

PUBLIC REALM CONDITION AUDITS

June 2024

Infrastructure and Public Works Committee

Public Realm Condition Audits

GOUGER STREET

On Wednesday, 10 April 2024, the third public realm Condition Audit was undertaken by Council Members and members of the Administration along Gouger Street, Adelaide.

Common Themes

Several common themes were identified on Gouger Street, including:

1. Upcoming Asset Renewals and Projects
2. Cleanliness
3. Footpath defects
4. Graffiti
5. Compliance issues

Asset Renewals and Projects

The Project Manager overseeing the Gouger Street Mainstreet Revitalisation Project attended and provided an update on the project including concepts currently being explored, key principles and stakeholder engagement.

Project considerations include:

- Making the area more pedestrian-friendly.
- Consider where traffic calming measures could be utilised.
- Improving safety through better lighting and CCTV.
- Using materials that are easy to clean and maintain.
- Reviewing the parking arrangements in the street, including parking times and loading zones.
- Consider cycling infrastructure for safe access to and from Gouger Street
- Preserving the unique character of Gouger Street.
- Consider future proofing options for developments.
- Lobbying Service Authorities to upgrade their infrastructure in line with project works.



Photo - Project Manager discussing the Gouger Street Mainstreet Revitalisation Project

Cleanliness

Observations noted that the footpaths were generally clean and tidy with some recent localised stains, chewing gum at the entrance of Moonta Street and several bins that required cleaning. The Cleansing Team completed the works on 17 April 2024.

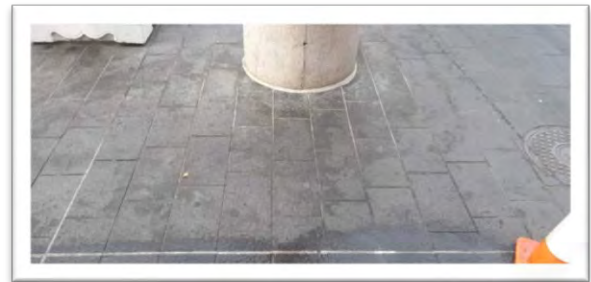


Image 1 - Before - Stains and chewing gum - Moonta Street entrance



Image 2 - After cleansing team removed stains and chewing gum - Moonta Street entrance.

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Image 3 - Chewing gum and stains within Moonta Street



Image 5 - Bin enclosure - 64 Gouger Street - before

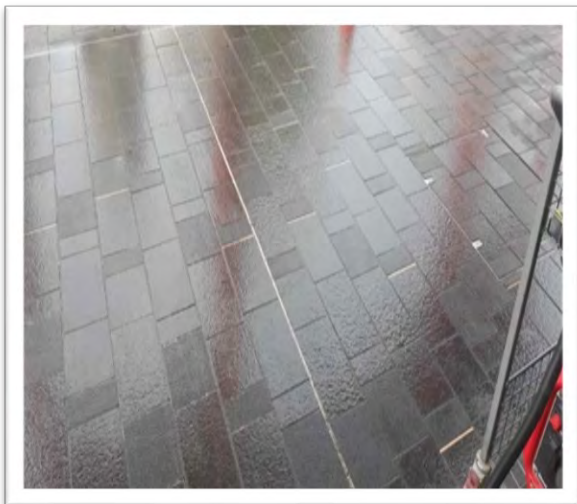


Image 4 - After photo showing chewing gum and stains removed.

Several bin enclosures located in front of 64 and 100 Gouger Street required attention and have since been cleaned.



Image 6 - Bin enclosure - 64 Gouger Street - after

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Footpath Defects

It was noted that the footpaths generally looked 'aged' and were at or approaching the end of their useful and accounting life.

Many of the defects noted related to pit and pit surrounds. It was discussed on-site that pits are generally under the care and control of the Service Authority that owns the underground assets. Staff have reported these issues directly to the relevant Service Authority to action.

Other footpath defects noted were trip hazards created when pavers lift and move. City Operations staff briefly discussed the maintenance approach to quantifying these defects:

When hazards are identified, the lip is quantified in three categories. Lips between 0mm and 9mm are monitored (unless there are other critical factors). Lips between 10mm and 19mm are programmed in and triaged against other programmed works. Any lip 20mm or more is attended to by the Rapid Response Team to repair if possible or make safe.

All footpath related works under care and control of Council are logged into Council's Asset Management System, Assetic, as work requests.

From these work requests, work orders are raised. Each of these work orders are then programmed for completion in line with risk, hazard, and competing priorities across the city.

One of the work orders commenced 18 April 2024 and was completed 24 April 2024, requiring two Masons and a total time invested of 26.30 hours.

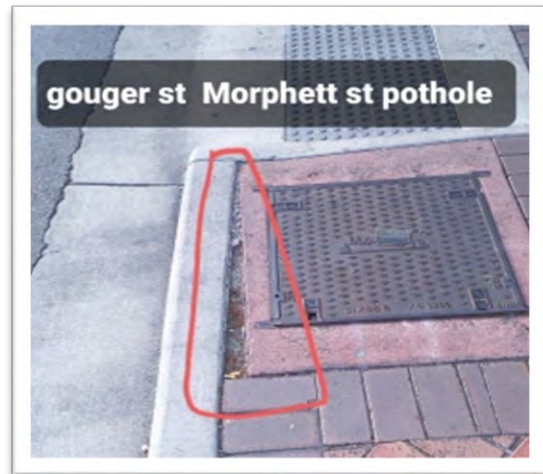


Image 1 - Gap between pit surround and kerb at the intersection of Gouger Street and Morphett Street



Image 2 - After photo showing cold mix asphalt in place.

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Image 3 - Loose pavers noted along back of kerb at 42 Gouger Street

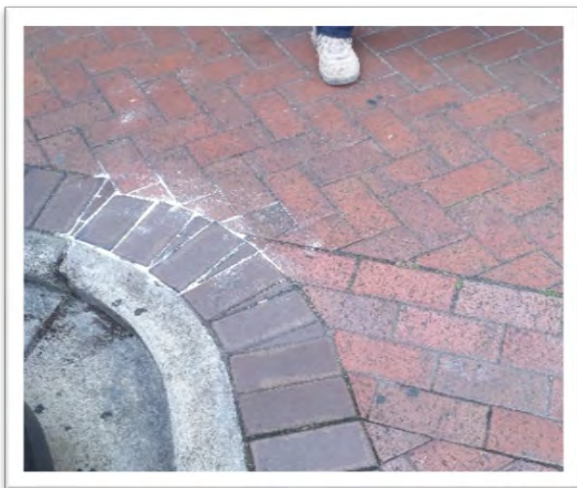


Image 4 - Loose pavers repaired and sweeping sand applied.

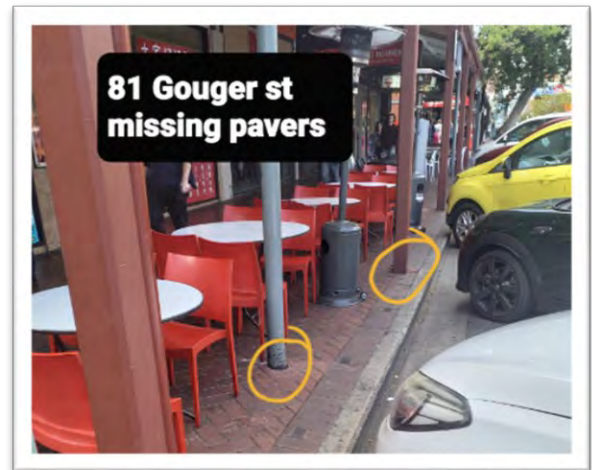


Image 5 - Missing pavers and gaps noted at base of veranda poles at 81 Gouger Street

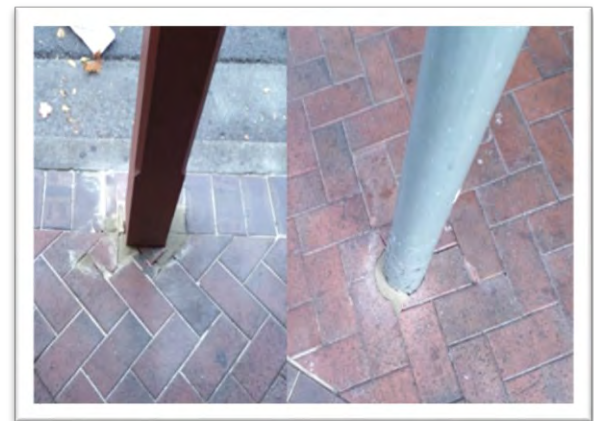


Image 6 - Pavelock and pavers placed at base of veranda poles.

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Graffiti

Instances of graffiti were identified on public and private infrastructure. It was confirmed to the Council Members that graffiti will be removed from privately owned infrastructure where it is accessible from the ground and safe to remove.

Private Property

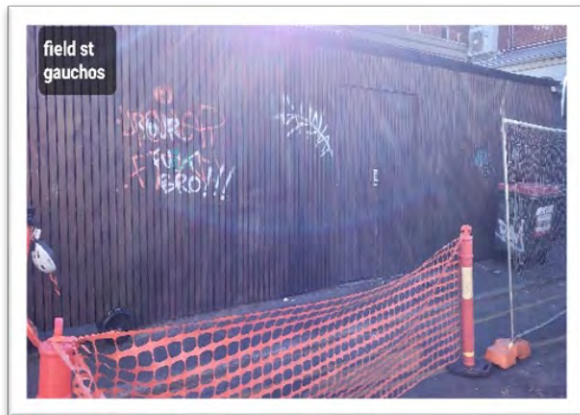


Image 7 - Graffiti noted on Field Street - Gauchos Restaurant – before.



Image 8 - Graffiti noted on Field Street - Gauchos Restaurant – after.



Image 9 - Graffiti on the side door of Gauchos - before

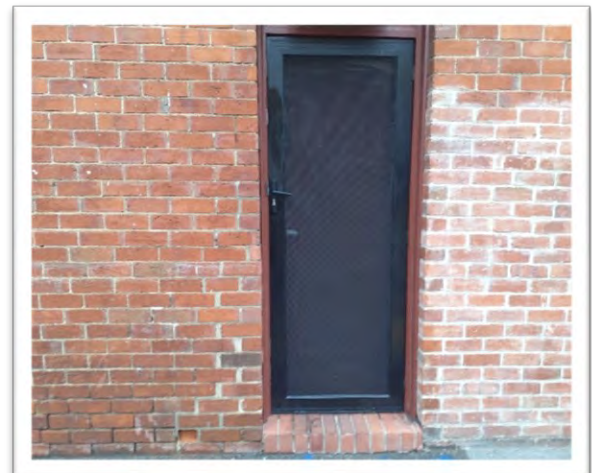


Image 10 - Graffiti removed from side door – after

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Image 11 - Chalk like graffiti identified on the side of Gauchos - before.



Image 13 – Graffiti observed on a pot plant – corner of Gouger Street and Mill Street



Image 12 - Chalk like graffiti removed.



Image 14 – Graffiti removed.

Public Realm

Localised areas of graffiti were observed and actioned on 17 April 2024.

Regulatory Matters

The condition audit identified several issues with private infrastructure. Staff from Regulatory Services have followed up with business owners to take action. One issue was at 183 Gouger Street, where a fuse box cover was missing.

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Image 15 - Missing fuse box cover



Image 21 - Fuse box cover fixed

The business owner was notified and requested to action.

Structural concerns on the attached veranda and a planter box requiring maintenance were identified at 280 Gouger Street



Image 22 - Loose railing.



Image 23 - Loose railing fixed.

Requests have been made for the repair, removing the loose rail to make safe, requesting a structural engineering assessment on the rest of the veranda, and requesting the business owner to fix the planter boxes.

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Image 24 - Damaged footing



Image 25 - Damaged footing fixed



Image 26 - Planter box requiring maintenance.

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O'CONNELL STREET

The fourth Condition Audit was undertaken on Friday, 19 April 2024 along O'Connell Street from Brougham Place to Childers Street. In addition, a small group walked along Barton Terrace West.



Image 27 - Graffiti identified during Condition Audit

Common Themes

As with previous audits, several common themes were prevalent. These included:

1. Cleanliness/Graffiti
2. Footpath condition
3. Horticulture
4. Asset queries
5. Compliance issues

The aging footpaths along O'Connell Street were noted, with discussion around the increased maintenance and cleansing requirements to maintain a functioning and appealing footpath.

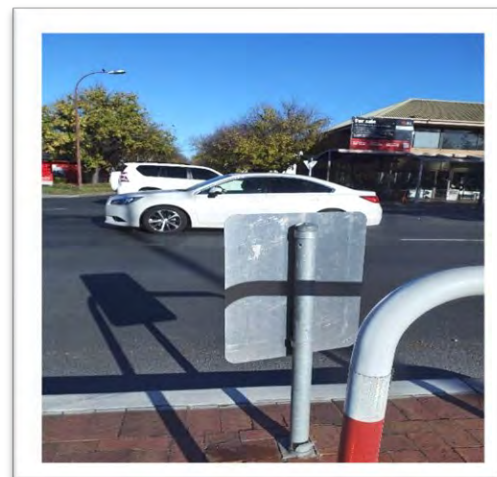


Image 28 - Graffiti removed by Cleansing team

Cleanliness and Graffiti

Several instances of graffiti were identified along the length of O'Connell Street and removed on 30 April 2024. The Cleansing Team also identified several other instances where graffiti was visible and removed.



Image 29 - One of the six additional instances of graffiti identified.

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Image 30 - Graffiti removed

Several areas required a deep clean to remove the build-up of grime and stains. The Cleansing team completed this work over several days, with work completed Friday 3 May 2024.



Image 31 - Oil-stained footpath requiring a deep clean - 22 O'Connell Street - side street



Image 32 - Progress shot of deep cleaning showing grime removal in process - 22 O'Connell Street

There were isolated areas of concentrated bird droppings requiring cleaning.

As discussed during the audit, the Cleansing Team work hard to provide clean and visually appealing footpaths, with bird faeces an ongoing issue. These instances appear in very short timeframes with birds roosting in groups. Many buildings install bird nesting deterrents as a control mechanism.



Image 33 - Concentrations of bird droppings under roosting areas



Image 34 - Reverse angle of 132 O'Connell Street - after deep clean

Following the audit, the Cleansing Team undertook deep cleaning over a ten day period, averaging 5 hours per day with 2.5 FTE.

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Footpath Condition

Several areas of raised pavers were observed along O'Connell Street on the western side.

These generally coincided with the interface between the footpath edge and the box around street trees.

All high-risk and hazard tasks identified during the audit have been completed.

The remaining works total approximately 122m² and have been programmed to be completed by the end of the financial year.

Given the age of the overall network, continued failures are to be expected with high-risk and hazards attended to as a matter of priority and increased inspections to be undertaken.



Image 35 - Area of paving requiring maintenance



Image 36 - Area of paving requiring maintenance

Quality of reinstatements undertaken by Service Authorities were also noted along both sides of O'Connell Street.



Image 37 - Area of paving requiring maintenance

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Horticulture

Trees

Street trees were generally in good condition, with localised suckering (epicormic growth) at the base of 5 trees and two instances of tree branches requiring removal.

All identified tree works have been completed.

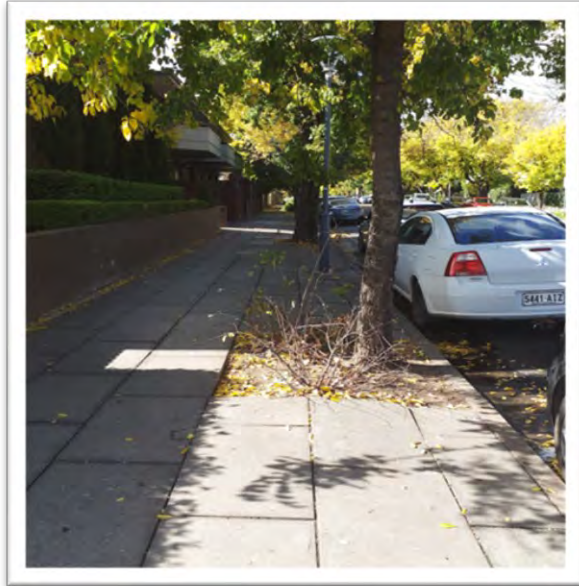


Image 38 - Suckering present in tree at 107 Gover Street

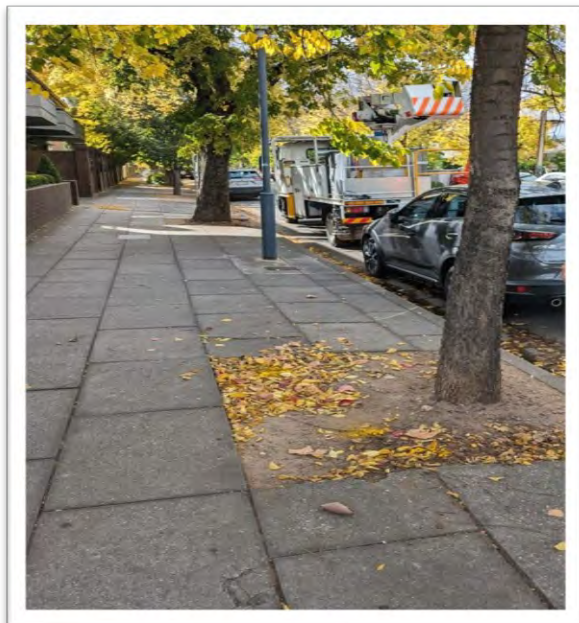


Image 39 - Suckering removed at 107 Gover Street



Image 40 - Suckering present in front of 49 O'Connell Street



Image 41 - Suckering removed from tree in front of 49 O'Connell Street

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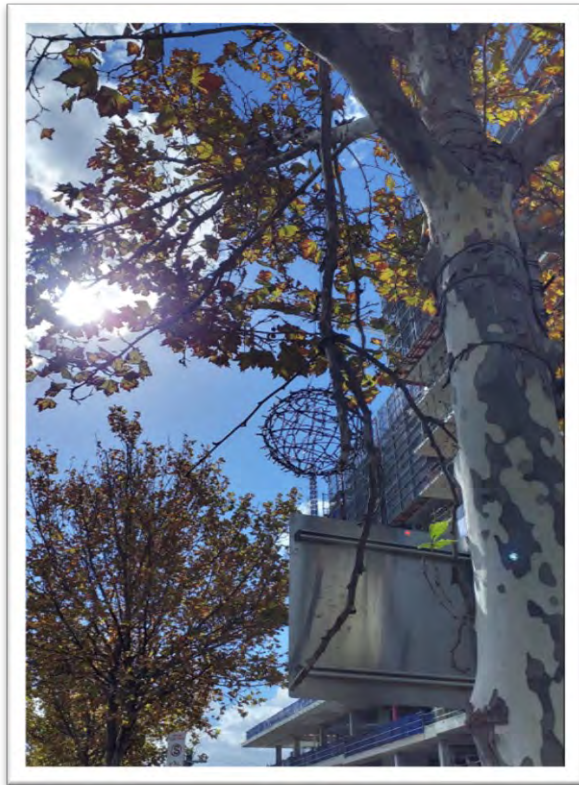


Image 42 - Branch requiring removal 88 O'Connell Street

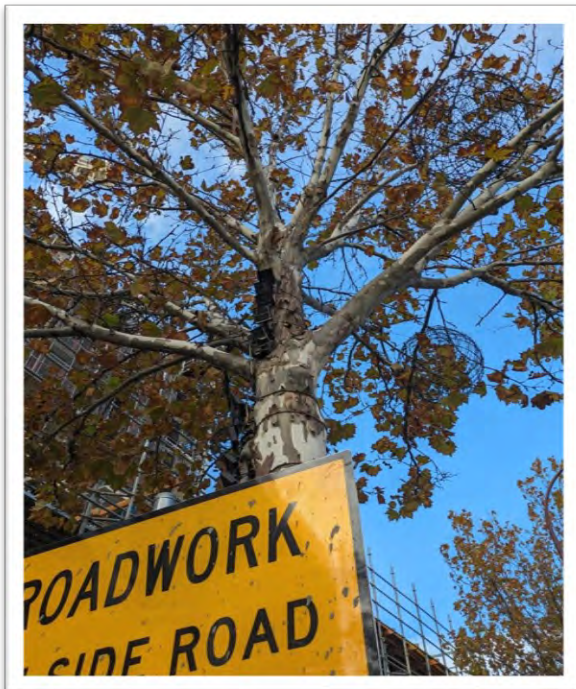


Image 43 - Branch removed in front of 88 O'Connell Street

Raised Tree Beds

Primarily along the western side of O'Connell Street, the existing mature street trees presented with raised rubble beds because of capping tree roots.

City Operations staff have capped these to provide a safe footpath network without presenting a risk to the health of the tree. These legacy plantings impact the whole city and solutions to these are limited from a maintenance perspective, where removal of a tree is not warranted.



Image 44 - raised rubble.

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Garden Beds

Garden beds presented in good condition. Ten garden beds have been programmed for localised re-planting and general tidy work.

It was noted that maintenance and upkeep of garden beds is ongoing and resource heavy.



Image 45 - Garden bed at intersection of O'Connell Street and Tynte Street requiring maintenance



Image 46 - Garden bed at the intersection of O'Connell Street and Childers Street requiring maintenance.

Asset Queries

It was noted that directional signage was out of date and had a lacklustre appearance.

Directional signage is currently being phased out in favour of our new wayfinding strategy across the city, that has a focus on providing pedestrians and cyclists with on-street information, to help connect visitors and locals with public transport, detailed areas, historical walks and local facilities.

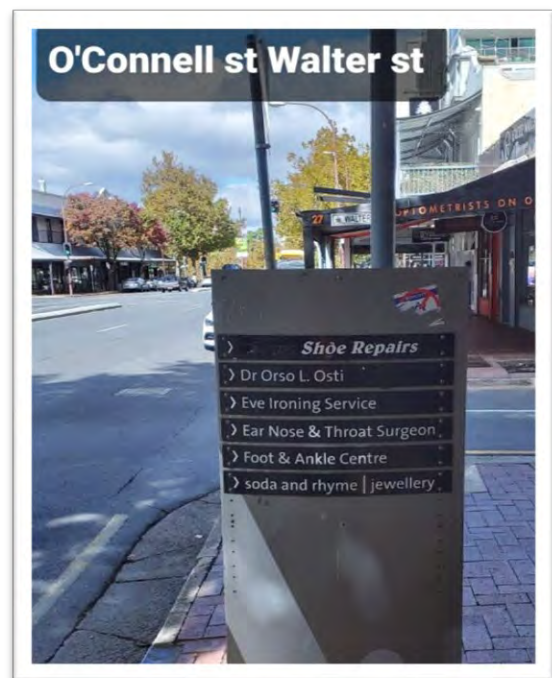


Image 47 - Outdated Way Finding Signage

Council Members queried the accessibility of the bike rack for cyclists, noting that the closest pram ramp access was at the intersection of O'Connell Street and Archer Street. The Assets team have provided commentary that whilst the placement is ideal, access could be improved through asset renewals and new and upgrade works when the opportunity arises.

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Other Discussions

Other identified work

While crews have been undertaking the works identified through this Condition Audit, other works have been identified and programmed in. This includes collaborative actions, such as the Cleansing Team removing stickers from street furniture and poles and notifying the Urban Elements Team that follow-up works, including painting, is warranted. This will be programmed in for future works as budget and resources allow.



Image 49 – Poles identified through collaborative action.

Additionally, City Operations will augment several regimes because of the Condition Audit of O'Connell Street.

Other Noted Issues

City Operations staff noted that Temporary Parking Control signage was cable tied to trees. These signs have been moved to hard infrastructure to reduce impacts on tree health.



Image 50 - Signage installed on tree.

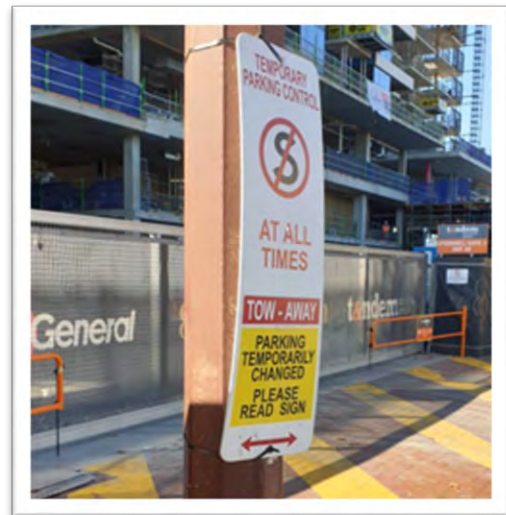


Image 51 - Signage moved to hard infrastructure.

Observations of the grated inlets noted that some held debris and water. These are being attended to as a part of the broader Flood Resilience Project.

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Image 52 - Catch pit holding water.

Pavers are raised through the driveway entry to the service station. Council will programme in the works in the public realm whilst contact is being made with the business owner to report the damage to private infrastructure.



Image 53 - Damaged infrastructure 131 O'Connell Street

Regulatory Matters

There were several missing caps along the outdoor dining areas. Members of the Regulatory Team have contacted the business owners requesting that the capping be replaced.

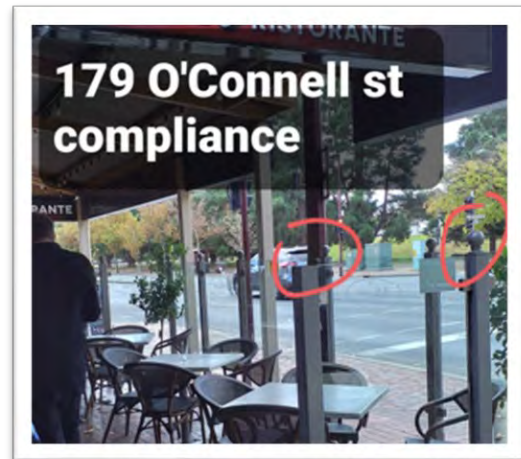


Image 54 - Missing capping 179 O'Connell Street

The attendees noted that an anti-bird device was not installed correctly at 112 O'Connell Street. The business owner has been contacted to rectify.



Image 55 - Anti-bird device not installed correctly.

The planter boxes located at 50 O'Connell Street were observed to be located immediately behind the kerb line making it difficult for vehicle passengers to exit the vehicle. The business owner has been contacted and requested to move the planter boxes 900mm from the kerb.

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Image 56 - Planter boxes at 50 O'Connell Street close to kerb

A loading zone on George Street was brought to attention, citing that vehicles were not adhering to the parking requirements, and that loading zones were sparse in the area making it difficult for shops to receive goods. The Parking and Information Officers will monitor this area more closely in the short-term to deter vehicles from parking illegally.

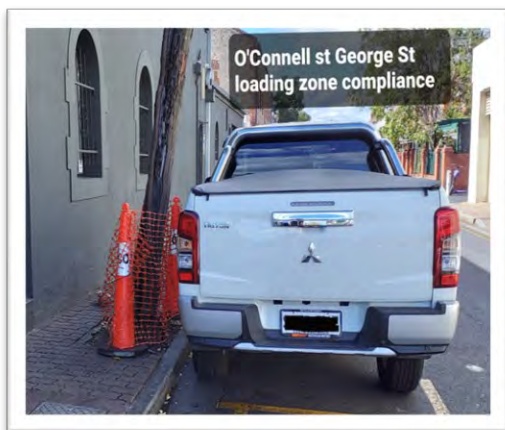


Image 57 - Loading zone - George Street

Finally, the group noted that there was lighting installed in two outdoor dining areas. A question was asked around the appropriateness of the installation.



Image 58 - Light installation

Council staff have contacted Office of the Technical Regulator and SafeWork SA to review these installations to ensure that they meet all requirements.

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Findings from Audits – Continuous Improvement

As part of the commitment to undertake these Condition Audits, a summary of key findings is tabled below from all four Condition Audits completed this financial year. These include statistics on work completed to date, changes in how work is programmed, triaged, and undertaken. For ease of reading, this will be structured under headings and subheadings, similar to the previous Condition Audit Reports.

By the numbers

The East End

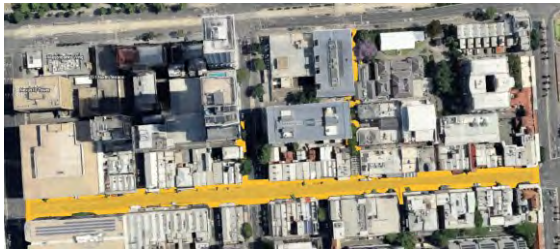


Image 59 – Location details for the East End Condition Audit

The East End Condition Audit was undertaken on Wednesday 14 February 2024. The audit was undertaken primarily along Rundle Road from East Terrace to Pulteney Street, Vaughan Place and Paxtons Walk, and Frome Road from Rundle Road to North Terrace.

During the audit, and in the subsequent report, it was conveyed that a recent pre-event inspection had also occurred.

Common themes from the Condition Audit included.

- Cleanliness and footpath defects.
- Unique observations noted a localised parking issue and a discussion occurred regarding Asset Renewals. This discussion resulted in Project Managers taking part of these audits when an upcoming project is in development.

The pre-event inspection highlighted the following:

- 26 Cleansing tasks
- 5 Horticulture tasks
- 8 Infrastructure Maintenance tasks.

The Condition Audit resulted in two additional Infrastructure Maintenance tasks.

Hindley Street



Image 60 - Location details for Hindley Street Condition Audit

The Hindley Street Condition Audit was undertaken on Thursday, 14 March 2024. The area walked was Hindley Street from King William Street to Morphett Street, with short sections of Leigh Street and the privately owned Produce Lane.

Common themes from the Condition Audit included:

- Cleanliness/Graffiti
- Footpath condition.

The Project Manager was present to discuss the Hindley Street Master Plan concepts. The group also discussed the yearly proliferation of Tree Martins that nest along Leigh Street.

The Condition Audit noted:

- Three instances of graffiti for action
- A short section of missing line marking
- A missing collar around a powered bollard
- Unused 'parklet'
- Private bins blocking a footpath.
- Two pit surrounds requiring action.

All of these tasks have been completed.

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Gouger Street



Image 61 - Location details for Gouger Street Condition Audit

Gouger Street presented with a higher number of identified defects and issues when compared to Hindley Street and the East End. These included:

- 9 cleansing tasks
- 34 Infrastructure Maintenance defects
- 4 compliance issues.

O'Connell Street

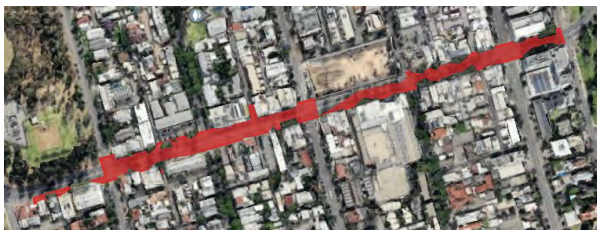


Image 62 - Location details for O'Connell Street Condition Audit

Like Gouger Street, O'Connell Street identified more defects than Hindley Street and the East End. This is a product of the street as a whole approaching the end of its useful life, therefore requiring higher levels of maintenance. Tasks included:

- 12 cleansing tasks
- 15 horticulture tasks
- 29 Infrastructure Maintenance tasks
- 5 different compliance issues.

Efficiencies and changes to work practices.

As noted above, from the East End Condition Audit, Project Managers were included in the Hindley Street and Gouger Street Condition Audit. This has provided the opportunity for Council Members and key members of the Administration to discuss project intent and where

Council Members see the opportunity for improvements directly. Further, the cohort has grown to include Place Coordinators, providing a key connection between Council Members, across the Administration and business groups.

Operationally, City Operations staff have embraced the opportunity to gain a deeper understanding of community sentiment and expectations through conversations with Council Members, with ongoing efforts to improve service delivery and operational efficiencies at front of mind.

Condition Audits to date have resulted in changes in processes in response to observations and commentary. These include:

- Increased inspection regimes across footpaths in highly pedestrianised areas, that are approaching end of life.
- Increased deep cleaning efforts across key precincts.

As a part of ongoing reviews into work practices, City Operations staff are taking learnings from Condition Audits to date and future Condition Audits. This work will include Service Standard development and implementation.

As outlined in the April report, the next round of Audits will commence along King William Street/North Terrace, and proceed in the same order as the first round of inspections, being:

- Hutt Street
- Melbourne Street
- The East End
- Hindley Street
- Gouger Street
- O'Connell Street.

Administration will continue to provide reports to the Infrastructure and Public Works Committee and take feedback on opportunities for improvement.