



Policy Type:	Administrative
Date Adopted:	12 May 2009

Policy No:	ET536
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Legal (Parent):	
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Legal (Subsidiary):	
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ADOPTED POLICY	
Title:	COMMERCIAL PRECINCT MAINTENANCE POLICY
Objective:	To establish and operate a street maintenance program, incorporating regular street and pavement sweeping, garden maintenance, litter collection and street furniture care within Commercial Precincts.

The presentation of Commercial Precincts in a neat, tidy and attractive way provides important support to the City's Business communities. Commercial properties provide important employment opportunities to the broader community, they supply necessary goods and services, and contribute significantly to the general rate income, which the City utilises to provide services to all residents.

For the purpose of this policy Commercial Precincts are those districts or locations where the majority of properties are involved in commercial enterprise. Examples are the Cannington Regional Centre; Welshpool Industrial Area; Canning Vale Industrial Area; Willetton Commercial Precinct; District Shopping Centres such as Southlands, Bentley Forum, Riverton Forum and Canning Vale. Commercial strips such as Albany Highway; Chapman Road; Sevenoaks Street and Railway Parade are also included in this program.

The goals of the Commercial Precinct Maintenance Policy will be achieved by the application of a number of maintenance schedules, which will be implemented by a number of different operational units. Specific activities include:

1. Street Sweeper – The regular sweeping of all road pavements, and cleaning drain gully entries to ensure that they remain open and able to receive storm water;
2. Pavement Sweeper – Regularly sweep all pedestrian pavements located with road medians and on street verges. Inspect and collect any litter which might be present when undertaking sweeping program;
3. Street Garden Maintainer – Maintain all street gardens, removing weeds, replacing plants as required, repairing irrigation, mulching and litter collection.
4. Verge Mowing Team – Cut unkempt verges and medians along nominated street which are not being maintained by others.
5. Graffiti Removal – Timely removal of graffiti from all City infrastructure, particularly signs, public seating and bus shelters etc;
6. Sign and Street Furniture Maintenance – Timely repair and maintenance of all street signs and furniture.
7. Litter Collection – Regular collection and removal of street litter along pavements in street gardens and fence lines.

Outcome:

To ensure a high standard of street presentation within Commercial Precincts throughout the municipality. This high standard is to be achieved by implementing regular maintenance which will consist of frequent street and footpath sweeping, litter control, street garden maintenance and verge mowing resulting in an attractive community environment.



Output:

Activity	Daily	Weekly	Monthly	8 Weekly	As Required
Cannington Regional Centre					
Street Sweeping		Yes			
Pavement Sweeping		Yes			
Street Garden Maintenance		Yes			
Litter Collection	Yes				
Verge Mowing			Yes		
Graffiti Removal					Yes
Sign & Street Furniture Maintenance					Yes
Industrial Areas					
Street Sweeping				Yes	
Pavement Sweeping				Yes	
Street Garden Maintenance			Yes		
Litter Collection		Yes			
Verge Mowing				Yes	
Graffiti Removal					Yes
Sign & Street Furniture Maintenance					Yes
District Shopping Centre					
Street Sweeping			Yes		
Pavement Sweeping			Yes		
Street Garden Maintenance			Yes		
Litter Collection		Yes			
Verge Mowing				Yes	
Graffiti Removal					Yes
Sign & Street Furniture Maintenance					Yes
Commercial Strips					
Street Sweeping				Yes	
Pavement Sweeping				Yes	
Street Garden Maintenance			Yes		
Litter Collection		Yes			
Verge Mowing				Yes	
Graffiti Removal					Yes
Sign & Street Furniture Maintenance					Yes

Performance Indicators:

1. Compliance with the established frequency program
2. Standard of Cleanliness and Appearance – Assessed by survey instrument
3. Works to be performed within Budget allocation
4. Quality Control Assessed by Independent Audit