

# Operation Management Plan

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<b>Building</b>	Greenhalgh Centre for Music and Drama
<b>Date</b>	13 April 2022
<b>Responsible</b>	Richard Arkell

## Preface

This document has been prepared in response to Conditions E10 and E21 of SSDA9692 requiring the Applicant (Meriden School) to provide the following:

### Condition E10 – Operational Management Plan

Include all measures to ensure all wayfinding signage, security measures and landscaping is managed to maintain their effectiveness

### Condition E28 – Operational Landscape Management Plan

The Operational Landscape Management Plan must

- a. describe the ongoing monitoring and maintenance measures to manage landscaping
- b. be consistent with the Applicant's Management and Mitigation Measures within the EIS

## Introduction

Conditions E10 and E28 of SSDA 9692, as they relate to Stage 1 – the Greenhalgh Centre for Music and Drama (GCMD), require the Meriden School to maintain and manage the effectiveness of wayfinding signage, security measures and landscaping works completed under the said SSDA. These measures are described below.

## Maintenance Measures Post Construction

### 1. Wayfinding Signage

Wayfinding signage installed as part of Stage 1, the Greenhalgh Centre for Music and Drama, is internal only. As such, maintenance requirements are minimal. Signs will be cleaned regularly using soapy water. No solvents will be used to ensure that paints and decal adhesives are not adversely impacted. Damaged signs will be repaired or replaced if required.

### 2. Security

Security measures implemented by Meriden under SSDA9692 Stage 1 include video surveillance and an electronic locking system. These systems are managed by the School's ICT Department. Specialist contractors are engaged to maintain these security systems and repair faults when identified.

### 3. Landscaping

Landscaping works have been completed by subcontractors engaged by Buildcorp being the Head Contractor of the GCMD. These subcontractors are responsible to maintain the landscaping works for a period of 13 weeks in accordance with Landscape Specification L-SP-001, Rev 01, prepared by Oculus Landscape Architects. Throughout this maintenance period the landscaping subcontractor will continue to carry out recurrent works of a maintenance nature (specified in the specification) including watering, mowing, weeding, fertilising, pest and disease control, plant replacement and the like. A copy of the Maintenance chapter of this specification is attached.

Upon completion of this maintenance period, Meriden will maintain the school grounds on an ongoing basis. A team of 9 permanent maintenance staff, including qualified horticulturalists, are employed by Meriden to maintain the school grounds. These staff tend to the upkeep of gardens including the maintenance of soil moisture and replacement of plants as required.

In relation to Condition E28, the above maintenance measures address Condition E28(a): describe the ongoing monitoring and maintenance measures to manage landscaping.

Condition E28(b) requires this plan to be consistent with the Applicant's Management and Mitigation Measures within the EIS. No Management and Mitigation Measures relating to landscaping works are stipulated in the EIS for the GCMD (Stage 1 of the SSDA).

In general, Meriden are committed to maintaining landscaping works constructed by Buildcorp to the high standard achieved across the School's 3 campuses, and maintain their team of 9 grounds maintenance staff to achieve this commitment.

## **Appendices**

Appendix A: Chapter 10 Maintenance of Oculus' Landscape Specification L-SP-001, Rev 01

# Meriden School Centre for Music and Drama CMAD

## Landscape Technical Specification

Doc no: L-SP-001  
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## **010 MAINTENANCE**

### **10.01 GENERALLY**

The work contained in this section comprises maintenance and defects liability of all works executed under this contract.

The Contractor shall maintain the contract areas for a period of thirteen (13) weeks after the date of Practical Completion.

Throughout the maintenance period continue to carry out recurrent works of a maintenance nature specified elsewhere in this specification, including but not limited to watering, mowing, weeding, fertilising, pest and disease control, plant replacement and the like. Maintenance shall include the following items as a minimum requirement.

Prior to the completion of maintenance period the Contractor must obtain certification from the Landscape Architect that the works have been maintained as per the contract specifications.

### **10.02 MAINTENANCE REPORTS**

The Contractor shall provide written maintenance reports, monthly, outlining what dates the site was inspected and what works were undertaken as follows:

- number and species of plant replacements,
- number and species of plants stolen or vandalised,
- extent of watering,
- extent of fertilising,
- extent of herbicide or insecticide spraying,
- extent of weeding,
- extent of rubbish removal,

Maintenance payments will be made only on receipt of Maintenance reports.

### **10.03 WATERING**

Planted and turfed areas shall be watered regularly to ensure continuous healthy growth.

### **10.04 WEEDING AND RUBBISH REMOVAL**

During the contract period remove by hand, rubbish and weed growth that occurs throughout all contract areas. This shall be executed regularly so that at weekly intervals, at least, the contract area may be observed in a completely clean and tidy condition.

### **10.05 REPLACEMENTS**

Immediately replace plants, which die or fail to thrive or are damaged or stolen, with plants of same size and quality unless otherwise directed.

In the case of stolen or vandalised plants the Contractor will be required to replace the plants a maximum of once.

### **10.06 STAKES AND TIES**

Adjust and/or replace stakes and ties where required. Remove stakes as directed by Superintendent at the end of the maintenance period.

### **10.07 PRUNING**

Pruning work shall be implemented to maintain dense foliage growth and encourage suitable growth habits.

**10.08 MULCH**

Maintain mulched surfaces in a clean and tidy condition. Reinstate mulch to specified depths and extents as specified.

**10.09 SPRAYING**

Report any incidence of pest or disease attack on plants to the Superintendent. Insecticide and fungicide spraying, if considered necessary and approved by the Superintendent, shall be carried out in accordance with the manufacturer's instructions. The Contractor shall treat all occurrences of insect attack or disease in plant material.

**10.10 COMPLETION**

Notwithstanding anything to the contrary in the Contract, the Superintendent may instruct the Contractor to perform urgent maintenance works. Should the Contractor fail to carry out these works within seven (7) days of such a notice, the Superintendent reserves the right to employ others to carry out such works and charge costs of these works to the Contractor.

Prior to the completion of maintenance period the Contractor must obtain certification from the Landscape Architect that the works have been maintained as per the contract specifications.

## **011 SCHEDULES AND SAMPLES**

Refer MATERIALS, FINISHES & FIXTURES SCHEDULE