

Landscape Maintenance Plan

Proposed Childcare Centre

Leichhardt Park

prepared for:

Leichhardt Council

by:



Corkery Consulting

Landscape Architecture + Urban Design

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1. AIMS & OBJECTIVES OF MAINTENANCE PLAN

1.1. PURPOSE

The Leichhardt Park Childcare Centre developed by Leichhardt City Council incorporates substantial landscape works within the three outdoor play areas. The landscape components, which include planting and surface mulches, perform a combination of play and educational roles. They are intended to introduce children to natural elements in a safe and engaging play environment. However, due to the intensity of use the plant material and soft surfaces will require regular maintenance.

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.

The landscape maintenance works carried out in accordance with this Maintenance Plan should be coordinated with other playground maintenance works that are required under the Australian Playground Standards AS 4685:2014, AS 4486.1 & AS 4663.

1.2. SCOPE

This Landscape Maintenance Plan applies to all landscape works shown on Drawing No. LA 004 prepared by Corkery Consulting and includes:

- Areas planted with trees, shrubs, climbers and groundcover plants.
- Plants in containers.
- Turf areas on mounds.
- Other landscape works.

The scope of maintenance works and their timing are detailed in Section 2. They generally include but not necessarily 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 Corkery Consulting.
- Drainage pits 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 paved area and compacted gravel.
- The dry creek bed is to be cleared of weeds on a regular basis and particularly after significant storm events.
- Removal of plant litter from paths and garden areas where required.
- Keeping a log book of maintenance works.
- Monthly and yearly maintenance reports.

The following items are excluded from this Maintenance Plan and will be the responsibility of Childcare Centre Management:

- Watering of plants.
- Non plant rubbish litter.
- Structural tree work. Report in writing any requirement for structural tree work to Childcare Centre Management who will be responsible for obtaining a quote from the relevant specialist.

All work shall be carried out in accordance with standard horticultural practice. Provide two days notice to Childcare Centre Management for the following operations:

- Each site maintenance visit.
- Application of fertiliser.
- Application of pesticide/fungicide.
- Application of herbicide.

1.3. RECORD KEEPING & REPORTING

The landscape maintenance works that are carried out in accordance with the schedule on Section 2 are to be recorded in a log book 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 to verify 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 each month and annually by the Contractor.

1.4. MAINTENANCE OF PLANTING AND TURF AREAS

1.4.1. Weeding

Prevent reproduction of weeds by removal of 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.

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 take into account 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. Soil pH should be maintained between 5.5 and 7.

1.4.3. Pest and Disease Control

Avoid use of chemical sprays. If chemical control is considered necessary, these should be mixed and applied in strict accordance with manufacturer's directions. Do not spray in windy or extreme weather. Make allowance for spraying outside of operational hours of the Childcare Centre.

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 shrubs and 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.

Notification of requirement for structural tree work including the removal of large branches should be made to Childcare Centre Management.

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 and commercially available size as the plant to be replaced.

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 and in accordance with 'Specifying Trees: a guide to assessment of tree quality' (Clark 2006).

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	TIMEFRAMES / FREQUENCY						Specification
		Monthly	Spring	Summer	Autumn	Winter	As required	
1. Weeding	Weed garden areas manually or with approved herbicide	▲						Prior approval required for Herbicide use. Approved Herbicide use to be in accordance with regulation rates and manufacturer's recommendation. Protect plants from overspray and avoid if rain is likely within 12 hour period
2. Leaf Litter Removal	Do not remove leaf litter from planted areas unless depth of litter is impacting on plant growth Remove leaf litter from pathways	▲						
3. Mulching	Reapply mulch to maintain to a depth of 75mm		▲					Leaf litter mulch (20-40mm)
4. Plant Fertiliser	Fertilise all plants at specified rates based on soil testing results		▲					Prior approval required for fertiliser use. Slow release fertiliser N:P:K ratio- 18:3:10 at manufacturer's recommended rate per plant. Initial fertilising at planting based on soil testing results
Fruit trees in containers	Apply 'Osmocote Plus Trace Elements-Fruit & Citrus' in August/September and February.			▲		▲		Initial fertilising at planting based on soil testing results
5. Pest & Disease Control	Check for incidence of fungal and insect attack	▲						
	Avoid use of chemical sprays Apply appropriate treatment for fungal and insect attack if necessary subject to approval						▲	Prior approval required of chemical to be applied Make allowance for use of chemical spray outside of operational hours of Childcare Centre
6. Pruning & Trimming								
-Climbers	Prune long leaders which cannot be reattached to climbing frame			▲				
-Shrubs & groundcover	Tip prune to encourage density. Length removed depending on vigour of previous plant growth		▲			▲	▲	
-Trees including Fruit Trees	Remove deadwood and tip prune fruit trees if required						▲	Notify in writing to Childcare Centre Management any perceived need for tree structural work
7. Plant Removal & Replacement	Inspect for failed or dying plants requiring replacement and record probable cause	▲						
	Replant after dead or failed plant removal						▲	Densities, sizes & species used are to be in accordance with those specified in Landscape Plan LA-004
8. Weed Control in Turf	Remove weeds from turf areas manually or with approved herbicide in accordance with manufacturer's recommendation						▲	Prior approval required for Herbicide use.

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CATEGORY	TASKS	TIMEFRAMES / FREQUENCY						Specification
		Monthly	Spring	Summer	Autumn	Winter	As required	
9. Turf Fertiliser	Apply fertiliser at rates as recommended by manufacturer		▲		▲			Prior approval required for fertiliser use.
10. Turf Mowing	Mow frequency as specified according to the season Mow at heights of between 40 to-60mm & remove no more than 1/3 of the leaf blade at any one time							Every 2 weeks in summer Every 3 weeks in spring & autumn Every month in winter Do not mow under wet conditions
11. Turf Decompaction & Aeration	Inspect for compaction and thatching		▲					
	Carry out aeration treatment if required		▲					Carry out with dethatching or verticutting equipment
12. Turf Replacement	Inspect for failed turf requiring replacement and record probable cause					▲		
	Remove failed turf, prepare surface & lay new turf in accordance with original turf specified in the landscape plan LA-04.						▲	