



46 King Street, Brunswick

Application No.: MPS2014/97

Brunswick Terminal Station – Landscape
Maintenance Plan

October 2014

PLANNING & ENVIRONMENT ACT 1987
MORELAND PLANNING SCHEME

Amended Plan to Permit No. MPS 12014/87

Sheet No. 12 of 21 Date: 9/10/14

Signed [Signature]
For and on behalf of Moreland City Council

This plan supersedes the corresponding plan
endorsed on 27.1.14

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1 Program Overview

SP Ausnet will undertake programmed ongoing maintenance of the Brunswick Terminal Station landscape works following planting to ensure that the intent of the works, particularly relating to amenity and visual screening of the internal areas of the terminal station, are maintained into the future as the landscape matures.

The landscape will initially be maintained through an intensive 52 week program following completion of the works to ensure establishment of the plants. The expected standard of maintenance during this 52 week Planting Establishment Period will be detailed in the Landscape Works Specification issued as part of the landscape construction documentation.

Following this initial intensive landscape establishment period, the works will be maintained on an ongoing basis by an appropriate landscape maintenance contractor appointed by SP Ausnet. The tasks required and the typical frequency of intervention to ensure that the required standard is maintained is outlined in this document. The aspects of maintenance covered by the program include:

- Watering;
- Re-staking and tying;
- Plant replacement;
- Environmentally appropriate management of plant pests and diseases;
- Environmentally appropriate weed control;
- Respreding of surface mulch;
- Management of fallen timber;
- Management of surplus leaf build up; and
- Management of tree and shrub growth conflicting with fences.

2 Proposed Maintenance Program

It is expected that the focus of the maintenance program will change over time to reflect the maturation of the landscape. The expected intervention period during the ongoing maintenance period is six to eight weeks, with other interventions as required based on specific need.

Given the choice of hardy, drought tolerant native and indigenous plant species, as well as the high planting densities, it is not proposed to provide fixed irrigation throughout the landscaped areas. However, the plants will be irrigated by other measures during the plant establishment period and early years of the ongoing maintenance period, with frequency of irrigation reducing with time as the plants establish.

Weed and plant management should be undertaken simultaneously to reduce labour costs. It is expected that frequency will reduce over time, with the first year being the most intensive. Anticipated timing and frequency of plant maintenance is outlined in **Table 1**. A further more detailed maintenance program will be prepared prior to the commencement of the post Plant Establishment Period maintenance works.

The following program applies to the maintenance contract for a five year period following the completion of the 52 week Plant Establishment Period associated with the landscape works contract.

The following tasks are to be undertaken to ensure the planting is provided with the optimum conditions in which to establish.

TABLE 1 – POST PLANT ESTABLISHMENT PERIOD - MAINTENANCE PROGRAM

YEAR	TASK	FREQUENCY	TIMING
Year 1	Weeding (mechanical and herbicide)	7 x per year	Spring (x4) Summer (x1) Autumn (x2)
	Re-spread / top up mulch	2 x per year	Spring Autumn
	Replace dead / dying or severely damaged plants (physical, diseased or insect attacked)	6 x per year	Autumn (x4) Spring (x2)
	Trim / remove any broken minor branches	6 x per year	Autumn (x3) Spring (x3)
	Check for insect damage / spray	6 x per year	Spring (x4) Autumn (x2)
	Refix plant guards / stakes	6 x per year	Autumn (x3) Spring (x3)
	Watering	27 x per year	Autumn (x3) Spring (x12) Summer (x12)
	Removal of fallen timber – existing trees	6 x per year	Autumn (x1) Spring (x2) Summer (x1) Winter (x2)

YEAR	TASK	FREQUENCY	TIMING
	Management of tree and shrub growth conflicting with fences	2 x per year	Spring Autumn
	Management of surplus leaf build up	1 x per year	Summer
	Mowing of Grassed areas – Nature Strip	20 x per Year	Autumn (x6) Winter (x4) Spring (x6) Summer (x4)
Year 2	Weeding (mechanical and herbicide)	4 x per year	Spring (x3) Autumn (x1)
	Re-spread / top up mulch	2 x per year	Spring Autumn
	Replace dead / dying or severely damaged plants (physical, diseased or insect attacked)	1 x per year	Autumn (x1)
	Trim / remove any broken minor branches	4 x per year	Autumn (x2) Spring (x2)
	Check for insect damage / spray	6 x per year	Spring (x4) Autumn (x2)
	Remove plant guards / stakes	1 x per year	Spring
	Watering	8 x per year	Autumn (x2) Spring (x2) Summer (x4)
	Removal of fallen timber – existing trees	6 x per year	Autumn (x1) Spring (x2) Summer (x1) Winter (x2)
	Management of tree and shrub growth conflicting with fences	2 x per year	Spring Autumn
	Management of surplus leaf build up	1 x per year	Summer
	Mowing of Grassed areas – Nature Strip	20 x per Year	Autumn (x6) Winter (x4) Spring (x6) Summer (x4)
Year 3	Weeding (mechanical and herbicide)	4 x per year	Spring (x3) Autumn (x1)
	Re-spread / top up mulch	1 x per year	Spring

YEAR	TASK	FREQUENCY	TIMING
	Replace dead / dying or severely damaged plants (physical, diseased or insect attacked)	1 x per year	Autumn (x1)
	Trim / remove any broken minor branches	4 x per year	Autumn (x2) Spring (x2)
	Check for insect damage / spray	4 x per year	Spring (x3) Autumn (x1)
	Removal of fallen timber – existing trees	6 x per year	Autumn (x1) Spring (x2) Summer (x1) Winter (x2)
	Management of tree and shrub growth conflicting with fences	2 x per year	Spring Autumn
	Management of surplus leaf build up	1 x per year	Summer
	Mowing of Grassed areas – Nature Strip	20 x per Year	Autumn (x6) Winter (x4) Spring (x6) Summer (x4)
Year 4	Weeding (mechanical and herbicide)	3 x per year	Spring (x2) Autumn (x1)
	Re-spread / top up mulch	1 x per year	Spring
	Replace dead / dying or severely damaged plants (physical, diseased or insect attacked)	1 x per year	Autumn (x1)
	Trim / remove any broken minor branches	2 x per year	Autumn (x1) Spring (x1)
	Check for insect damage / spray	3 x per year	Spring (x2) Autumn (x1)
	Removal of fallen timber – existing trees	6 x per year	Autumn (x1) Spring (x2) Summer (x1) Winter (x2)
	Management of tree and shrub growth conflicting with fences	2 x per year	Spring Autumn
	Management of surplus leaf build up	1 x per year	Summer
	Mowing of Grassed areas – Nature Strip	20 x per Year	Autumn (x6) Winter (x4) Spring (x6)

YEAR	TASK	FREQUENCY	TIMING
			Summer (x4)
Year 5	Weeding (mechanical and herbicide)	2 x per year	Spring (x1) Autumn (x1)
	Re-spread / top up mulch	1 x per year	Spring
	Replace dead / dying or severely damaged plants (physical, diseased or insect attacked)	1 x per year	Autumn
	Trim / remove any broken minor branches	1 x per year	Spring
	Check for insect damage / spray	1 x per year	Spring
	Removal of fallen timber – existing trees	6 x per year	Autumn (x1) Spring (x2) Summer (x1) Winter (x2)
	Management of tree and shrub growth conflicting with fences	2 x per year	Spring Autumn
	Management of surplus leaf build up	1 x per year	Summer
	Mowing of Grassed areas – Nature Strip	20 x per Year	Autumn (x6) Winter (x4) Spring (x6) Summer (x4)

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