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FERENCZ BARANYAY ARCHITECTS

LANDSCAPE MANAGEMENT PLAN
Town Planning Application

Proposed 3 storey apartment building
27-31 PLUNKETT STREET, BELLFIELD VIC
04.03.2024

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FERENCZ BARANYAY ARCHITECTS

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Section 01 - Landscape Maintenance Plan Objectives

Section 02 - Schedule of Maintenance Works

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1.1 Purpose

The proposed development located at 27-31 Plunkett Street, Bellfield Victoria includes planted garden beds, gravel, planting, irrigation and paving. 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.

1.2 Scope

This Landscape Maintenance Plan applies to all landscape works shown on the following drawings:

- Landscape Concept Plan L.01. Refer to plan attached.

The scope includes:

- Ground level garden beds and planting
- Gravel surfacing

The scope of maintenance works and their timing are detailed in Section 02. However, they typically include but are not 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 drawings.
- Drainage points are to be cleared of debris, leaf litter and other material regularly so that all pits are cleared when observed at monthly intervals or after significant storm events.
- Weeds are to be removal from all gravel areas.
- Removal of plant litter from gravel zones and garden areas where required.
- Keeping a log book of maintenance works.
- Monthly and yearly maintenance reports.
- Checking of irrigation system to ensure all plants are being appropriately watered.

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1.3 Record Keeping

The landscape maintenance works that are carried out in accordance with the schedule on Section 2 are to be recorded in a logbook 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 verifying 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 quarter.



Landscape Concept Plan - Maintenance Area Overlay



Maintenance area

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1.4 Maintenance of Planting Areas

1.4.1 Weeding

Prevent reproduction of weeds by removal of weed 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. The whole of the weed is to be removed to ensure it does not regrow.

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 consider 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. Maintenance contractor to confirm details of fertilizer application at planting from construction contractor to ensure the plants are not over fertilized. Soil pH should be maintained between 5.5 and 7. Soil wetter to be applied every 6 months to improve water holding capacity of growing medium.

1.4.3 Pest and Disease Control

Avoid use of chemical sprays. If chemical control is necessary limit the treatment to the area effected to prevent non-discriminate treatment. Chemicals should be mixed and applied in strict accordance with manufacturer's directions. Do not spray in windy or extreme weather. If residents are onsite, they are to be notified if chemical control is going to be applied to plants to ensure safety.

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 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. Pruning not be conducted in times of extreme weather (extremely hot or cold conditions).

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 or substituted for a species that is used elsewhere and is thriving. 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

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SECTION 01 - Aims and Objectives of Landscape Maintenance Plan

1.4.6 Watering

Watering to occur to all plants throughout the establishment period. Watering to occur in the cooler parts of the day. Irrigation is to be designed and installed by a specialist irrigation company. The system is to be zoned to allow for variation in water requirements. As Built plans are to be provided to client upon completion. Irrigation is to be programmed to take into account the seasonal water requirements of plants and level of maturity.

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SECTION 02 - Schedule of Maintenance Works

Maintenance period to be a minimum of 52 weeks with all works to be completed in accordance with council requirements. Following adequate establishment, the below maintenance requirements can be reduced as required based on plant health and ongoing maintenance requirements.

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

Type	Tasks	Frequency					As Required	Notes
		Monthly	Spring	Summer	Autumn	Winter		
1. Weeding	Weed garden areas and gravel areas manually or with approved herbicide.						X	Ensure entirety of weed is removed (root and foliage) Approved herbicide use to be in accordance with regulation rates and manufacturers specification. Any use to be completed offsite in managed conditions. Protect plants from overspray and avoid if rain is likely within 12 hours of application.
2. Mulching/Landscape Gravel	Reapply mulch/gravel to maintain a depth of 40mm.							Use mulch/gravel as specified on the landscape plan.
3. Fertiliser	Fertilise all plants at specified rates based on soil testing results.		X		X			Slow release fertiliser as per manufacturer's recommended rate per plant. Plants to be fertilised when they are planted. Fertilise plants every 6 months after installation.
4. Pest and Disease Control	Check for incidence of fungal and insect attack.	X						
	Avoid Use of chemical sprays. Apply appropriate treatment for fungal and insect attack if necessary subject to approval.						X	
5. Pruning and Trimming				X			X	
	Management of tree and shrub growth conflict		X		X			
	Shrubs and Ground Covers - Tip prune to encourage density. Length removed depending on vigor of previous plant growth.		X					
	Climbers - Prune long leaders which cannot be reattached to climbing frame.			X				
	Management of surplus leaf build up			X				
6. Plant replacement	Inspect for failed or dying plants requiring replacement and record probable cause.	X						
	Refic plant guards/stakes						X	
	Replant after dead or failed plant removal						X	Plant replacement specification as per landscape plan.
	Removal of plant litter from gravel zones and garden beds.			X				
7. Watering	Irrigation systems						X	Watering systems to be checked for blockages regularly.
	Watering of trees, shrubs and ground covers						X	Irrigation is to be installed to provide water source for plants in common areas. System to be zoned and weather responsive.

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SECTION 03 - Additional Requirements

If any tree, shrub or ground cover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan and any conditions of consent.

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