

6 Maintenance

6.1 Urban Design

Maintenance requirements have been minimised according to the selected treatment - through the use of durable, unfinished materials that do not require an applied finish and therefore regular re-application, and the consideration of elements which are self cleaning. Consultation with product manufacturers where necessary has resulted in a proposed maintenance strategy to ensure the longevity of selected materials.

Elements have been assessed in terms of required anti-graffiti measures, and have been treated accordingly. High risk areas will receive a painted finish from the outset, that can be repainted as necessary to maintain a consistent finish.

Where maintenance may be required on a periodical basis, safety and access has been considered. Simple assemblies have been devised such that replacement of sections or panels can be easily accommodated, and that colour matching can be achieved.

6.2 Landscape Management

A management plan for the landscape design is recommended. Based upon an agreed management plan, a landscape resource inventory together with landscape maintenance standards (should be established) is required with the project specifications.

This process requires a schedule of maintenance tasks and a review process through the project to monitor progress and any changes required due to weather conditions.

It is imperative that the staff in control of management are suitably qualified with horticultural knowledge. Key areas that will form part of the management plan include:

- **Source of plants**
A seed collection program will be undertaken to collect endemic seed from local areas. Tree seeding should take place in January/February and grasses in winter or summer, following relevant permits from the National Parks and Wildlife Service. Greening Australia will be engaged to provide seed collection services.
- **Topsoil management**
The basic principle will be to retain all existing soil, not strip any topsoil from landscape areas unless it is essential and to limit import of new soils wherever possible. Emphasis will be placed on sound subgrade preparation procedures rather than importing large quantities of soil.
- **Plant replacement strategy**
Plants will be replaced on a monthly basis up to six weeks before the end of the maintenance period, and weekly thereafter.
- **Tree and shrub pruning**
Existing trees and shrubs will be pruned for safety reasons and also for sight distances. Tree surgery will be undertaken and will include:
 - pruning trunks, stems and roots
 - removing branches
 - crown thinning
 - dead wooding
 Council will be consulted before undertaking tree pruning.

Refer to the Landscape Specification for further details on the Landscape Management Plan.

6.3 Maintenance Agreements

ARTC is currently in negotiation with other government agencies and authorities to finalise maintenance agreements. In accordance with Condition of Approval Number 27, the ongoing maintenance and operation costs of urban design and landscaping items are to be paid by ARTC until the asset is transferred to the relevant authority. However, no maintenance agreements have been agreed to date.

ARTC and RailCorp

In accordance with the Development Agreement between ARTC and RailCorp, a lease and license arrangement is currently under negotiation to define and finalise maintenance responsibilities.

ARTC and Local Government Areas

Negotiations are currently being finalised for maintenance agreements for new infrastructure on council land.