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<b>Item:</b>	<b>12.11</b>	<b>Ref: AINT/2021/10065</b>
<b>Title:</b>	<b>Guyra Main Street Upgrade - Project Update</b>	<b>Container: ARC17/1518</b>
<b>Responsible Officer</b>	<b>Acting Director Organisational and Corporate Services</b>	
<b>Author:</b>	<b>James Croft, Project Manager</b>	
<b>Attachments:</b>	<b>Nil</b>	

### **1. Purpose**

The purpose of this report is to provide Council with an update regarding the status of the Guyra Main Street Upgrade Project, and to seek Council's endorsement for the replacement of trees to Bradley Street.

### **2. OFFICERS' RECOMMENDATION:**

#### **That Council:**

- a. Note the status of the Guyra Main Street Project.
  
- b. Endorse Project Management Office (PMO) and Public and Town Spaces' recommendation to remove nine existing trees along Bradley Street and replace with up to 20 suitable established trees.

### **3. Background**

Stage 1 of the Guyra Main Street Upgrade concluded in 2020 and included road reconstruction to two thirds of the CBD's Bradley Street, construction of new garden beds, and installation of new street furniture and bins. Numerous underground dis-used fuel tanks, and significant unsuitable road subgrade was encountered during the roadworks. The resulting remediation costs were unforeseen and exhausted a large proportion of the project budget. The project was paused to enable ARC to assess the impact of these costs on ARC's ability to deliver the original project scope within remaining budget. It has been confirmed that the original project scope can no longer be met in its entirety with the remaining funding available. The following section of the report provides a status update for each project component, an outline of the revised scope that ARC intends to deliver, and a recommendation in relation to landscaping.

### **4. Discussion**

Roadworks: Stage 2 roadworks are commencing 26 April 2021, which includes road reconstruction of Bradley Street between Nincoola and McKenzie Street. This is the final section of Bradley Street to be upgraded under this project.

Essential Energy Power Upgrades: Essential Energy are finalising plans to upgrade the overhead power lines along Bradley Street. All associated costs will be met by Essential Energy, including rectification of the non-compliant mains power connections to building awnings. Overhead installation was required as the costs that ARC were to meet if an underground solution was progressed would have been significant, and would have further limited the scope that could be delivered under this project. On 15 February 2021, ARC received an email from the Guyra and District Chamber of Commerce, in support of overhead power upgrades. ARC are now liaising with Essential Energy to finalise details such as program for the works, and selection of the power-pole material.

Services Upgrades: The water main infrastructure running along each side of Bradley Street is due for replacement. Works will involve partial removal of footpaths and services trenching along three blocks of Bradley Street. These works provide an opportunity to install provisional conduits in common trenches for future services installations, such as ARC privately owned and metered power points for community events, and CCTV. The majority of trenching costs will be met by the Water Services budget, allowing remaining project budget to be allocated to the full replacement of footpaths on both sides of Bradley Street. Installation of provisional conduits will limit disruption to the new footpath during future services upgrades or installations.

Footpath Upgrade: ARC are currently investigating suitable products and associated pricing for replacement of the existing footpath with pavers. This will make a significant impact toward the beautification of the main street.

Landscaping: The garden beds constructed during Stage 1 are yet to be planted out as existing layers of asphalt and crusher dust under the garden beds need to be excavated and replaced with suitable soil for planting. Soil preparation works cannot be carried out in the garden beds containing the existing trees without damaging the new curbing or the trees themselves. PMO and the Public and Town Spaces Team therefore recommend the removal and replacement of nine existing trees from Bradley Street, and provide the following justification:

- The root-balls of the trees are exposed and protrude higher than the new curbing, limiting the ability to apply and retain mulch and soil. Soil and mulch spilling onto adjoining footpaths is creating a trip hazard to pedestrians.
- The existing trees, red maples, are an unsuitable species selection which will outgrow their particular locations.
- Root protection barriers were not installed around the existing trees. Uncontained root growth poses risk of damage to existing and future infrastructure surrounding the trees.
- Under-planting around the existing trees without soil preparation works would result in poor survival rates, creating ongoing maintenance costs from frequent replacement of plants.
- Removal of the nine trees will enable the Public and Town Spaces Team to plant an established crepe myrtle tree with root barrier protection in each of the 20 garden beds, surrounded by a variety of flowering plants and grasses. This will add colour, interest and symmetry to the main street year-round.

The alternative would be to retain the existing trees, and withhold any under-planting in those garden beds. This would not achieve the project objective of 'beautification' of the main Street and fail to address the public safety risk as noted. PMO and the Public and Town Spaces Team seek Council's endorsement to proceed with the proposed tree removal and replacement as necessary.

## 5 Implications

### 5.1 Strategic and Policy Implications

This project aligns with the Community Strategic Plan 2017-2027 Community Outcome – Growth, Prosperity and Economic Development, specifically in relation to:

#### Environment and Infrastructure

E3 Infrastructure – The Community is provided with the essential and resilient infrastructure it requires for daily life, and has access to a prioritised schedule of infrastructure works

E3.3 Regularly review open spaces to ensure parks, sportsgrounds, water facilities and other open spaces meets community needs and are provided to an acceptable level of service and accessibility standards.

## 5.2 Risk

Council sought to remove the existing trees in Bradley Street during initial project consultation, and were met with opposition from the community. This may reoccur if the recommendation is endorsed. However, it is intended to minimise community backlash by issuing proactive communication and through careful planning of the works, will ensure new established trees are installed as soon as practicable following removal of existing trees.

## 5.3 Sustainability

Failure to properly prepare garden beds prior to planting would result in low plant survival rates and require frequent replacement of plants. This is both environmentally and economically unsustainable.

## 5.4 Financial

Budget Area:	Guyra Main Street Upgrade						
Funding Source:	Merger Funding: \$1,424,437 Road to Recovery: \$400,000 Bushfire Funding (Guyra Street Art): \$20,000 Developer Contribution: \$160,000 <b>Total: \$2,004,437</b>						
Budget Ref: (PN)	Description	Approved Budget 2020/21 & 2021/22	Actual	Committed	Proposed	Total Forecast Expenditure	Remaining Budget
270251	Guyra Main Street Upgrade	\$2,004,437	\$203,590	\$650,000	\$50,000	\$903,590	\$1,100,847

The 'Proposed' value in the above table relates to estimated landscaping costs, including removal of nine trees, excavation and preparation of garden beds, procurement and installation of 20 established trees, flowering plants and grasses.

Costs relating to the proposed footpath and services upgrades are excluded from the above table. This scope is subject to pricing and confirmation that it can be delivered within the 'Remaining Budget'. Council is currently engaging a professional Quantity Surveyor to undertake a detailed cost estimate.

The remaining budget shown above is the total funding available that remains for this project.

## 6 Consultation and Communication

The community has previously been consulted regarding proposed landscaping, including plant selection. If the above recommendation is endorsed, PMO will work closely with the

Communications Team to develop and implement a communications strategy to ensure the Community are aware of the tree removal works and the reasons why the works are required.

## **7 Conclusion**

Stage 2 of the Guyra Main Street Project is now progressing, with roadworks to Bradley Street commencing in April 2021, and a strategy in place to deliver overhead power, water main upgrades, future proofing works for future services upgrades, and footpath replacement. Council's endorsement for tree removal and replacement to the main street is required to enable the PMO to deliver the landscaping component of the project.