

Operational Landscape Management Plan

Blue Gum Community School

1 Rosemead Road, Hornsby NSW 2077



Last review: February 2023

Introduction

This plan sets out the general quality standards and principles required for the maintenance of Hard works and Soft works that form the Landscape Works of Blue Gum Community School (BGCS), 1 Rosemead Road, Hornsby.

It should be read in conjunction with the plans:-

- Fiona Cole Design - Site Plan LP01C and
- Fiona Cole Design - Planting Plan LP02C
- Fiona Cole Design - Details LP04.

Design Intention

The design intention for the landscape at Blue Gum Community School is to provide a safe, natural garden setting for preschool and primary school children to use for recreational and learning activities.

For the purpose of management and maintenance of the landscape, the components are:

1. Soft works: tree planting, shrub planting, lawn areas and garden beds;
2. Hard works: hard surfaces and pebble paths and decomposed granite paths and driveway, timber ramps, steps and seating areas, recycled laundry tub, Angophora log, Sandpit and Dry Creek Bed.

Aims of the Operational Landscape Management Plan

This plan aims to realise the vision for the landscape is achieved throughout a long term, coordinated and informed approach to landscape management.

Landscape Management Objectives

To establish and maintain tree and shrub planting, lawn areas and playgrounds to a high standard.

The Establishment Period

A three-month period aftercare maintenance period will be part of the implementation contract to cover post-installation maintenance requirements for the whole of the landscape works. During this period the landscape contractor is responsible for all landscape maintenance operations, including replacement of any plants/lawn areas or trees that fail to flourish.

Frequency of maintenance visits: weekly or as necessary to establish a high quality landscape.

At the end of the 3-month establishment, maintenance period any defects in the soft or hard landscape materials due to materials or workmanship will be rectified and responsibility will be handed over to BGCS.

Minimum Standards for Landscape Maintenance

Maintenance refers to the activities required to ensure all assets as identified in the endorsed landscape plans are retained in a safe and functional state for the purpose for which they were designed and to prolong their amenity and functional life.

Facilities

The landscape contractor shall liaise with BGCS directly regarding permission for entry, parking, use of water, electricity and any other resources.

Qualifications and Experience

The landscape contractor shall ensure that all staff and/or sub-contractors are suitably skilled, experienced and licensed for the various activities they may undertake.

Occupational Health and Safety

Services are to be provided safely and in accordance with relevant OHS regulations and with continual regard for the safety of the BGCS community, public and landscape contractor employees.

Maintenance for Soft Landscape Items

Lawn Areas

- Lawn to be cut as necessary to maintain a grass height of between 20 - 50 mm.
- Cut to a neat even finish without rutting or compaction, particularly when ground conditions are soft.
- All lawn areas are to be maintained in a weed free state. Weed growth within lawn areas must not exceed 10% of the total lawn area.
- Maintenance of lawn in a manner appropriate to the intended use.
- Insurance that the lawn does not become compacted or waterlogged.
- Maintenance of the lawn in a healthy vigorous condition.
- Repair of lawn areas damaged by trampling, abrasion, or scalping during mowing or whipper snipping.
- Remove litter, sticks and branches, rubbish and debris from lawn before mowing. Such material shall be disposed of off-site at the landscape contractor's expense. The landscape contractor must take an environmentally responsible approach to the collection, sorting and recycling (where appropriate) of materials collected in the interests of waste minimisation. Green waste recycling is encouraged.
- Trim lawn edges to paving, around the base of planting areas and garden bed edges.
- Sweep adjacent hard surfaces clear of cuttings and arisings.
- All nature strips adjacent to the property are to be mown and maintained to the same standards as the lawn areas within the property.
- The needs of BGCS using the garden facilities must be considered before mowing commences. At all times, the landscape contractor must be courteous and respectful of the needs of these users.
- Remedial Works: Top dress and make good depressions and re-turfing of areas as necessary.
- Ensure patches that are not establishing are investigated and re-turfed as soon as possible for new and existing lawn areas.

Trimming

- Grassed surrounds of trees with a trunk diameter greater than 150mm measured at a point 300mm above the ground level, poles, posts, seats, fences, buildings etc. shall be maintained by mechanical means only (herbicide will not be used in these situations).
- Cord line trimmers shall only be used around trees with trunk diameter greater than 150mm, measured at a point 300mm above ground level. Bark must not be damaged by trimmer cord. Control of grass growth around trees less than 150mm trunk

diameter shall be by hand tools (herbicide will not be used in these situations).

- **Herbicide - will not be permitted.**

Watering

- Newly planted trees and shrubs shall be watered immediately after planting.
- All planting to receive watering if needed during establishment.
- Ensure automatic irrigation is tested and working and programmed correctly to maintain vigorous, healthy plant and lawn growth.
- Ensure sufficient water is applied to maintain healthy growth, taking into account published meteorological data on rainfall for any given period, in particular summer (December, January, February).

Weed Control of Garden Beds

- A garden bed is defined as a mulched area which may or may not have planting. It is any area other than a lawn or paved area.
- All planting areas shall be kept clear of weed growth. Weeding shall take place once a month or when the weed content exceeds 5% of the total garden area.
- Achieve by a combination of mulching and hand-weeding. Ensure that the methods used will cause a minimum of damage to adjacent planting areas.
- Hand Weeding: Hoe and loosen the soil throughout the planting areas, taking care to avoid disturbance of roots or planted material. Remove weeds entirely, including roots. Remove the minimum of soil and minimise disturbance to plants and mulched surfaces.
- **Herbicide will not be permitted.**

Edging

- Edges of concrete paths, gutters, hard surfaces, shrub beds or other lawn edges shall be maintained by mechanical means only. Herbicides must not be used as an edging technique.
- Cord trimmers or brush cutters may be used for edging, but the lawn surface must not be scalped.
- Grass overhang to hard surfaces must be edged at each attendance to the site for general maintenance (once a month minimum).

Mulching Garden Beds

- A garden bed is defined as a mulched area which may or may not have planting. It is any area other than a lawn or paved area. Refer FCD Plans LP01C Site Plan and LP02C Planting Plan.
- Mulch to be used is Australian Native Landscapes (ANL) "Playground Mulch".
- Depth required: top up mulch to a minimum thickness of 75mm across all garden beds specified to be mulched. Refer Fiona Cole Design (FCD) Plans LP01C Site Plan and LP02C Planting Plan.
- Reduce leaf litter to 75% cover, as per Bush Fire Assessment Report by Australian Bushfire Consulting Services, across all garden beds specified to be without mulch. Refer FCD Plans LP01C Site Plan and LP02C Planting Plan.
- Lawn areas are to be kept free from mulch.
- Mulch shall not be cultivated or incorporated into the soil.

Re-firming, Check/Tidy

- General: Trees and shrubs shall be maintained in a firm position in the ground and all stakes and ties shall be checked regularly.
- Particular timing of inspections: After strong winds, and other disturbances.
- Replace any significant failures.

Tree Stakes and Ties

- Inspect all trees twice a year. Adjust fixing to suit stem growth and provide correct and uniform tension. If growth is sufficient for the tree to be self-supporting, remove fixing and fill holes with lightly compacted soil.
- Check stakes for looseness, breaks and decay and replace as necessary. Remove stakes and ties after 3 years establishment.

Tree, Shrub and Plant Pruning

- Pruning to be carried out in accordance with good horticultural and arboricultural practice and have regard to AS4373-2007 and encompass pruning for safety, correct plant structure, maintaining vehicle and pedestrian access, removal of broken or damaged plant material, keding, improved floral display, plant vigour, etc.
- All final cuts are to be approved arboricultural techniques in accordance with AS4373-2007. Avoid bark tearing by using undercut, top cut and final cut.
- Agreement: Before starting work, consult BGCS and agree which trees and hedges are to be pruned.
- All tree, shrub and plant maintenance works shall have regard to the age, size, shape, character, condition and situation of the relevant plants. All trees and shrubs shall be maintained with a good balance and growth, and be of aesthetic appearance.
- Removal of lower branches of shrubs is not a permitted method of improving the ease of maintenance of the underlying area unless the development of a clear lower trunk is part of the natural development of the relevant plant species.
- Cutting: appropriate, clean sharp tools to be used. Clean cuts back to sound wood.
- Disease or fungus, give notice if detected.
- Do not use growth retardants, fungicide or sealant.
- All pruning is to be removed from site and disposed of by the landscape contractor for recycling.
- General pruning activities should aim to satisfactorily attend to the following:
 - Deadwood and dying branches
 - All broken and split branches
 - Weak limb structures
 - All epicormic growth, wastershoots and stump sprouts from the main trunk
 - Removal of spent flower heads
 - Regular trimming of hedges
 - Regular trimming of standard specimens for the desired shape
 - Seasonal pruning of herbaceous species and woody perennials
 - Maintaining sight line in traffic treatments
 - removal of dead plants
- The contractor shall ensure that the work methods avoid damage to existing branches, bark or foliage of surrounding trees and shrubs, irrigation systems, signs

and signposts, bollards, garden lighting, barriers or other BGCS assets. The cost and repair of these assets shall be the sole responsibility of the contractor.

Pruning of Hedges

- Cut back hedge plants by one third at time of planting.
- Cut back established hedges to required heights as agreed with BGCS.

Climbing Plants

- Train climbing plants to grow up adjacent structures and fences. Attach shoots to wires or posts with twine to enable intended coverage of structure.

Maintenance for Hard Landscape Items

Hard Surfaces and Paths

- Keep free of weeds, lichen, moss and litter.
- All pedestrian paths and hard surfaces are to be kept free of debris such as garden mulch, loose stones, weeds, grass clippings on completion of grass cutting and maintenance activities.
- Paths shall be maintained safe for pedestrian use at all times
- Hard paved surfaces that are deformed or damaged as a result of soil movements, construction faults or any other reason during the landscape maintenance period are to be repaired/replaced by the landscape contractor.
- Paths and associated gutters and brick garden bed edging shall be cleaned using equipment and vehicles that cause no damage to the paths.

Pebble and Decomposed Granite Pathways

- Undertake a regular and time-tabled cleaning regime including brushing and raking to keep all loose material topped up to provide adequate cover and maintain path level with containing garden bed edging. Keep stepping stones free of loose material.
- Paths constructed of “Gold” decomposed granite must be topped up as needed with matching quality material and compacted.

“Gold” Decomposed Granite Driveway

- Keep free of weeds, lichen, moss and litter.
- Keep all loose material topped up and evenly graded throughout the year to ensure a surface free of unnecessary undulations. Keep drainage openings in the brick wall edging open and free of debris and the corresponding garden bed at a lower level than the drive.

Timber Ramps, Steps and Seating Areas

- Sand timber where necessary to ensure all timber has a smooth finish for the elimination of potential splinters. Adjust raised screws or nails to avoid potential catches.

Recycled Laundry Tub

- Ensure the two taps are in working order and free of drips.
- Ensure the tubs are free of litter and draining freely into the storm water system and the "Brittix" clay arrestor.
- Empty and clean "Brittix" clay arrestor at every maintenance visit.

Angophora Log

- Ensure the log is free of splinters or rough sections.
- Ensure all parts of the log are no higher than 1m from the ground, build up surrounding ground level if necessary, by topping up lawn level with top dressing and additional turf.

Sandpit

- Ensure natural sandstone rocks have smooth edges and contain the sand.
- Maintain the sand at a minimum depth of 500mm.
- Ensure geotextile fabric remains buried below sand level.
- Keep the sand in a clean condition free of debris, litter, leaves and branches.
- Ensure the sandpit cover is free of rips and that the clips and fixings to secure the cover in place are in good working order.
- Tap Post: Ensure taps and hose are in working order and tap connections are drip free.

Dry Creek Bed and Water Pump

- Keep free of weeds, lichen, moss and litter.
- Ensure natural sandstone rocks have smooth edges.
- Ensure the water course of the dry creek bed is free of debris, silt and weeds to allow flow of water.
- Ensure the Moduplay Water Pump WA-9232 is in good working order and serviced with the manufacturer's recommendations including lubricating bearings and re-tensioning of fastenings.

Signage

- Clean signs as necessary to ensure they are free of dirt, mould or grime and are clearly readable.

Maintenance of Fences, Gates and Locks

- Ensure gates and locks are in good working order and serviced with the manufacturer's recommendations. Adjust gate locks as necessary to ensure self-locking of child proof gates is working at all times.
- Herbicide is not to be used under the base of bollards or fence posts, etc.
- Ensure timber gates and fences are clean and free of mould and grime.

Maintenance of Outdoor Lighting

- All outdoor lighting must be inspected at night and tested for proper operation on a quarterly basis and fixes made as needed.

Irrigation Maintenance

- The landscape contractor shall supply and replace necessary component parts using correct plumbing procedures, to ensure irrigation systems are fully functional during all periods.
- Underground irrigation devices, including but not limited to tap boxes, quick coupling valves, pop up sprinklers etc. must be maintained level and flush with soil Pop up risers should be fully retracted when not in use.
- All irrigation system settings need to be monitored and changed to reflect changing seasonal conditions and to ensure cost effective irrigation.

Maintenance to accord with requirements of relevant Australian Standards.

For clarification in relation to the requirements of the above mentioned specification, please contact the school directly by emailing school@bluegum.nsw.edu.au.