

Tallawong Precinct South

Landscape Operation Maintenance Plan

Park, Playground and Private Road

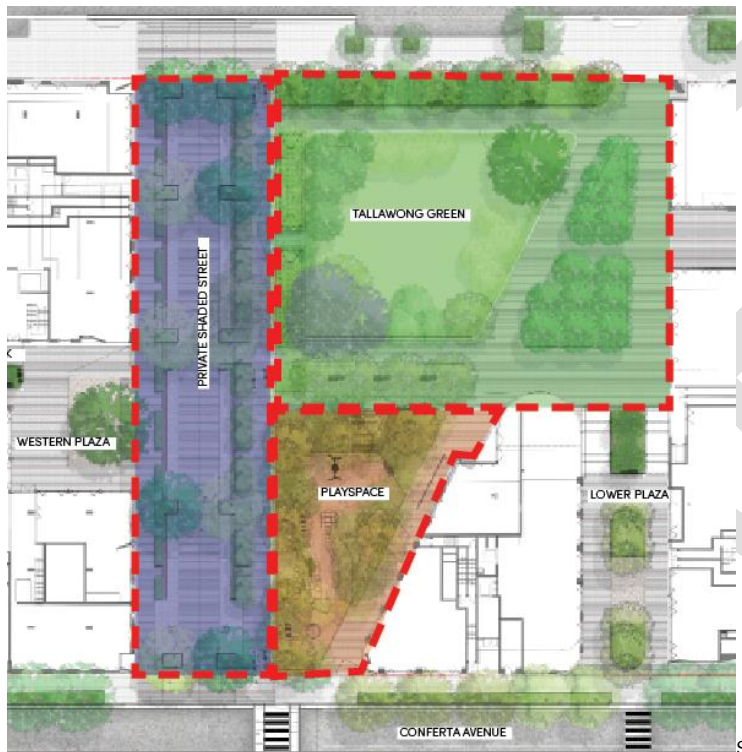


Revision	Date	Approved by
A – Draft Issue	15/09/20	SJ
B – Issue	19/11/20	SJ

Introduction

Turf Design Studio has been engaged to prepare a landscape operational maintenance plan from the management of Tallawong Green, the Playground and the Private road post construction to ensure the minimum standards of maintenance are met.

Scope



Generally

- The maintenance contractor must maintain all plant material in a state of health and vigour. To do so, the Contractor must engage the services of a Horticulturist with a minimum 3 years' experience to undertake inspections and supervise (all) rectification and maintenance works.
- The contractor must also maintain the site in a neat and tidy appearance through general sweeping and rubbish removal.
- The playground inspections are to be undertaken by suitably qualified person with relevant training.
- The commercial retail building manager is responsible for bin collection and general litter over the site

Maintenance Requirements Schedule

Activity	Required Action	Frequency
Logbook	The contractor is required to maintain records of maintenance visits and tasks undertaken. The project maintenance records must be kept by the Client's Representative. At the end of each maintenance visit the contractor must report to the Client's Representative and arrange an inspection to have maintenance works independently verified. Once approved the contractor must fill out the log book retained by the Client's Representative.	At each maintenance visit.
Comprehensive Annual Inspection	Mandatory annual inspection and review of the all element/ park facilities, playground and private road in accordance with all relevant standards and best practise is to be undertaken by an appropriately qualified maintenance contractor/ Specialist	Annually
Watering	The contractor must undertake irrigation maintenance to support healthy and vigorous plant growth. Inspections must be undertaken by a qualified Horticulturist with 3 years' experience. At each visit the Contractor's Horticulturist must assess soil moisture against the requirements of the planted vegetation. Dry / wet conditions may be detrimental to growth dependent on the species planted. Experience is required to make an informed assessment. Where an irrigation system is installed the contractor must monitor the application rates and make running adjustments to ensure appropriate soil moisture levels. Particular attention must be paid to maintenance within the first 4 weeks when plants are most susceptible to death through transplanting shock, altered environmental conditions and varying soil interface issues.	Weekly for 12 weeks, then fortnightly for the remainder of the contract.
Weeding and rubbish removal	Whole Site: The contractor must remove any plant material that has not been specified and general litter from garden beds, and, sweep paths and pavements of fallen / windblown vegetative matter and rubbish. Dispose of all material offsite.	At each maintenance visit.
Fertilising	Lawn: Provide one application 8 weeks after the initial lay with a proprietary fertiliser, with an N:P:K analysis of 10%(N) : 3.4%(P) : 6.4%(K). Broadcast evenly and water in well in accordance with the manufacturer's recommendations and application rates. Gardens: Nil For further turf restoration refer to Top-dressing & aeration component	Lawn only - 1 application 8 weeks after planting
Pesticide / Fungicide Spraying	Nil. Make recommendations should spraying be required.	NA
Herbicide spraying	Nil. The contractor must undertake weed removal by hand or mechanically.	NA
Soil subsidence	Contractor must maintain garden soil surface levels throughout the maintenance period correcting soil subsidence. Soils and mulch are to remain flush with raised planter edges.	As required.
Mulch	Generally, top up mulch annually in spring to maintain the specified depths. Ensure no topsoil is exposed. Top up with the mulch originally specified. Sweep dispersed mulch back onto garden beds.	Annually
Gravel surfaces	Including all loose quarried material. Sweep dispersed gravels back into gravel zones. Clean gravels of litter and vegetative matter.	At each maintenance visit.
Stakes and ties	Stakes and ties must not be used to support weak stemmed plants. If required, stakes and ties must be a loose fit allowing trunk and stem movement and the development of reaction wood. Stakes must not be driven into the plant rootball. All stakes and ties must be removed after one year of installation.	Practical completion audit. Removal at 12 months.
Plant replacement	The Maintenance Contractor must replace dead or dying plants. Should any one species fail entirely, the Contractor must not replace with the same species. In such cases the Client's Representative must be sought to provide species variation advice. Species must be assessed and replaced within two weeks of assessment. Assessment must be undertaken every 12 weeks.	12 Weeks
Pruning	The Contractor must engage the services of a Horticulturist for all pruning works of trees and shrubs. Generally, shrubs are to be tip pruned at the end of each flowering period. Shrubs and plantings must be appropriately maintained to allow for clear lines of sight over the	6 Months

	<p>shrubs from pathways and pedestrian areas, and to avoid any plantings being used as a natural ladder to gain access to any higher parts of the building.</p> <p>Mature shrubs along pathways around the entrance are to be no more than 1 metre in height</p> <p>Trees are to be progressively crown lifted when branches are no greater than 20mm in diameter. All trees are to be appropriately pruned, trimmed and maintained for passive surveillance and to prevent climbing of trees to gain access to balconies.</p>	
Urgent works after storms	Inspect site after known storm events, or as requested by the Client's Representative and correct storm event damage. Typically, eroded soils and mulch dispersed onto paths.	As required
Planted Swales	<p>Assess proper functioning through inspection of plant material health and evidence of waterlogging.</p> <p>Clear out debris and trapped sediment in inlet traps / rock armoury etc.</p> <p>Flush out subsoil pipes and remove any surface build to maintain the original extended detention depth.</p>	At each maintenance visit.
Garden / Lawn edging	Inspect and rectify any edging that has dislodged or become exposed through settlement.	Annually
Mowing	Lawns must be mowed to maintain a leaf blade height of no greater than 50mm. No more than 1/3 of the blade height is to be removed at each mowing.	Fortnightly – Summer. Monthly – Winter.
Turf aeration, Top-dressing, and fertilizing	<p>Turf to be aerated prior to top –dressing. Lightly topdress with ANL 'Organic Top Dressing'. Do not cover turf blades completely. Blade tips are to remain exposed to sunlight.</p> <p>Water in topdressing material thoroughly, immediately after installation, to disperse beneath leaf blades and fill around stolons and rhizomes.</p> <p>Where excessive divots occur cut and lift existing turf. Place additional topsoil beneath before replacing at correct level. Feather in with topdress soil mixture.</p> <p>Fertilized to be added with the topdressing. Refer to fertilizer activity for further information on fertilized</p>	2 Years
Pathways	Blowing of paths	Fortnightly – Summer. Monthly – Winter.
Drains	Cleaning of grated drains	At each maintenance visit.
Furniture and Fixings	Inspect clean and service furniture & fixtures i.e drinking fountain, bench seat, light poles, bins, handrails etc.	Monthly or as required.
Oil finished timber (benches)	<p>Oiled timber should be re-coated on a regular basis to help maintain its colour and appearance. Timber, in typically exposed situations, should be initially recoated after 3 months, and thereafter every 6 months. Re-coating is best done in warm weather.</p> <p>Wash the surface down to remove dust and dirt with a household detergent. Allow to dry. Apply one or two coats of <i>Natural Pigmented Oil</i>. Apply with a clean cloth and wear protective clothing. Do not apply a water based stain, which is not compatible with <i>Natural Pigmented Oil</i>. If the surface of the oiled timber has seriously degraded, as evidenced by greying and checking, a light sanding is recommended to freshen up the timber. <i>Natural Pigmented Oil</i> may be obtained from leading hardware stores or from the manufacturer.</p>	As required.
Playground Visual Inspection	Visually Identify hazards i.e. vandalism and Weather damage. Inspection should be in accordance with all appropriate Australian Standards.	daily/Weekly
Playground Operational Inspection	Check the operation of all equipment within the playground. A checklist is to be provided by a qualified Playground certifier.	month/quarter
Playground Annual Inspection	Playground inspections should be undertaken to ensure they comply with the relevant Australian Standard and the frequency of inspections. Assessment of compliance against current/relevant Australian standards, Long term level of safety should be reviewed. This Inspection should be undertaken by an independent assessor with appropriated qualifications for the relevant standard.	Annually



Maintenance Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Planter Beds												
Weeding	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Slow release fertiliser								Y				
Mulching of garden beds										Y		
Shrub management - Pruning, pest control			Y									
Soil topping of gardens									Y			
Trees												
Remove dead limbs & Crown lifting of trees to 2m height			Y									
Blowing of paths	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Mulching of garden beds										Y		
Blowing of paths	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Lawn												
Edging	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Weeding	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Mowing	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Slow release fertiliser								Y				
Soil topping of gardens and correction of lawn undulations.									Y			
Hardstand & Park Furniture												
Blowing of paths	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Cleaning of grated drains				Y							Y	
Inspect clean and service furniture & fixtures i.e drinking fountain, bench seat, light poles, bins, handrails etc.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Playground												
Playground Visual Inspection	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Playground Operational Inspection	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Playground Annual Inspection	Y											
General												

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Comprehensive Annual Inspection	Y											
Gravel Surface Maintenance	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Inspection of all areas	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Rectification/minor works from inspections	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Checking of irrigation system	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Indicates 1 visit per month												
Indicates 2 visits per month												
Indicates 4 visits per month												

- Refer to Maintenance Requirements Schedule for detailed description of task.
- Maintenance schedules is for implementation after the mandatory Installation Contractors 12 month's maintenance and defects period.