

LANDSCAPE MANAGEMENT PLAN

MidCoast Council AUS-SPEC
02 SITE, URBAN AND OPEN SPACES

0259 Landscape – maintenance

Item	Action
	Fertilising for specific nutrient deficiencies
	Thin out planting
	Pruning/trimming
Turf	Returfing
	Seeding
	Treat for disease
	Topdressing
	Weeding
	Mowing/trimming
Soil	Erosion/bank stabilisation
	Additional soil
	Soil conditioner
	Weeding
Mulch	Top up mulch
Rubbish removal	Generally remove bottles, paper, cigarette butts etc.
	Remove leaf, litter from path and paved areas
Irrigation	Replace parts
	Repair
	Clean out
	Adjust
	Clean out subsurface drains
Paving and pathways	Repair dips, hollows, irregularities
	Remove stains and graffiti
	Replace sections of uplift
	Clear main pathway drains of debris
	Weeding
Infant playground	Make sure that all play structures are secure and in working order
Fencing	Repair fencing
Bench/seat	Repair loose or damaged parts
Bollard	Reinstall in original position
Lighting	Replace blown lamps and damaged diffusers
Barriers	Replace broken or dislocated palings or rails

4.3 MAINTENANCE PROCEDURE

Maintenance schedule

WEEK	SPRING (Sept, Oct, Nov)	SUMMER (Dec, Jan, Feb)	AUTUMN (Mar, Apr, May)	WINTER (Jun, Jul, Aug)
1	Mow and trim lawns	Mow lawns; weed	Mow lawns	Weed
2	Weed; trim and	Weed; mow lawns,	Weed; mow lawns,	Mow and trim lawns

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December 2020

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WEEK	SPRING (Sept, Oct, Nov)	SUMMER (Dec, Jan, Feb)	AUTUMN (Mar, Apr, May)	WINTER (Jun, Jul, Aug)
3	adjust trees and shrubs Mow and fertilise lawns; treat plant material for insects and disease	trim and adjust trees and shrubs Mow lawns; weed; treat plant material for insects and disease	trim and adjust trees and shrubs Mow and trim lawn	Trim and adjust trees and shrubs Weed
4	Weed; topdress, condition lawns and oversow bare patches; issue maintenance report	Weed; mow and trim lawns; issue maintenance report	Weed; mow lawns; issue maintenance report	Mow lawns; issue maintenance report
5	Fertilise all trees and shrubs in garden beds; mow and trim lawns	Mow lawns; weed	Mow lawns	Mow lawns
6	Weed; inspect mulch for deficiencies in cover; check and adjust irrigation	Mow lawns; check and adjust irrigation	Weed; inspect mulch for deficiencies in cover; check and adjust irrigation	Mow and trim lawns; treat for insects and disease; check and adjust irrigation
7	Reinstall mulch as required; treat plant material for insects and disease; mow lawns	Mow lawns; weed	Reinstall mulch as required; mow, trim and fertilise lawns	Weed
8	Weed; inspect condition of paving and furniture; issue maintenance report	Mow and trim lawns; inspect condition of paving & furniture; issue maintenance report	Weed; inspect condition of paving and furniture; issue maintenance report	Mow lawns; inspect condition of paving and furniture; issue maintenance report
9	Mow and trim lawns	Mow lawns; treat plant material for insects and disease	Mow lawns	Weed
10	Weed; mow lawns	Mow and topdress lawns	Weed; treat plant material for insects and disease	Mow and trim lawns
11	Mow and fertilise lawns; trim and adjust trees and shrubs	Mow lawns; trim and adjust lawns; weed	Mow and trim lawns; trim and adjust trees and shrubs	Prune back trees and shrubs after flowering
12	Weed; mow lawns; treat plant material for insects and disease	Mow, trim & fertilise lawns	Weed	Mow lawns; treat plant material for insects and disease
13	Check and adjust irrigation; mow lawns; issue maintenance report	Check and adjust irrigation; mow lawns; weed; issue maintenance report	Check and adjust irrigation; mow lawns; weed; issue maintenance report	Check and adjust irrigation; weed; issue maintenance report

4.4 IRRIGATION

Irrigation system maintenance schedule

Item	Frequency
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Filters – mainline	Monthly
Electrical source output (auto system)	Monthly
Controller (automatic systems)	Monthly
Operation – progression – Station to Station.	Weekly
Proper activation of valves	Monthly
Proper timing of stations	6 monthly
Proper time and day readings	Weekly
Exterior appearance	6 monthly
Valve operation	6 monthly
Open, close completely (weeping)	Weekly
Sprinkler operation	Weekly
Rotaries – clogged nozzles	2 monthly
Plant obstructed pattern	2 monthly
Arc coverage	2 monthly
Radius adjustment	2 monthly
Pop-up action	2 monthly
Riser seal leaks	2 monthly
Set to grade	2 monthly
Coverage pressure	2 monthly
Rotational speed	2 monthly
Clogged screens	2 monthly
Head damage	2 monthly
Piping	2 monthly
Leaks – broken or cracked pipe	As Needed
Bad solvent welds, bad threaded	As Needed
Connection	As Needed
Clogged pipe	As Needed

4.5 ANNEXURE - REFERENCED DOCUMENTS

The following documents are incorporated into this worksection by reference:

AS 4373	2007	Pruning of amenity trees
AS 4419	2018	Soils for landscaping and garden use
MidCoast Council	2019	Development Engineering Handbook

5 ANNEXURE M – MIDCOAST COUNCIL SPECIFIC CLAUSES

M1.	Variations to or non-conformances with Council's AUS-SPEC are to be evaluated with reference to the procedure in Council's <i>Development Engineering Handbook</i> . Acceptance is to be obtained in writing from: a) an authorised representative of Council's Director of Infrastructure and Engineering Services, or b) an accredited certifier where they are the Principal Certifier and hold the relevant accreditation category for the type of work.	Variation procedure
M2.	This specification applies in addition to any development consent (DA) conditions. If there is any inconsistency, the conditions of consent shall	DA conditions

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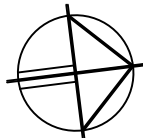
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LANDSCAPE MANAGEMENT
PLAN

DESIGNED BY: ALI DAMAJ
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NORTH DIRECTION:



DATE DRAWN: 21.02.2024

SHEET: 20 OF 24

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