



Landscape Management & Maintenance Plan

**Sekisui House
Lot 1 Knight Street, Warriewood**

May 2024

1. INTRODUCTION

This report has been prepared to provide landscape management and maintenance guidelines for the Lot 1 Knight Street, Warriewood.

This report is to be read in conjunction with the following plans:

▪ Overall Landscape Plan	Dwg No.	02.24(23)/121
▪ Detail Landscape Plan 1	Dwg No.	02.24(23)/122
▪ Detail Landscape Plan 2	Dwg No.	02.24(23)/123
▪ Detail Landscape Plan 3	Dwg No.	02.24(23)/124
▪ Landscape Details 1	Dwg No.	02.24(23)/125
▪ Landscape Details 2	Dwg No.	02.24(23)/126

2. MANAGEMENT

The plans have been prepared to ensure that the facilities provided in the community lot (Lot 1) can be effectively managed and maintained long term.

All elements will be durable and hardwearing to ensure longevity and also to minimise the potential for vandalism. The design has taken into consideration long-term maintenance with the selection of drought and and hardy plant species.

2.1 Management Plan

The following management plan has been established to ensure the rapid establishment and long-term success of the landscape works:

- Liaise closely with Sekisui House during all the stages of the design and construction process to ensure the desired result is achieved
- Recommendation of a twelve month maintenance period following the construction works to ensure successful establishment prior to handover
- Provision of a maintenance manual for the areas of the community lot (refer below)

3. MAINTENANCE TASKS

To ensure the rapid establishment and long-term success of the landscape works the contractor shall undertake a twelve-month maintenance period. Below are guidelines as to how to carry out the proposed maintenance tasks and following that is a schedule as to the frequency to undertake these tasks.

3.1 Maintenance of Trees and Shrubs

Pruning of trees and shrubs will be required during spring and summer and may only be necessary on a spot basis for the remainder of the season. Pruning should reflect the natural growth, flowering and regrowth of the species to maintain the character and design. Generally prune plants after flowering. Also refer to the specific schedules on the following pages for pruning intervals.

Trees are to be pruned to eliminate diseased or damaged growth, avoid inter-branch contact and thin out crowns to achieve natural growth.

Tip pruning (the removal of the top 25mm or growing tip) of each branch should be used with shrubs and groundcovers to encourage development of new shoots during the active growing season. Ensure no bud heads are removed before the flowering season. Generally, pruning should reflect natural growth patterns.

The removal of large branches from trees because of damage or for aesthetic reasons should be carried out by a suitable qualified arborist. The contractor shall notify Sekisui House of any requirements for tree surgery within the twelve-month maintenance period.

3.2 Watering

Watering shall be carried out so as to maintain the best possible condition and growth rates for the establishment of the plants. Consideration is to be given to the individual requirements of the plant types, infiltration rates of the soil, seasons, evaporation and rainfall. Also refer to the specific schedules on the following pages for pruning intervals.

3.3 Weeding

Remove all weed growth and re-occurring weed growth by hand or spray with an approved non-residual herbicide such as **Roundup Biactive**. Care should be taken to protect all trees and shrubs from overspray and to avoid spraying if rain is likely to occur in a 12-hour period.

3.4 Staking and Tying

Stakes and ties used to support plants as originally specified are to be inspected as scheduled. Replace any broken or damaged stakes and ties as required. Stakes should be removed when a plant as reached a self-supporting stage.

3.5 Plant Replacements

All plants that appear to have died (lost more than 50% of their normal foliage cover) shall be replaced with the same species and variety as the plant to be replaced with the closest commercial available size.

Generally plant material shall be uniformly high quality stock. Plants shall be representative of optimal growth for the species at the given container size. Plants shall not exhibit signs of having been stressed at any stage during their development. Plants shall be healthy and free from pests and diseases.

3.6 Mulching

Mulch cover is to be topped up as scheduled below to maintain a 100mm cover. Mulch is to match existing on site, 25mm fresh hardwood chips such as Eucalyptus Mulch from Australian Native Landscapes or equal. Mulch to comply with AS 4454-2003: Composts, soil conditioners and mulches. Ensure 100mm layer of leaf chip mulch over the surface of all garden beds. Care shall be taken not to mix soil and mulch together.

3.7 Pest and Disease Control

The maintenance contractor shall be responsible for the control of any pests and diseases that may affect the plants. If artificial chemical control is necessary, it is recommended that only pesticides and fungicides registered with the Department of Agriculture be used. Check plants for disease when doing plant, stake and tie checks as scheduled and take any action as deemed required to ensure optimal health and establishment of trees and plants.

3.8 Rubbish Removal

Any bottles, paper, cigarette butts, etc, shall be removed by hand from site. This work is to be completed on an ongoing basis throughout the maintenance period to ensure the site is generally free from rubbish at all times.

3.9 Paving and Safety Surfaces

Ensure paved areas are generally free from rubbish and debris at all times. Weeds and grasses in paved areas are to be sprayed as required.

3.10 Drainage

Drainage pits are to be regularly checked and cleared of any mulch, debris or foreign objects.

3.11 Mowing

For most lawn areas the turf is to be maintained between 25 and 35mm, heavy wear areas or heavy shaded areas are to be maintained up to 50mm. Refer to schedules below for mowing frequencies. Grass cuttings are to be picked up and removed from site.

The grass is to be uniform without ridging, scalping, or the leaving of windrows. The lawn is to be in a uniform consistency on completion of mowing operations. Where lawns adjoin pathways and paved areas, edges are to be neatly trimmed in line with the paving.

4. MAINTENANCE PROGRAM SCHEDULES

4.1 Maintenance Program 1-3months

- Number of site visits per week: 1st month = 4 visits per week
2nd – 3rd month = 2 visits per week
- Watering of plants on a regular basis equating to four times per week for the first month, and twice per week for the next two months (depending on weather conditions).
- Mowing of turfed areas every two weeks from October to March and every month from April to September (depending on when the maintenance period occurs)
- Checking of plants, stakes and ties every month
- Spraying of weeds every month
- Replacement of failed plants at the end of three months
- Pruning plants after three months
- Replacement of any failed or faulty constructed items in accordance with a twelve month defects liability period as set out in the construction contract
- Removal of litter once per week

4.2 Maintenance Program 4-12months

- Number of site visits per week: 1 visit per week
- Watering of plants only if required due to extreme weather conditions or to ensure the success of plants slow to establish
- Mowing of turfed areas every two weeks from October to March and every month from April to September (depending on when the maintenance period occurs)
- Checking of plants, stakes and ties once a month
- Spraying of weeds once a month
- Replacement of failed plants at the end of six months and at the end of twelve months
- Pruning plants (where applicable) at six, nine and twelve months
- Topping up of mulch at the end of six months and at the end of twelve months to maintain a 100mm cover
- Replacement of any failed or faulty constructed items in accordance with a twelve month defects liability period as set out in the construction contract
- Removal of litter once per week

4.3 Maintenance Program Ongoing (after 12 month establishment period)

- Number of site visits per week: as required
- Watering of plants only if required due to extreme weather conditions or to ensure the success of plants slow to establish
- Mowing of turfed areas every two weeks from October to March and every month from April to September (depending on when the maintenance period occurs)
- Checking of plants, stakes and ties once a month
- Spraying of weeds once a month
- Replacement of failed plants as required
- Pruning plants (where applicable) at three monthly intervals
- Topping up of mulch as required to maintain a 100mm cover
- Removal of litter as required