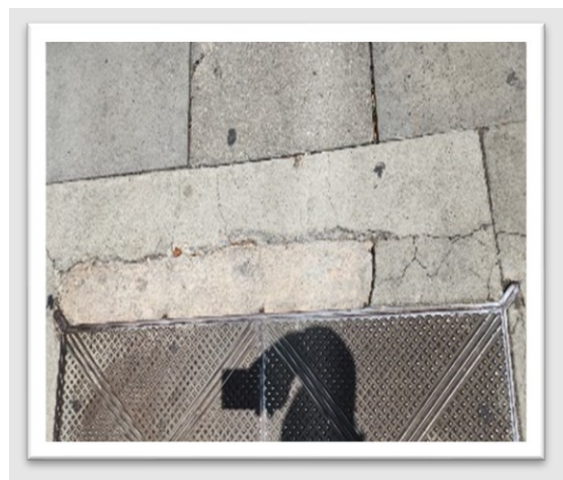
Inspectors will identify hazards across these footpaths and a programme of work is developed in line with risk, hazard, and resourcing.

Also identified in the audit of North Terrace, at the intersection of Victoria Street, was a high-risk trip hazard created by deteriorating concrete around a pit edge. City Operations Quick Response team was called immediately to control the risk.

Follow up works were then programmed.

These works have now been completed to make the area safe.

King William Street Before Photo 15.



King William Street After Photo 16.

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Tree root, underground services & interfaces with other parties' assets, and ground movement constantly impact the footpath network with new defects presenting frequently.

Footpaths are periodically inspected for defects with works programmed based on risk and hazard.

OTHER OBSERVATIONS

Other issues were identified during the inspections, outside of City Operations remit including unkept planter boxes, issues with pits under the care and control of others and issues in the interface between private ownership and Council assets.

These issues are systematically worked through and will continue to be an ongoing issue in the complex public realm.

ONGOING

Administration is committed to ongoing public realm condition audits with Council Members and extending invitations to business and residents' groups.

Inspections have been scheduled for Hindley Street, the East End precinct in and Gouger Street.

These inspections will continue to inform the Administration of community expectations, including helping to develop Service Standards and future funding models.