

Data Centre

Eastern Creek. Roberts Road.

Landscape Management Plan.

2020.10.22 Rev A



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1. CONTENTS

1. CONTENTS	2
2. MAINTENANCE REQUIREMENTS	3
2.1 GENERALLY	3
2.2 Care of Planted Areas.....	6
2.3 NOXIOUS WEED REMOVAL METHODS.....	11
2.4 PLANTING SPECIES.....	14
3. PLANTING SCHEDULE	15
4. MAINTENANCE SCHEDULES	16
4.1 TABLE A - WEEKLY LANDSCAPE MAINTENANCE SCHEDULE.....	16
4.2 TABLE B - MONTHLY LANDSCAPE MAINTENANCE SCHEDULE.....	19
5. SITE LANDSCAPE AREAS	24

2. MAINTENANCE REQUIREMENTS

2.1 GENERALLY

2.1.1 SERVICE OBJECTIVES

Maintain open space to the complete satisfaction of the Superintendent.

Provide efficient and effective routine maintenance services and hazard reduction to all areas in accordance with the agreed standards outlined within this document.

Maintain the landscape works in a high quality condition through the ongoing management, maintenance activities through appropriate horticultural activities including replacement of failed plantings.

2.1.2 PART OF CONTRACT

This Landscape Maintenance Technical Specification forms part of the contract for landscape maintenance services. Compliance with the requirements set forth in this specification is mandatory for the maintenance contractor.

2.1.3 DEFINITIONS

Principal - the person, partnership, corporation, or agency that contracted for the performance of the landscape maintenance work.

Contractor - the person, partnership, corporation, or agency that will perform the landscape maintenance work.

Coring – removal of cigar-sized holes from lawn to encourage fertiliser, water and air penetration.

Debris – remains of twigs, leaves and grass clippings following completion of mowing.

Disease - plant ailment caused by environmental conditions such as excessive humidity or prolonged rainfall.

Excluded Damage - damage caused by vandalism, pedestrians, vehicles, animals (except insects and rodents), or other unusual factors. It does not include damage caused by the contractor's actions, lack of reasonable care, pest damage (such as insects), diseases, or plant loss due to lack of water caused by a sprinkler system breakage. Exceptions may be made if the Principal's authorised representative determines that unusual circumstances contributed to a loss.

Garden Bed – Specific area planted out with trees, shrubs ground covers or perennial plant species.

Herbicide – Chemical formulated to destroy or inhibit plant growth. May be selective or non-selective.

Organic Fertiliser – Plant nutrient derived from plant residues and animal wastes.

Inorganic Fertiliser – Synthetically developed plant nutrients.

Litter – waste material including paper, plastic and glass deposited throughout contract area.

Mulch – protective organic/inorganic ground covering material placed on garden beds to restrict weed infestation and maintain moisture and provide soil nutrients.

Pavement – constructed ground surface used for pedestrian or vehicular traffic.

Pest – Undesirable insect species causing stress or decline in plant health.

Pruning – removal of dead, diseased insect infested or damaged tree or shrub limb using correct horticultural practices.

Repair – restoring asset within contract to its original condition in response to vandalism, breakage, etc.

Staking – providing artificial support to young trees or shrubs using correct horticultural techniques until they are able to be self-supporting.

Weed – Undesirable plant species within garden beds or turf areas.

2.1.4 COMPLETION OF WORK

Work at any project, once commenced, is to be completed without interruption. If delayed by weather, work is to be resumed as soon as weather permits.

2.1.5 RESTORATION OF DAMAGE

The Contractor is to take all necessary protective measures against damage to buildings, paths, shrubs, lawns and gardens and shall be responsible for making good (to existing condition) any damage caused during the performance of work under the contract.

2.1.6 LOSS PREVENTION

The Principal may take any reasonable action necessary to control damage or protect the health, safety, and welfare of the public in the event of problems involving the landscape. Such action on the part of the Principal shall not relieve the Contractor of any responsibilities related to the problem.

2.1.7 LAWS, CODES AND ORDINANCES

Any requirement of this specification that conflicts with or is in violation of any government rule, ordinance, regulation, etc. shall be void. The Contractor shall notify the Principal immediately of any such requirement found in this specification.

The Contractor shall, throughout the course of this work, comply with all rules, ordinances, regulations, etc. set forth by agencies having jurisdiction, which apply to the work site, the contractor, and/or his/her employees.

2.1.8 QUALITY OF SERVICE STAFF

All staff engaged by the Contractor must be legally qualified and have the necessary experience to undertake their duties in a safe and professional manner.

At least one member of the maintenance staff shall be a qualified horticulturist.

2.1.9 QUALITY OF SERVICE MATERIALS

All materials used in the undertaking of duties within the contract shall meet the appropriate standards of quality and be suitable for their intended purpose.

2.1.10 QUALITY OF EQUIPMENT

All machinery and equipment used shall meet Workcover guidelines, be suitable for the intended purpose, well maintained and in a presentable condition to the satisfaction of the Principal.

2.1.11 SCOPE OF WORK

The Contractor shall provide regular weekly maintenance services as outlined in these Landscape Maintenance Specifications and the weekly and monthly checklists for this project site.

The Contractor shall examine the landscape, on a minimum weekly basis, The contractor shall provide regular, weekly maintenance services looking for problems or potential problems with the landscape.

The Contractor shall provide at his/her own risk all labour, materials, tools, equipment, insurance, transportation, hauling, dumping, and all other items needed to provide the services outlined in this Specification.

The Contractor shall make minor replacements and repairs to the landscape facilities as part of the required weekly maintenance work. Major items needing replacement or repair shall be reported to the Principal's representative within one week of occurrence. A minor item would be something that takes less than 15 minutes to repair by skilled workmen, using minimal replacement parts.

Any facilities or property damaged or destroyed as a result of the Landscape Maintenance Contractor's operations at the site shall be repaired or replaced at the Landscape Maintenance Contractor's expense.

The Contractor shall take all reasonable precautions required to protect plants from abnormal temperatures.

2.2 CARE OF PLANTED AREAS

2.2.1 PRUNING

2.2.1.1 TREES

Removal of dead or diseased wood should be undertaken as it is noticed to avoid entry for pests and diseases. Works must be undertaken using appropriate equipment/tools for the task by qualified staff using correct horticultural techniques.

Where pruning for rejuvenation and improvement of plant shape is undertaken, light, regular pruning is preferable to sporadic heavy cutting.

Pruning should be undertaken in the correct season to co-ordinate with new growth and avoid loss of flowers. Those plants which bear flowers on the wood from preceding years growth are to be pruned soon after flowering. Those that bear flowers on wood made in the current season should be pruned in winter or early spring.

Trees shall be maintained in a healthy, vigorous growing condition, free from disease and large concentrations of pests.

Prune trees only to remove dead, diseased, broken, dangerous, or crossing branches, and as required below. Pruning of this type is a minor, non-reimbursable, cost to be included as part of the regular maintenance.

Prune trees only in appropriate months as determined by an arborist. Prune in accordance with generally accepted standards for proper pruning.

Discard all tree trimmings off-site using a legal method on day of works being undertaken, causing no damage to site.

Any tree found to be dead or missing shall require a notification to the Principal advising that the tree be replaced with plant material of identical species and as a cost variation to the contract. Replacement trees shall be planted only following instruction from the principal and shall be equal in size to the originally installed tree at the time it was planted at the site. Evidence of previous tree replacement purchases shall be evidenced by delivery dockets and purchase receipts.

The Principal's authorised representative shall approve replacement trees for size and appearance prior to planting. Correct planting technique must be used and replacement trees shall be double staked with 50 mm diameter stakes unless otherwise approved by the principal's authorised representative. Ensure no damage occurs to root ball upon installation of stakes.

Specimen tree plantings must conform to Natspec Specifications, with a certificate provided by the supplier to be forwarded to the principal. All trees shall be inspected by the Superintendents representative before planting

Removal and replacement must be undertaken causing minimal disturbance to existing plants in planter beds. Mulch must be replaced to finished levels upon completion of works.

Inspect tree stakes upon each maintenance visit and make necessary adjustments as required ensuring no damage to immature trunk or stem of plants. Remove tree stakes from trees when the trunks are larger than 50 mm calliper and the trees are able to support themselves. Remove stakes from site and dispose of by a legal method. Recycle used stakes if possible.

Once a year, prune all trees to encourage a high-branching structure. Remove all non-structural branches between the ground and a point half the tree's total height (for very tall trees don't remove branches higher than 6 m above the ground).

Exception to the above: trees planted for screening purposes, such as those at rear perimeters of many sites shall not be pruned except as needed to remove dead, diseased, broken, dangerous, or crossing branches. Check with local authorities prior to pruning. The contractor is responsible for determining if permits are needed and shall obtain and pay for any required permits as part of the basic landscape maintenance fee.

The cutting blades on pruning shears, clippers, blades, saws, etc. shall be sterilized after pruning each tree to minimise the possibility of spreading disease.

A vertical clearance of 3000 mm is required above all parking spaces. A vertical clearance of 2000 mm is required above all walkways. Trim trees to remove all limbs within these areas.

2.2.2 SHRUBS

Removal of dead or diseased wood should be undertaken as it is noticed to avoid entry for pests and diseases. Works must be undertaken using appropriate equipment/tools for the task by qualified staff using correct horticultural techniques.

Shrubs shall be kept in a healthy, vigorous condition, free from disease and large concentrations of pests and diseases.

Shrubs shall be pruned weekly only as needed to remove branches that are dead, broken or extending beyond the face of curbs or sidewalks, unless they are intended to trail over walls. Except as noted previously, allow the shrubs to grow unpruned to their natural sizes.

Shrubs shall be pruned only as required for safety, visibility, and plant health, and allowed to develop into the natural shapes expected of the plant variety. Do not shear shrubs into topiary (shapes) unless specifically instructed to do so in writing by the Principal's authorised representative.

Any shrub found to be dead or missing shall require notification to the Principal.

Removal and replacement must be undertaken causing minimal disturbance to existing plants in planter beds. Mulch must be replaced to finished levels upon completion of works.

2.2.3 GROUNDCOVERS & ORNAMENTAL GRASSES

Groundcovers shall be maintained in a healthy, vigorous growing condition, free from disease and large concentrations of pests.

Any groundcover found to be dead or missing shall require notification to the Principle. Following approval from the Principal the plants shall be replaced with plant material of identical species.

Prior to planting replacement groundcover, the soil shall be tilled to a depth of 150 mm to prepare it for the new plants. Correct planting technique must be used at all times.

Keep groundcovers trimmed back from sidewalks, curbs, garden edging and paved areas on a weekly basis. Do not create vertical edges when pruning groundcover. Cut the edges at an angle /--\ for a more natural appearance and healthier plants.

If regular foot traffic through a planter is preventing the groundcover from reaching full coverage of the soil, contact the Principal's authorised representative to discuss options for redirecting the foot traffic.

2.2.4 LAWNS

Lawns shall be kept in a healthy, vigorous condition, free of disease and pests, except as noted below.

Remove all litter, rocks and debris from turf areas prior to mowing.

Where applicable, inspect area prior to each mow to ensure rubbish is removed

Maintain all turf areas with no windrows present at completion of mowing. Ensure no visible tyre marks or trenches upon completion of works and no damage to fixtures or trees occurs whilst mowing.

Mow, edge and trim lawns as required to maintain an even, well-groomed appearance in accordance with the Annual Maintenance Schedule.

Lawn edges where abutting buildings, pathways, downpipes, fences, boundary walling, pit slabs, gullies, trees, street gutters and footpaths etc are to be neatly trimmed on each occasion the lawn is cut. Edge all kerbs, guttering and paved surfaces to a vertical edge. No chemical edging.

Remove visible lawn clippings and debris from turf, adjoining paths, roadways, gutters, paved surfaces and garden edges and dispose of them off-site in a legal manner. The contractor is encouraged to use mulching mowers that cut clippings into small pieces that sift down into the lawn.

Ensure all hard surfaces are clear of debris at completion of clean-up.

Maintain a spade edge around trees in turf if no steel edge exists.

Weeds shall be controlled in turf as noted in the weed-control section. Special care must be taken not to disturb lawns when removing weeds and after their removal, soil is to be replaced and lawn areas restored.

Any damage caused to facilities, fixtures pavement or turf shall be rectified to its original condition at the contractor's expense.

Any lawn found to be dead or severely yellowed shall be replaced with turf of identical species at the landscape maintenance contractor's expense, unless the loss was due to excluded damage. If the loss resulted from excluded damage, replacement will be paid for as additional work. Replacement sod shall be similar in all respects to the existing grass. Do not seed dead lawn areas, use sod only for replacement, unless directed, in writing, by the principal's authorised representative.

All grass seeded areas must be established prior to landscape maintenance completion.

2.2.5 MOWING SCHEDULE

MOWING TURF	
TURF:	40mm height. Must not exceed 80mm at any time. Weekly Oct – April Except during wet conditions. Fortnightly May – Sept Except during wet conditions.

2.2.6 TOPDRESSING LAWNS

Established lawn shall be top dressed in spring using a weed free imported topsoil complying with AS 4419-1998 to a depth of 5-10mm or as required to fill holes or meet finished pavement levels etc.

Topsoil must be applied to holes and rutted areas to a uniform thickness no greater than 30mm deep.

Unloading of topsoil on site shall cause no damage to facilities, fixtures, pavement or turfed areas.

2.2.7 AERATING LAWNS

Turf shall be aerated prior to topdressing during spring when grass is growing vigorously. Aerating shall be undertaken every 2 years.

Minimum aeration depth shall be 100mm and core diameter size shall be 15mm to ensure optimum root depth is achieved. Cores shall be removed from site or screened evenly over entire turf surface following extraction.

2.2.8 FERTILISER

Granular fertiliser to mass planted areas shall be slow release applied at maximum label rate for plant types at intervals indicated in Annual Maintenance Schedule to ensure optimum plant nutrient requirements are maintained. Water immediately after applying to move the fertiliser into the soil and wash the fertiliser off of plant surfaces

2.2.9 MULCH

Mulch shall applied to all mass planted garden beds and trees in turf as required to maintain a depth of 75mm, to limit weed infestation and maintain moisture and nutrient content of garden. Mulch layer shall also be maintained in tree squares in turf. Soil mulch and/or rock layer shall be cared for as needed to create and maintain an even and uniform appearance over the visible soil surface of each planter area.

Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread mulch so that after settling it is smooth and evenly graded between design surface levels sloped towards the base of plant stems in mass planted beds.

Replacement of large amounts of mulch (over 0.75 cubic metre), which has been stolen, vandalized, or washed away by a single storm, will be paid as additional work. Submit a quote for the work as noted in the General Requirements section of these specifications.

Any mulch found outside mass planted areas shall be returned to the garden on a weekly basis. Mulch must be kept clear of all pit slabs in gardens. Mulch shall be uniform in colour and appearance, and free of leaves, sticks, or trash. When replacing existing mulch, use a mulch product that is similar in appearance to that already at the site.

2.2.10 WATERING

Maintain and program the irrigation system to provide a summer and winter irrigation regime to maintain turf to a uniform green appearance. It is the contractor's responsibility to make sure that plants receive adequate water regardless of weather conditions.

Watering should be undertaken during periods of minimum evaporation (ie: during the coolest times of the day or when the garden bed is in the shade). Shrubs and trees in full sun must not be watered on the foliage to avoid leaf scorching.

It is the responsibility of the contractor to conserve water and assure that all watering rules and regulations are followed. Any penalties, fines, or citations for watering ordinance violations shall be paid by the contractor.

2.2.11 CLEAN UP AND LITTER REMOVAL

Sweep or blow-off all walks, curbs, and gutters weekly and following all mowing and edging operations. Sweeping of parking lots is not part of this work unless noted otherwise in contract. All litter shall be removed from planted areas and sidewalks, regardless of the size of the litter and disposed of in a legal manner.

2.2.12 CHEMICALS, HERBICIDES AND PESTICIDES

All chemicals shall be used in accordance with label directions and the manufacturers recommended handling methods. All chemicals shall be handled in accordance with all applicable regulations. Registered chemicals shall be used only on the advice of a qualified, licensed if required, pest control advisor. Nothing in this specification shall be construed to be the advice of, or to substitute for the advice of, a pest control adviser.

Accurate records of each chemical application must be maintained. Details must include location, target identification, operators name, treatment date and time, risk assessment including prevailing conditions and product and equipment used and application rate.

2.2.13 COMMUNICATIONS AND REPORTS

Regular communication between the contractor and the principal representative is encouraged.

The contractor shall provide the principal with the name and phone number of the contractor's representative for this site. The contractor's representative shall be a person in the employ of the contractor who is familiar with, and regularly updated on, all the contractor's activities at the site. The

contractor's representative shall personally perform regular reviews of the contractor's work at the site.

2.3 NOXIOUS WEED REMOVAL METHODS

Acceptable noxious weed removal techniques include:

- Cut and Paint
- The use of herbicides.
- Hand pulling
- Mechanical removal and clearing.

2.3.1 HERBICIDE SPRAYING

Herbicides should not be applied prior to rain occurring. This reduces the herbicides effectiveness as well as being transported in runoff to creek lines and waterways. The use of herbicides should be considered when:

- there are small areas of dense noxious weeds with few or no native plants to protect;
- there are large areas obnoxious weeds;
- the noxious weeds are growing too rapidly for physical removal; and

The spraying of weeds must only be undertaken by experienced persons with Chemcert or equivalent qualifications. The success of each treatment must be evaluated by the operator after a set period of time and re-applied (if necessary) according to the labelled effectiveness for each herbicide. Care must be taken when applying herbicides near drainage lines to avoid excess use due to the sensitivity of the water bodies into which runoff will eventually flow.

2.3.2 MECHANICAL REMOVAL

Should the contractor propose to remove weeds mechanically approval is to be sought from superintendent. The site is not to be accessed over the existing bioswale. All disturbed ground is to be made good as soon as practicable after initial noxious weed removal has been completed.

Once initial treatment has occurred follow up cut and paint will be required to ensure any remaining plants are treated. Should any plants be found that are small enough to pull out successfully by hand this is preferred. Ensure that all roots are removed. Hand pulling techniques are outlined below.

2.3.3 HAND CONTROL - HAND PULLING

Hand removal will be required most probably after initial treatment and will be used in the event of new seedling emergence which will have recolonised after initial removal. Hand removal shall be employed ensuring that all roots are removed as described below.

- Hand pulling is best undertaken when the soil profile is moist to ensure full and ease of removal and reduced soil disturbance
- Apparent seeds and fruit are to be removed and placed in a bag for removal and disposal off site

- Firmly take hold of the seedling at ground level, pull and manipulate backwards and forwards until it releases cleanly. If the plant is held too high it may break resulting in root material left behind in the soil. Remaining plant material may re-establish in this instance.
- All roots remaining within the soil shall be removed
- Should the seedling have a spreading root system, roots will require individual removal.
- All seedlings and hand pulled weeds are to be placed in a bag, removed from site and disposed of sensibly.

2.3.4 ACCEPTED NOXIOUS WEED REMOVAL TECHNIQUES

The following techniques are recommended by the [NPWS] National Trust, NSW National Parks and Wildlife Service and Australian Association of Bush Regenerators.

- Plants should be actively growing and in good health;
- Deciduous plants should be treated in spring and autumn when leaves are fully formed;
- For multi-stemmed plants, inject or chip below the lowest branch or treat each stem individually; and
- Herbicides must be injected immediately before plant cells close (within 30 seconds) and translocation of herbicide ceases.

2.3.4.1 SMALL HAND-PULLABLE PLANTS

Removal Techniques:

2.3.4.2 HAND REMOVAL

- Leave weeds so roots are not in contact with the soil e.g. hang in a tree, remove from site or leave on a rock.

2.3.4.3 VINES AND SCRAMBLERS

Removal Techniques:

2.3.4.4 HAND REMOVAL

- Take hold of one runner and pull towards yourself;
- Check points of resistance where fibrous roots grow from the nodes;
- Cut roots with a knife or dig out with a trowel and continue to follow the runner;
- The major root systems need to be removed manually or scrape/cut and painted with herbicide;
- Any reproductive parts need to be bagged.

2.3.4.5 STEM SCRAPING

- Scrape 15 to 30 cm of the stem with a knife to reach the layer below the bark/outer layer; and immediately apply herbicide along the length of the scrape.

2.3.4.6 WEEDS WITH UNDERGROUND REPRODUCTIVE STRUCTURES

Removal Techniques:

2.3.4.7 HAND REMOVAL OF PLANTS WITH A TAPROOT

- Remove and bag seeds or fruits;
- Push a narrow trowel or knife into the ground beside the tap root, carefully loosen the soil and repeat this step around the taproot;
- Grasp the stem at ground level, rock plant backwards and forwards and gently pull removing the plant; and
- Tap the roots to dislodge soil, replace disturbed soil and pat down.

2.3.4.8 CROWNING

- Remove and bag stems with seed or fruit;
- Grasp the leaves or stems together so the base of the plant is visible;
- Insert the knife or lever at an angle close to the crown;
- Cut through all the roots around the crown; and
- Remove and bag the crown.

2.3.4.9 STEM SWIPING

- Remove any seed or fruit and bag; and
- Using a herbicide applicator, swipe the stems/leaves.

2.3.4.10 HERBICIDE TREATMENT

- Isolated spray with 'Glyphosate'.

2.3.5 TREE MANAGEMENT

Ensure that no earthworks or storage of materials are undertaken beneath existing trees, however should they occur. The Contractor shall also ensure that existing trees are to be protected where required prior to any pruning work being undertaken to ensure no mechanical damage to trees.

Any tree management works shall be undertaken in accordance with the following standards:

- Ensure all tree work is carried out by or supervised by a qualified tree worker (AQF Level 3 or equivalent) in accordance with the NSW Work Cover Code of Practice for the Amenity Tree Industry, 1998.
- Tree pruning to be undertaken in accordance with AS 4373 Pruning of Amenity Trees.
- All trees to be protected in accordance with AS 4970 Protection of Trees on Development Sites.
- Ensure all safety work method statements, insurances and site management practices in accordance with WHS requirements

- Make good all damage to existing pasture grass or site works with revegetation works. Remove all cut material off site unless otherwise approved for site placement by Superintendent.

2.3.6 CONTROL OF ACCESS

All areas being stabilised with vegetation shall be fenced/marked off if required to ensure that machinery, stockpiling of materials, access tracks, service layouts and general construction activity is prevented from accessing these areas. Where required or as directed protective fencing shall remain erected until construction works are complete for that particular stage.

2.3.7 FERAL AND NATIVE ANIMALS

Feral animals such as rabbits may cause damage to new plantings. Where damage occurs and control is required notify the Superintendent and submit a proposal to undertake any control of rabbit populations including submissions of management proposals, baiting or shooting activities and arrange for all licenses and approvals. If required this work shall be considered additional to the scope of works this contract.

2.4 PLANTING SPECIES

The planting species used in the documented landscape plans for the site have been approved for use and shall be used as the reference for planting replacement and additional new landscape works.

Do not substitute alternative species unless approved.

2.4.1 PREFERRED TREE SPECIES

The species **Angophora floribunda** is a local tree species and shall be selected as the preferred tree species for any new tree planting works.

3. PLANTING SCHEDULE

The following planting schedule has been specified for planting on site and shall form the basis of future plantings.

PLANT SCHEDULE - TREES

ID	Qty	Botanical Name	Common Name
CA	10	<i>Cupaniopsis anacardioides</i>	Tuckeroo
LC	13	<i>Lophostemon confertus</i>	Brush Box
TL	5	<i>Tristanopsis laurina</i> 'Luscious'	Water Gum
MG	32	<i>Magnolia grandiflora</i> 'Little Gem'	Southern Magnolia
WF	16	<i>Angophora floribunda</i>	Angophora

PLANT SCHEDULE - SHRUBS + GROUNDCOVERS

ID	Qty	Botanical Name	Common Name
AA	175	<i>Agapanthus africanus</i>	Queen Mum
DG	126	<i>Dietes grandiflora</i>	Wild Iris
DS	320	<i>Dianella</i> 'Silver Streak'	Silver Streak Dianella
LK	345	<i>Lomandra hystrix</i> 'Katie Belles'	Katie Belles Lomandra
LL	308	<i>Lomandra longifolia</i> 'Tanika'	Mat Rush
LMI	1024	<i>Liriope muscari</i> 'Isabella'	Isabella Liriope
PR	432	<i>Pennisetum advena</i> 'Rubrum'	Purple Fountain Grass
PX	383	<i>Philodendron</i> 'Xanadu'	Xanadu
WM	775	<i>Wetringia fruticosa</i> 'Mundi'	Mundi Westringia

PLANT SCHEDULE - TREES

ID	Qty	Botanical Name	Common Name
LC	79	<i>Lophostemon confertus</i>	Brush Box
TL	38	<i>Tristanopsis laurina</i> 'Luscious'	Water Gum
WF	8	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly

PLANT SCHEDULE - SHRUBS + GROUNDCOVERS

ID	Qty	Botanical Name	Common Name
CA	406	<i>Correa alba</i>	White Correa
ChA	622	<i>Chrysocephalum apiculatum</i>	Yellow Buttons
CLJ	375	<i>Callistemon</i> 'Little John'	Bottle Brush
LI	1862	<i>Liriope muscari</i> 'Isabella'	Isabella Liriope
LL	2190	<i>Lomandra longifolia</i> 'Tanika'	Mat Rush
SC	243	<i>Syzygium cascade</i>	Cascade Lilly Pilly
RhP	262	<i>Photinia robusta</i>	Red Leaf Photinia

4. MAINTENANCE SCHEDULES

The following maintenance schedule outlines maintenance and management activities for the site landscape.

4.1 TABLE A - WEEKLY LANDSCAPE MAINTENANCE SCHEDULE

CHECK	SOFTWARES	DONE
	Mow and edge lawns to 40mm height. Must not exceed 80mm at any time. Weekly Oct – April: Except during wet conditions. Fortnightly May – Sept: Except during wet conditions.	
	Prune back any groundcover overhanging curbs or pavement.	
	Remove litter and leaves from lawn and pavement.	
	Sweep or blow clean all walkways, curbs, and gutters.	
	Remove any broken or fallen branches from trees.	
	Prune any tree branches that interfere with public safety. Prune all trees to encourage strong, upward growth.	
	Remove sucker growth from tree trunks.	
	Remove any weeds larger than 50 mm high or wide from mass planting. Weeds 50 mm and larger must be removed, not poisoned.	

	Replace mulch that has been displaced from mass planting. Smooth mulch layer if it has been disturbed.	
	Replace mulch to mass planting and trees where the depth has been reduced to less than 50 mm thick. Mulch not required where shrubs or groundcovers completely conceal the soil surface from view.	
	Check plants for signs of stress or disease. Replace any plants that meet conditions for replacement at the contractor's expense. Request authorisation to replace other dead or missing plants. Note: Contractor must request authorisation to make replacements within one week of the damage becoming evident.	
	Treat plants and turf for any signs of disease or pest infestation.	
	Control weeds in turf.	
	Replace damaged turf. Lift and top-dress subsided turf to prevent trip hazards, especially at interface with hard surfaces.	
	Water garden beds, trees and turf to maintain plants in a stress free condition. Adjust to suit seasonal conditions.	
	Apply fertiliser to all mass planting and turf as specified in early Spring and late Winter. Submit receipts to Principal's authorised representative as proof of fertiliser purchase.	
	Remove accumulated soil and/or mulch from edging in late Autumn – Early Winter. Regrade to match existing turf and garden bed levels.	

	Monitor irrigation system performance and adjust as required (where relevant)	
	Complete any items required on the Monthly Checklist.	

4.2 TABLE B - MONTHLY LANDSCAPE MAINTENANCE SCHEDULE

The contractor shall place a check mark beside each item completed and submit this along with up to-date log records with each monthly claim. Note any outstanding work issues in the comment section of this table.

The works itemised in the previous table above shall be undertaken weekly and the submission of this monthly checklist assumes that the weekly work has been undertaken.

MONTH	ACTIVITY	COMMENT BY CONTRACTOR
JANUARY	Complete standard weekly activities as listed in Table A – Weekly Landscape Maintenance Schedule. Monthly specific activities No additional items.	
FEBRUARY	Complete standard weekly activities as listed in Table A – Weekly landscape maintenance checklist. Monthly specific activities.	
MARCH	Complete standard weekly activities as listed in Table A – Weekly Landscape Maintenance Schedule. Monthly specific activities. Apply fertiliser to all massed planted areas and trees in turf. Submit receipts to Principal's authorised representative as proof of fertiliser purchase.	

APRIL	Complete standard weekly activities as listed in Table A – Weekly Landscape Maintenance Schedule. Monthly specific activities. No additional items.	
MAY	Complete standard weekly activities as listed in Table A – Weekly Landscape Maintenance Schedule. Monthly specific activities Prune summer and autumn-blooming shrubs as needed to maintain proper shape if required. Remove accumulated soil and/or mulch from garden edging and regrade to match existing turf and garden bed levels. Repair any hard landscaping such as edging, reinstate decorative gravel, etc.	
JUNE	Complete standard weekly activities as listed in Table A – Weekly Landscape Maintenance Schedule. Monthly specific activities Add new mulch to massed planting beds and trees in turf where the mulch depth has been reduced to less than 50 mm thick. Mulch not required where shrubs or groundcovers completely conceal the soil surface from view. Remove accumulated soil from garden edging and regrade to match existing turf and garden bed levels. Repair any hard landscaping such as edging, etc.	

JULY	Complete standard weekly activities as listed in Table A – Weekly Landscape Maintenance Schedule. Monthly specific activities Add new mulch to mass planting and trees in turf where the mulch depth has been reduced to less than 50 mm thick. Remove accumulated soil and/or mulch from garden edging and regrade to match existing turf and garden levels. Repair any minor defects to hard landscaping such as edging, etc. Prune any tree branches that interfere with public safety.	
AUGUST	Complete standard weekly activities as listed in Table A – Weekly Landscape Maintenance Schedule. Monthly specific activities Replace any dead or missing plants subject to the terms of these specifications. Prune any tree branches that interfere with public safety. Prune all trees yearly to encourage strong, upward growth. Add new mulch to massed planting beds and trees in turf where the mulch depth has been reduced to less than 50 mm thick. Mulch not required where shrubs or groundcovers completely conceal the soil surface from view. Remove accumulated soil and/or mulch from garden edging and regrade to match existing turf and garden levels. Repair any hard landscaping such as edging, etc.	

	Apply organic fertiliser to all mass planted beds, trees in turf and turf areas in late August and thoroughly water in.	
SEPTEMBER	Complete standard weekly activities as listed in Table A – Weekly Landscape Maintenance Schedule. Monthly specific activities. Prune any tree branches that interfere with public safety. Prune all trees to encourage strong, upward growth. Add new mulch to mass planting and trees in turf where the mulch depth has been reduced to less than 50 mm thick. Mulch not required where shrubs or groundcovers completely conceal the soil surface from view. Inspect, clean or replace blocked sprinkler nozzles, hoses and any other irrigation components. Test irrigation system . Notify Superintendent and replace minor irrigation components where required.	
OCTOBER	Complete standard weekly activities as listed in Table A – Weekly Landscape Maintenance Schedule. Monthly specific activities Prune any tree branches that interfere with public safety. Prune all trees as required to encourage strong, upward growth.	
NOVEMBER	Complete standard weekly activities as listed in Table A – Weekly Landscape Maintenance Schedule.	

	Monthly specific activities No additional items.	
DECEMBER	Complete standard weekly activities as listed in Table A – Weekly Landscape Maintenance Schedule. Monthly specific activities. Apply fertiliser to all mass planted areas, trees in turf and turf areas. Submit receipts to Principal's authorised representative as proof of fertiliser purchase. Add new mulch to planted beds and trees in turf where the mulch depth has been reduced to less than 50mm thick. Mulch not required where shrubs of groundcovers completely conceal the soil surface from view.	

5. SITE LANDSCAPE AREAS

