

DORAN DRIVE

LANDSCAPE

MAINTENANCE PLAN

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE
DEVELOPMENT APPLICATION

7 APRIL 2022
REV A
PREPARED FOR DEICORP PROJECTS
SHOWGROUND PTY LTD

URBIS

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Appendix A Program of Landscape Maintenance Works

1. LANDSCAPE MAINTENANCE REQUIREMENTS

1.1. GROUND LEVEL PUBLIC DOMAIN

Refer to Urbis Landscape Design Development Application Report for the extent of the publicly accessible landscape areas along the streetscapes and the Doran Drive Plaza.

All planting, hardscape and furniture elements are to be maintained as per the Development Application (DA) report.

1.2. RESIDENTIAL COMMUNAL GARDENS

Refer to Urbis Landscape Design Development Application Report for the extent of the residential communal landscape areas at levels 2, 3, 6, 8 and 9.

All planting, hardscape and furniture elements are to be maintained as per the Development Application (DA) report.

1.3. FACADE GARDENS

Refer to Urbis Landscape Design Development Application Report for the extent of the façade planters at level 2, 3, 5.

All planting and hardscape elements are to be maintained as per the Development Application (DA) report.

1.4. REPORT

In the last week of every second month the Landscape Contractor is to provide a report of those items within the scope area that, in their opinion, provide the Client with proactive suggestions to lift the appearance of the estate beyond the scope of contracted landscape maintenance works and additionally reduce any long term landscape maintenance costs

The report is to include:

- A list of the improvement items;
- Suggested method by which these items should be improved;
- A sketch plan highlighting the location of the improvement items; and
- A quote to achieve these works.

1.4.1. Quote

Each rectification/improvement item is to be presented as a separate line item with a separate item number that can be used in correspondence.

1.5. TURF

Maintain turfed areas to ensure healthy grass growth over the whole turfed area, evenly green, a consistent height and a smooth uniform surface.

1.5.1. Mowing and Edging

- Clear all rubbish from the turf area prior to mowing. Do not mow over any rubbish or deleterious matter;

- Maintain grass between 40 and 70mm in height;
- Do not remove any more than one third (1/3) of the grass length in any one cut;
- Use a catcher for turf within streetscape areas;
- Prevent grass growing into non-turf areas;
- Maintain edges abutting paths, boulders, road kerbs and trees to ensure clean straight lines or smooth curves;
- When edging – make vertical cuts;
- Do not allow trimming devices (e.g. chord trimmer) to cause damage or scalping to any objects (e.g. boulder, kerb, furniture or turf) adjacent to areas being trimmed;
- Do not damage/ringbark plants - including trees, with trimming devices;
- Remove grass clippings caught in catcher from site;
- Remove all turf clippings from hard surfaces;
- Ensure mowing and edging equipment is operating correctly and has sharp blades.
- Ensure no damage to garden edging or other existing works.

1.5.2. Weeding

- Weed turf areas both by hand and by spraying, monthly in winter and fortnightly in summer;
- Use appropriate and approved herbicide and/or manual weeding methods to control weeds in turf areas;
- Apply herbicides as per the manufacturer's recommendations;
- Spray only in calm wind conditions;
- Do not allow herbicide spray to drift on to adjacent planting, or apartments;
- Where landscape and revegetation treatments or existing turf, grasses and plants to be retained are poisoned due to overspray, they shall be replaced by the Contractor with plants of the same species, size and quality at the Contractor's expense. Assessment of overspray is as per the Project Manager's assessment;
- Do not spray less than 3 days either side of mowing;
- Do not spray when rain is likely within the following 5 hours;
- Immediately bag hand pulled weeds and remove from site.

1.5.3. Top Dressing and Rectification

- Repair or replace with the same species any damaged, dying or dead areas of turf;
- Repair or replace with the same species any turf areas that deviate from the typical established finished surface level.
- Ensure the subgrade of any additional turf is prepared level and top-dressed accordingly to guarantee an even, finished surface level with existing turf, as well as any other adjacent surface finishes;

- Install 10mm depth topdressing to all streetscape verge turf where MBRC OFF-Maintenance is required;
- Date of topdressing and OFF-Maintenance to be confirmed with Project Manager.

1.5.4. Fertilising

- Apply fertilisers to turf areas to maintain healthy growth;
- Determine requirements based on inspection of turf areas and seasonal factors;
- Apply fertiliser to turf areas every 3 months or more frequently as needed;
- Use appropriate fertiliser for site situation and plant species.

1.6. GARDEN BEDS

- Maintain garden beds to ensure healthy and vigorous tree, shrub and groundcover growth. Maintain shrub and groundcover areas to encourage a mass planting effect and to be weed free.

1.6.1. Stakes and Ties

- Adjust/replace failed tree stakes and/or ties where required;
- Remove all stakes and ties from trees as soon as possible once plants are self-supporting;
- Ensure all ties are loose to allow free tree movement. Rectify if this is not the case;
- Any replacement ties to be hessian and fitted loosely to allow free tree movement and avoid ring barking.

1.6.2. Pruning

- Use appropriate horticultural techniques when pruning trees, shrubs and groundcovers within garden beds;
- Trees shall be pruned in accordance with AS4343-2007 "Pruning of Amenity Trees" and best horticultural practice;
- Prune plants to prevent overhang of adjacent paths and roads;
- Prune out dead or diseased leaves and branches when discovered;
- Use sharp and clean pruning equipment.

1.6.3. Weeding

- Weed garden areas both by hand and by spraying, monthly in winter and fortnightly in summer;
- Use appropriate herbicide and/or manual weeding methods to control weeds in garden bed areas;
- Apply herbicides as per the manufacturer's recommendations;
- Spray only in calm wind conditions;
- Do not allow herbicide spray to drift onto adjacent planting, or houses;
- Where landscape and revegetation treatments or existing turf, grasses and plants to be retained are poisoned due to overspray, they shall be replaced by the Contractor with plants of the same species, size and quality;

- Do not spray when rain is imminent;
- Immediately bag hand pulled weeds and remove from site.

1.6.4. Fertilising

- Apply fertilisers to garden areas to maintain healthy growth;
- Apply fertiliser to garden areas every 3 months or more frequently as needed;
- Determine the need for slow or rapid release fertiliser requirements based on inspection of garden areas and seasonal factors;
- Use appropriate fertiliser for site situation and plant species.

1.6.5. Mulching

- Maintain mulch to keep a consistent 100mm depth across all garden beds. Top up as necessary;
- Keep mulch 50mm away from tree and shrub stems at bases to minimise fungal infections;
- Provide a 50mm depth of mulch to all garden beds annually in May. Mulch type is to match what is already in the garden bed in question;
- Keep mulch within the boundaries of garden beds;
- Maintain a consistent and uniform mulch finished surface level across garden beds.

1.6.6. Replacement Planting

- Inform the Project Manager of any failed, damaged or stolen plants within one week;
- Replace failed, damaged or stolen plants as soon as practically possible (typically within two weeks);
- All replacement plants will be subject to a 12 week establishment period;
- All replacement planting is to match the specified type as listed on the drawings;
- Contact the Project Manager with a quote for replacement planting;
- All replacement planting is to incorporate the necessary ground preparation and protection required to ensure sound establishment and long term performance. For example; adequate herbicide treatment, tree guards, mulching, weeding etc.;
- A 100% success rate of all replacement plants is expected.
- The contractor is liable for any plant replacement due to herbicide overspray.

1.7. DORAN DRIVE PLAZA TREE

All street trees shall be healthy, have a balanced canopy, have a well-established and healthy root system, actively growing and have a pleasing visual appearance;

1.7.1. Pruning

- Street trees shall be pruned in accordance with AS4343-2007 "Pruning of Amenity Trees" and best horticultural practice;

- Undertake an annual assessment in winter and prune all trees that require pruning. Maintain best practice pruning throughout the remainder of the maintenance period;
- Do not remove more than 10% of the trees live foliage without approval from the Project Manager;
- Prune out deadwood, dying braches, diseased branches, broken and split branches, atypical co-dominant stems, included forks and weak limb structures when discovered;
- Use sharp and clean pruning equipment;
- Maintain a clear trunk height of 1500-1800mm;
- Remove all epicormic shoots from the trunk base.

1.7.2. Fertilising

- Apply fertilisers to street trees to maintain healthy growth;
- Apply fertiliser to street trees every 3 months or more frequently as needed;
- Determine the need for slow or rapid release fertiliser requirements based on inspection of trees and seasonal factors;
- Use appropriate fertiliser for site situation and tree species.

1.7.3. Mulching

- Maintain mulch to keep a consistent 50mm depth and 1000mm diameter mulch ring to all street trees in turf;
- Keep mulch 50mm away from tree stem bases to minimise fungal infections;
- Provide a 50mm deep and 1000mm wide mulched ring of 25mm hoop pine mulch to the base of all street trees every six months;
- Keep mulch within the boundaries of the mulch ring;
- Remove any grass clippings or other deleterious matter from the base of street trees.

1.7.4. Weeding

- Use appropriate herbicide and/or manual weeding methods to control weeds at the base of street trees;
- Weed the base of street trees monthly in winter and fortnightly in summer (when weeding adjacent turf or garden areas);
- Apply herbicides as per the manufacturers recommendations;
- Spray only in calm wind conditions;
- Do not allow herbicide spray to drift onto adjacent planting;
- Where landscape and revegetation treatments or existing turf, grasses and plants to be retained are poisoned due to overspray, they shall be replaced by the Contractor with plants of the same species, size and quality;
- Do not spray when rain is imminent;
- Immediately bag hand pulled weeds and remove from site.

1.7.5. Replacement Trees

- Immediately inform the Project Manager of any failed, damaged or stolen street trees;
- Provide replacement street trees to the direction of the Project Manager.
- All replacement trees will be subject to a 12 week establishment period.

1.7.6. Stakes and Ties

- Adjust/replace failed tree stakes and/or ties where required;
- Remove all stakes and ties from trees as soon as possible once plants are self-supporting;
- Ensure all ties are loose to allow free tree movement. Rectify if this is not the case.
- Any replacement ties to be hessian and fitted loosely to allow free tree movement and avoid ring barking.

1.8. FAÇADE PLANTERS

- There are façade planters located at the ends of the common corridors for the full height of Building B. These are accessible from common area corridors for easy maintenance and are supported by integrated irrigation.
- The only planters located off private balconies/terraces are at the lower levels of Building A facing the Hills Showgrounds. These will be maintained via platform maintenance by trained professional landscaping teams.

1.9. LITTER COLLECTION

Remove litter to maintain the site in a clean, litter free and presentable state at all times.

1.9.1. Litter Collection

- Undertake a litter inspection and removal of the entire scope area weekly;
- Inform the Project Manager of litter considered to be outside the scope of these works. E.g. builders rubbish.

1.10. REPLACEMENT PLANTING

- Replace failed, damaged or stolen plants within two weeks of discovery. Contact the Project Manager for direction and approval on plant species, sizes and quantities;
- Inform the Project Manager of any failed, damaged or stolen plants within one week;
- All replacement plants will be subject to a 52 week establishment period;
- All replacement planting is to match the specified type as listed on the drawings;
- Contact the Project Manager with a quote for replacement planting;

1.11. SAFETY

- Refer to architect's drawings for location of safety anchor points. Safety anchor points are installed along the level 1, 3 and 5 planters for continual, full protection during maintenance.

- Report any potential hazards or solutions associated with plant maintenance at the upper levels areas to the Project Manager. E.g. anchor defects.

1.12. PAVING/HARDSTAND

1.12.1. Cleaning

- Clean all paths and hardstand areas within site as shown on landscape DA drawing with a high pressure water device once every 6 months.

1.12.2. Safety

- Report any potential hazards or solutions associated with paving or hardstand areas to the Project Manager. E.g. lifting of path causing trip hazard.

1.13. FURNITURE AND STRUCTURES

Ensure all site furniture, structures and fences/balustrades are to be well presented and maintained in good working order at all times.

1.13.1. Seats and Benches

- Ensure seats are firmly fixed in position and are free from “snags” which may cause injury;
- Oil all timber components of seats and benches within the scope area once every 6 months, as per the original construction specifications;
- Clean with a high pressure hose every 3 months.

1.13.2. Barbeques

- Generally clean on a weekly basis (or as required);
- Clean out sumps on a fortnightly basis (or as required);
- Clean with a high pressure hose once every 3 months;
- Turn on barbeques at each visit to test if functioning. If not, report to Project Manager with a quote to rectify.

1.13.3. Shelters and Shade Structures

- Oil (if any) timber components of shelters within the scope area once every 12 months (as a minimum), as per the original construction specifications;
- Report any failed or failing componentry and to the Project Manager with a quote to rectify;
- Clean all shelters and shade structures with a high pressure hose once every 6 months.

1.13.4. Graffiti Removal

- Immediately remove any graffiti. Contact the Project Manager if removal cannot be achieved by manual cleaning methods only (e.g. requires re-surfacing). Do not use cleaning agents that will damage the surfaces.

1.14. EXISTING TREES TO STREETScape

Maintain all existing trees within streetscape in a healthy, safe and presentable manner.

1.14.1. Inspections

- Have a suitably qualified arborist or horticulturalist conduct a 12 monthly check on the health and condition of remnant site trees. Notify the Project Manager of areas of concern with individual trees, especially in relation to safety, and recommendations and cost of rectification.

1.14.2. Deadwooding

- Have a qualified QAA member arborist carry out an annual inspection and deadwooding of remnant/existing site trees;
- Deadwooding of branches under 10mm diameter is not required;
- Other faults identified are to be communicated with the Project Manager, including costs to rectify. Wait for the Project Manager's instruction prior to proceeding;
- Pruning is to be compliant with AS4343-2007 "Pruning of Amenity Trees";
- All safety measures necessary to do the work safely are to be carried out by the landscape contractor.

1.14.3. Root Zone Protection

The following is prevented from occurring within the canopy zone of existing retained trees within parkland areas.

- Stockpiling soil;
- Parking of vehicles;
- Excavation;
- Washing paint brushes, wheel barrows, concrete slurry etc.;
- Cut of fill greater than 50mm deep.

1.15. PUBLIC ART

1.15.1. Water Fountain

- The public art water feature will undergo the following regular reviews and maintenance by a qualified water feature technician.

- Routine maintenance

This will include cleaning the surface, maintenance of protective surfaces, maintaining cleanliness of the water i.e. free of algae, water quality testing, and collection of litter, debris or foreign material;

- Cyclical maintenance

This will include maintenance to the water feature infrastructure including pumps, filtration, dosing systems, and plant rooms; and surface touch ups and checking of lighting.

1.15.2. Fire Pit

- This will be cleaned and maintained where required. Pit will only be uncovered when in use.

1.15.3. Wall and Flooring / Pavement Public Art Inlays

- The Public Art Inlays will undergo the following regular reviews and maintenance:

- Routine maintenance

This will include cleaning the surfaces of any debris and dirt.

- Cyclical maintenance

This will include surface touch ups and resealing of paint where required and any repair to the flooring / pavement.

1.16. LOG BOOK

- Keep a log book recording, according to weekly cycles, when and what maintenance work has been done and what materials, including toxic materials, have been used. The log book is to be submitted to the Project Manager monthly with invoices
- Upon the Project Manager's request, key dates during the year may be identified as a high importance for the Warner Lakes the Reserve site to be presented at its best. These dates must be identified as early as possible by the Project Manager in order for the contractor to be able to adjust their program accordingly and keep record in their log book.

1.17. SITE MEETINGS

- On-site meetings are to be coordinated with the Project Manager and Contractor to ensure all works on site are progressing and to raise any new items or concerns.
- Site meetings are to be coordinated as required.

APPENDIX A PROGRAM OF LANDSCAPE MAINTENANCE WORKS

LANDSCAPE MAINTENANCE PLAN

04.03.22

DORAN DRIVE

This Program of Works is to be implemented in accordance with the Landscape Development Application Report

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
PROACTIVE IMPROVEMENT REPORT AND QUOTE TO UNDERTAKE WORKS												
report												
TURF												
mowing and edging												
weeding												
top dress												
fertilise												
GARDEN BEDS												
stakes and ties												
pruning (ongoing as required)												
weeding												
fertilising												
top up mulch												
replacement planting												
TREES												
pruning												
fertilising												
mulching												
weeding												
stakes and ties												
LITTER COLLECTION												
litter collection												
PAVING/HARDSTAND												
cleaning												
weeding												
DECOMPOSED GRANITE												
weeding												
FURNITURE AND STRUCTURES												
oil seats and benches												
clean seats and benches												
clean BBQ												
clean BBQ sump												
high pressure BBQ clean												
oil shelter												
clean shelter												

DISCLAIMER

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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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