

MAINTENANCE

A high level of maintenance leads to a perception of safer places and encourages use of an area. The design of surfaces and appropriate use of materials and fittings will assist in creating an easily maintained facility.

Maintenance by nature is an ongoing activity. While design techniques may aid in the ease of maintenance of an area the servicing regime is critical to the perception of an area as “safe”.

OBJECTIVE

To provide a quality environment which is attractive to people and encourages responsible use.

GUIDELINES

1. General

- 1.1 Areas should be designed so that they are easy to maintain.
- 1.2 Vegetation (trees, planting, grass) should be located in areas where they will perform well with species suitable to their location. Providing appropriate planting in suitable locations will ensure healthy robust performance.
- 1.3 Fixtures should be robust, of high quality, and of standard components and fixing, so that they are easily replaced.
- 1.4 Tight corners and objects low to the ground and other areas and structures with limited ground clearance which cannot be easily swept or hosed down should be avoided.
- 1.5 Paving surfaces should be robust with a hard wearing and dirt resistant finish.



1.1 Areas should be easy to maintain

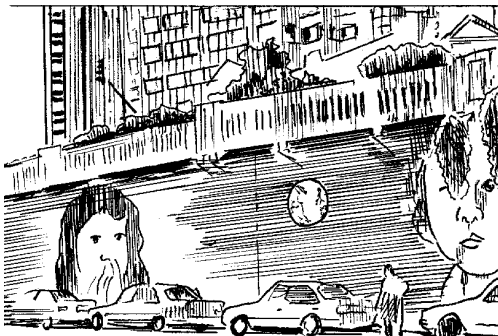




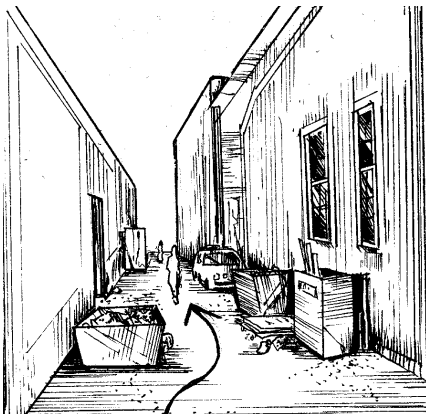
1.6 Fixtures to be robust & easily replaced Rubbish facilities to be easily cleared

East Plaza maintained by City Council
Please report damage to City Depot
Phone no: 300 0000

3.1 Maintenance agency and reporting damage information to be provided



5.1 Art to provide interest and discourage graffiti



6.2 Rubbish should not impede activity or sight lines

- 1.6 Rubbish facilities should be located and designed so that they can be easily cleared and rubbish containers should be covered.
- 1.7 Design should also avoid corners where wind blown rubbish and debris may accumulate.

2. Trees and planting

- 2.1 Areas of trees and planting which do not receive adequate direct rainfall should be irrigated.

3. Responsibility

- 3.1 Signs should be provided nominating the agency responsible for monitoring the area, and how to report damage or any faults in maintenance.
- 3.2 Signage providing maintenance information should be provided:
 - at one end of a through site link, underpass, overpass or escalator;
 - in association with information boards in public and private spaces.

4. Fixtures

- 4.1 Fixtures should be (as far as possible, and as is appropriate to the individual circumstance) vandal resistant in terms of materials, design and location.

5. Surfaces

- 5.1 Consideration should be given to the use of appropriate art work, wall design or textured finishes to provide interest and vitality and discourage graffiti.
- 5.2 Wall surfaces should have finishes which can be easily cleaned or treated to deter graffiti.

6. Rubbish

- 6.1 Rubbish receptacles should be adjacent to, but set back from, pedestrian routes and pedestrian areas.
- 6.2 Commercial rubbish storage should not impede pedestrian activity and should be screened from sight.

