

Yarralumla Shops Public Areas - Repairs and Maintenance Requirements

16 July 2018

The current public pedestrian area of the Yarralumla Shops was installed 15 years ago and there has been essentially no maintenance undertaken over this period. The public area is now very dilapidated, dirty and poses public safety issues.

The Yarralumla Residents Association requests that these repair and maintenance issues be addressed as a “package” and given priority so that the amenity of the public areas of the Yarralumla Shops for the local community and the many visitors to the suburb is restored.

Yarralumla Shops – Public Areas

The main public pedestrian area is paved and extends along Bentham Street and extends to the back of the block on Novar Street on the eastern side and along Hutchins Street to the west. These sections include two small areas for outdoor café seating for the Farmers Daughter and The Turkish Pide. The raised paved area on Hutchins Street has two areas of outdoor seating for the café Bees and Co and the Yarralumla Bar and Pizza and at the end of this area there is a public toilet adjacent to the off-street parking.

The main Bentham/Novar Street public pedestrian area comprises:

- 3 sets of steps with 2 hand rails each
- 5 painted concrete and brick alcoves fitted with wooden slatted bench seating and built in planter boxes at each end with Lomandra
- 1 open wooden slatted bench
- 3 long painted concrete and brick alcoves that are planter beds of Lomandra
- A notice board, public phone box, 3 public refuse bins, two postal boxes

The Hutchins Street public area comprises:

- a paved area with a raised section bounded by two walls and access by low steps
- a public toilet block, off street parking and a garden area.

Repair and Maintenance Requirements

- 2 of the 6 handrails on the sets of steps have been badly bent during ram raids of the shops
- All of the painted concrete and brick alcoves are badly chipped, the paint is old, flaking off and exceedingly dirty. Some areas have been subject to illegal bill posting.
- All the slatted wooden benches are in need of replacement. The many of the wooden slats are broken, rotten or very rough with exposed splinters. The slats have virtually no green paint left on them. The public risks injury from their use.
- The top section of the bench alcove wall, on the eastern side of the IGA, is completely loose, with a large chunk broken off, and poses a danger to the public. It was damaged in a ram raid.
- The Lomandra in the bench alcove planter beds and boxes have recently been topped. However, the beds still contain rubbish, the dead Lomandra plants need to be removed and replaced, and the preponderance of dead leaves need to be pruned and removed.
- The bench alcove planter beds on Novar Street are being used by café patrons as ash trays. This has already killed some of the plants and looks and smells awful.
- There are two red 70L garbage bins for refuse from the takeaway shop next to the public benches and adjacent to the public refuse bin. These bins are both unsightly and only emptied periodically, thus deterring any use of the benches by the public.
- The terracotta pavers that form the footpath are black with dirt, garden areas full of cigarette butts and the historical feature tiles on the steps now barely legible.
- The garden areas on Hutchins Street have had many shrubs removed but none replaced and two thirds of the area is bare, with the remaining plants now dying off.
- The corner of Novar and Hutchins Street has been cordoned off by treated pine bollards but the damage to the nature strip has not been repaired and is now bare clay pan.

See following photographs of repair and maintenance requirements.

Yarralumla Shops Public Areas

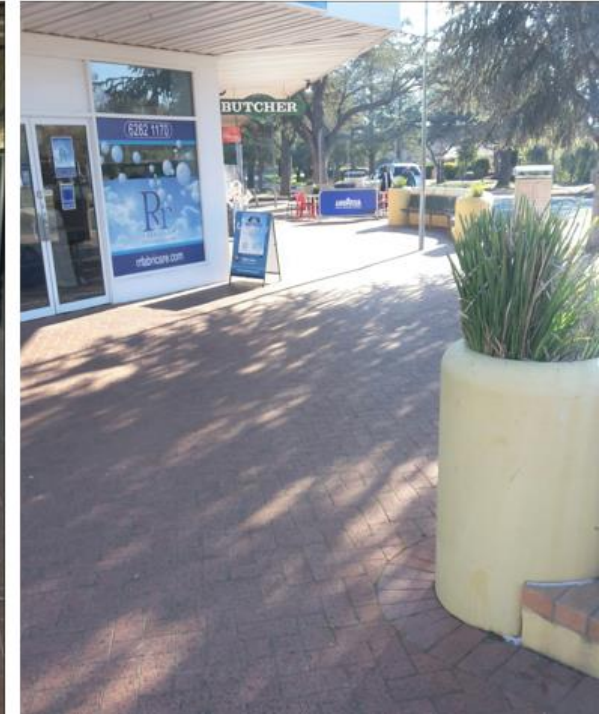
Bentham Street (north side) – from west



Bentham Street (north side) from east



Corner Bentham and Novar Street



Yarralumla Shops Public Areas

Hutchins Street Area



Concrete/brick alcoves chipped, flaking paint, dirty, old posters, gardens and plants not maintained - Bentham/Novar Street



Concrete/brick alcove loose dangerous top section, damaged paintwork – Bentham Street



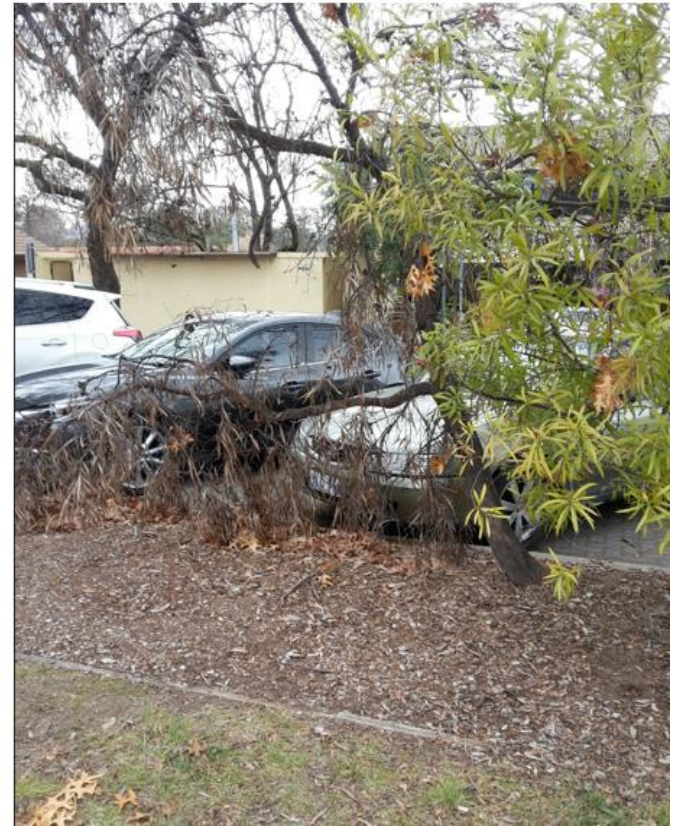
Walls chipped with badly damaged paintwork – Hutchins Street



Two of the six handrails badly damaged – Bentham Street



Bentham-Hutchins Street Garden Areas – many plants removed but not replaced



Wooden slatted public benches dangerous with rotten, eroded, splintering slats, paintwork gone – Bentham/Novar Street



Wooden slatted public benches dangerous with rotten, eroded, splintering slats, paintwork gone – Bentham/Novar Street

