
LANDSCAPE MAINTENANCE PLAN

20-26 Avon Road Dee Why

21-301 20-26 Avon Road Dee Why - Landscape Maintenance Plan B

REVISION B

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Contents

1 Aims and Objectives of Maintenance Plan	3
1.1 Purpose	3
1.2 Scope.....	3
1.3 Record Keeping and Reporting	4
1.4 Maintenance of Planting Areas	4
2. Schedule of Maintenance Works	6
3. Additional Requirements	8

1 Aims and Objectives of Maintenance Plan

1.1 Purpose

The proposed development located at 20-26 Avon Road Dee Why includes extensive planted garden beds, gravel, planting, irrigation, paving and planter boxes.

This Landscape Maintenance Plan has been prepared to ensure the necessary scope and level of maintenance is achieved to ensure the plants remain healthy and other landscape elements are maintained in a safe, functional and attractive condition. The Plan applies a coordinated and consistent approach to landscape maintenance, both in terms of the techniques used and the frequency of works.

Please refer to architectural documentation for safety requirements in relation to access to rooftop planter boxes for installation and maintenance.

1.2 Scope

This Landscape Maintenance Plan applies to all landscape works shown on the following drawings:

- Landscape Surfaces Plan L501.1
- Planting Plan L502.1
- Planting Plan L502.2
- Landscape Details L503.1

The scope includes:

- Ground level garden beds
- Raised planter boxes
- Gravel surfacing

The scope of maintenance works and their timing are detailed in Part 2. However, they typically include but are not restricted to:

- Maintenance of plants by fertilising, pest control, pruning, weed removal and replacement of dead plants.
- Pruning and trimming that reflects the natural growth habit of individual plant species, with radical pruning avoided.
- Surface mulch is to be replenished as required to maintain a consistent depth in accordance with the landscape detail drawings prepared by Plot Design Group.
- Drainage points are to be cleared of mulch and other material regularly so that all pits are cleared when observed at monthly intervals or after significant storm events.
- Weeds are to be removed from all gravel areas.
- Removal of plant litter from gravel zones and garden areas where required.
- Keeping a log book of maintenance works.
- Monthly and yearly maintenance reports.
- Checking of irrigation system to ensure all plants are being appropriately watered

1.3 Record Keeping and Reporting

The landscape maintenance works that are carried out in accordance with the schedule on Section 2 are to be recorded in a logbook by the Contractor responsible for landscape maintenance. The records shall include details of materials and procedures used as well as time and method of application. A record of inclement weather should also be kept verifying inability to carry out work within the specified time frame. A summary report of landscape maintenance works completed is to be prepared at the end of quarter.

1.4 Maintenance of Planting Areas

1.4.1. Weeding

Prevent reproduction of weeds by removal of weed seedlings and established weeds before seed set. This work should be carried out regularly so that the planted and mulched areas are weed free when observed at monthly intervals. The whole of the weed is to be removed to ensure it does not regrow.

1.4.2. Fertilising

Soil testing is to be undertaken at the commencement of the maintenance contract and shall include taking samples from a cross section of planting areas. Slow release fertiliser selected to consider the soil testing results and the insitu plants should be applied at the frequency nominated in the Landscape Maintenance Schedule and in accordance with the manufacturer's recommended rate. Maintenance contractor to confirm details of fertilizer application at planting from construction contractor to ensure the plants are not over fertilized. Soil pH should be maintained between 5.5 and 7. Soil wetter to be applied 6 monthly to improving water holding capacity of growing medium.

1.4.3. Pest and Disease Control

Avoid use of chemical sprays. If chemical control is necessary limit the treatment to the area effected to prevent non-discriminate treatment. Chemicals should be mixed and applied in strict accordance with manufacturer's directions. Do not spray in windy or extreme weather. If residents are onsite, they are to be notified if chemical control is going to be applied to plants to ensure safety.

1.4.4. Pruning and Trimming

Pruning should reflect the natural growth, flowering and regrowth habit of the individual species. Generally, prune after flowering. Tip pruning involving the removal of the top 25mm or growing tip of each branch, should be used with groundcover to encourage development of new shoots during the active growing season. Be careful not to remove the buds before the flowering season in those plants that have terminal flowers. Pruning not be conducted in times of extreme weather (extremely hot or cold conditions).

1.4.5. Plant Replacement

All plants that have died or failed (lost more than 50% of their normal foliage cover) shall be replaced with the same species or substituted for a species that is used elsewhere and is thriving. Generally, plant material shall be uniformly high-quality stock equal to best available for 'retail sale'. The root systems shall be balanced in relation to the size of the plant. Plants shall be healthy well grown, hardened off specimens of good shape and free from pests and diseases

1.4.6 Watering

Watering to occur to all plants throughout the establishment period. Watering to occur in the cooler parts of the day. Irrigation is to be designed and installed by a specialist irrigation company. The system is to be

zoned to allow for variation in water requirements due to aspect and sun penetration to the site. The irrigation pipe is to be loosely fixed into place.

As built plans are to be provided to client upon completion.

Irrigation to be programed to take into account seasonal water requirements of plants, natural rainfall events and level of maturity.

Irrigation is to be assessed fortnightly to ensure it is working at an optimum level and that there are no blockages. Water is to be run in the cooler parts of the day.

2. Schedule of Maintenance Works

The following schedule summarises the minimum landscape maintenance tasks and timing requirements for the various categories of maintenance activities. Allowance should be made for maintenance according to seasonal conditions.

Landscape Maintenance Schedule

Category	Tasks	Frequency and Ideal Timeframes						Notes and specification
		Monthly	Spring	Summer	Autumn	Winter	As Required	
1. Weeding	Weed garden areas and gravel areas manually or with approved herbicide						X	<p>Ensure entirety of weed is removed (roots and foliage)</p> <p>Approved herbicide use to be in accordance with regulation rates and manufactures recommendations. Any use to be completed offsite in managed conditions.</p> <p>Protect plants from overspray and avoid if rain is likely within 12 hours of application.</p>
2. Mulching	Reapply mulch to maintain to a depth of 40mm		X				X	Use mulch as specified on the associated landscape plans
4. Fertilising (plants)	Fertilise all plants at specified rates based on soil testing results		X		X			<p>Slow release fertiliser N:P:K ratio— 23:0.4:6 at manufacturer's recommended rate per plant.</p> <p>Plants to be fertilized when they are planted. To be completed every 6 months after installation.</p> <p>Fertiliser to be appropriate depending on if plants are native or exotic species.</p>
5. Pest and Disease Control	Check for incidence of fungal and insect attack	X						
	<p>Avoid use of chemical sprays</p> <p>Apply appropriate treatment for fungal and insect attack if necessary subject to approval</p>						X	
6. Pruning and Trimming				X			X	
<i>Shrubs and groundcovers</i>	Tip prune to encourage density. Length removed depending on vigor of previous plant growth		X					
<i>Climbers</i>	Prune long leaders which cannot be reattached to climbing frame			X				

Category	Tasks	Monthly	Spring	Summer	Autumn	Winter	As Required	Notes and specification
7. Plant replacement	Inspect for failed or dying plants requiring replacement and record probable cause	X						
	Replant after dead or failed plant removal						X	Densities, sizes & species used are to be in accordance with those specified on associated landscape plans.
8. Watering							X	Watering systems to be check for blockages regularly and flushed through.
Watering of shrubs and groundcovers							X	Irrigation to be installed to provide water source for plants. System to be zoned and weather responsive, To be installed by a specialist irrigation company.
9. Planter Boxes	Inspect and top up soil level of planters to prevent subsidence		X		X			Remove any existing mulch from around plants, top up soil with soil as specified on landscape plans. Fertilise at this time and finish with layer of mulch to thickness as specified on plans.

Notes:

- Maintenance period to be a minimum of 26 weeks.
- All work to be completed in accordance with council requirements.
- After adequate establishment the above maintenance requirements can be reduced as required based on plant health and ongoing maintenance requirements.

3. Additional Requirements

If any landscape materials/components or planting under this consent fails, they are to be replaced with similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan and any conditions of consent.

For all new residential works with two or more dwellings and mixed use developments, a maintenance activity schedule for on-going maintenance of planters on slab shall be incorporated to monitor and replenish soil levels as a result of soil shrinkage over time.

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.