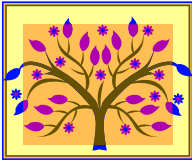


ABN 69 538 328 392



Gardens Renewed

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1 August 2011

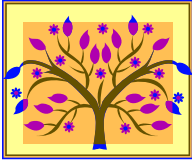
Mr David Webster
Chairman Gardens sub committee
Phillips Landing Community Association
247 Burwood Rd
Concord NSW 2137

Dear David

Please find attached my annual gardens and lawns improvements and maintenance report for the period August 2010 to July 2011. This report also includes initiatives for consideration in 2011/12

Regards,

Peter Langtry



Gardens Renewed

Annual Report to the Gardens Sub Committee

Achievements for 2010/11 and initiatives for 2011/12

- 1. Achievements for the period August 2010 to July 2011 (Pages 1, 2)**
 - 1a Long term garden and lawn improvements**
 - 1b Weekly garden and lawn maintenance**

- 2. Initiatives for 2011/12 (Pages 3, 4)**

- 3. Summary of garden and lawn activities for the 12 months from August 2010 to July 2011 (Pages 6-11)**

**Prepared by Peter Langtry
1 August 2011**

1.

During the last 12 months there have been significant improvements to garden and lawn maintenance practices as well a number of initiatives undertaken to enhance the amenity, visual appeal and well being of the estate.

This has been the result of dedicated planning and management activity by members of the Phillips Landing gardens sub committee.

To mark the end of the last 12 months under the new arrangements for 2010/11, I have prepared a report to highlight achievements for the review period and to propose initiatives for 2011/12. Detailed progress during the period is contained in the reports prepared each month.

1. Achievements for August 2010 to July 2011

1a Long term garden and lawn improvements:

Tree Removal and Pruning

Two major tree removal and pruning projects were completed in January 2011 (Stage 1) and July 2011 (Stage 2). All of the work requiring Council approval was assessed by inspecting officers and formally approved. The 2 stages of this activity have removed many unsafe trees and provided more access to natural light in several areas by reducing the clutter of excess trees.

In all, 69 trees were removed and 30 trees were pruned to improve the safety and amenity of the site. Many of the trees should have been addressed in years gone by therefore the number needing attention had accumulated to a significant amount. The bulk of removals have been completed this year but there will be an ongoing need to attend to problem trees and budget funding will need to be provided in future years.

Council also approved tree pruning up to 10% to avoid the time consuming application process for such work.

Mulch generated by the tree removal and pruning work was recycled to the gardens by the gardens and lawns contractors, a saving of at least \$1000 in purchasing these materials.

Removal of Lomandras

An audit of Lomandras across the site indicated an excessive number and given their time consuming maintenance needs it was considered that about 300 specimens should be removed in July 2011. The removal contractors commenced on 27/7 and the work should be completed in August. This will free up space for some more appropriate plants, particularly along the foreshore.

The majority were located in the gardens around Macquarie, Elizabeth and along the foreshore. The congregations of these plants in many areas were overwhelming and diminished the aesthetic appeal of the gardens and spaces they occupied. Many of the plants removed were also too close to paths and roadways interfering with pedestrian and vehicular traffic.

1b Weekly garden and lawn maintenance

Gardens and lawns

- Effort to upgrade the gardens and lawns has been well rewarded over the last 12 months and the standard of quality upkeep is more equitably spread across the site. Previously, the maintenance effort was patch work and did not deliver a uniformly comparable standard for all the gardens and lawns
- The Garden Maintenance Company replaced the former contractors and commenced duties in early August 2010 with 2 staff working each Tuesday and Wednesday for a total of 32 hours per week
- Work was carried out in accordance with a maintenance plan that divided the site into 3 maintenance sections. Over a fortnightly cycle (4 days) the maintenance sections were attended to for 3 of the available 4 days with the fourth day devoted to the lawns, roadways and paths. Hot spots and special jobs have also been attended to by the contract staff
- Daily work reports were submitted by the contract staff to record completed work.
- Garden and lawn improvements resulting from adherence to the work program and the diligence of the contract staff are clearly evident. Many residents have commented very favourably on progress to date.
- Mulch resulting from the tree clearance projects has been added to the garden beds to help control weeds and assist with soil water retention.
- Regular application of herbicides has helped to control lawn and garden weeds

3.

2. Plan for 2011/12

The proposed initiatives for 2011/12 have been developed against the following criteria and guidelines

- Cost efficient and effective maintenance practices
- Environmental considerations such as water usage, recycling, placement of existing plants in more appropriate locations
- Occupational health and safety standards
- Amenity and visual appeal of the grounds

The initiatives shown below are a guide for activities planning for the next 12 months in 2011/12 and are not intended to set limitations on the scope of improvements ultimately agreed. Depending on actual expenditure against budget for 2010/11, it may be possible to bring some of the proposed items forward to 2010/11

Proposed initiatives:

2.1 Reduce time expended on time consuming garden maintenance. There are only 32 hours per week available and they should not be wasted on maintenance that can be avoided or partially reduced.

Plumbago hedges

- 2.1.1 Remove several large Plumbago hedges and replace with slower growth hedge plants to reduce maintenance effort. This work was mooted for 2010/11 but was delayed because of other higher priority work such as the tree removals and pruning

Garden audit

- 2.1.2 Perform an audit of all gardens to:

determine where additional plants are needed and the appropriate low maintenance/climate suitable plants to be used, and

assess the appropriateness of existing plants and identify those that should be replaced in the interests of efficiency /cost savings aesthetic appeal

2.2 Identify any improvements in water usage practices particularly those needed to offset the effects of very hot dry spells of weather. Recycle as much green waste as practicable

Water usage/recycling

- 2.2.1 Voluntary assistance with limited watering particularly for the lawns by the residents when the contractors are not available on off duty weekdays and the weekend.
- 2.2.2 Continue with mulch application to the garden beds around the site

2.3 Identify visual improvements that should be undertaken and plan their implementation. Six examples are shown below:

Visual improvements

- 2.3.1 Improve the visual appeal of the buffer zone between Flinders and Lawson
- 2.3.2 Restore the garden in front of Lawson following the removal of the large clusters of Strelitzia stumps
- 2.3.3 Remove ailing plants such as ground cover Juniperus and replace with appropriate shrubs to rejuvenate the affected garden spaces
- 2.3.4 Rejuvenate larger lawn areas by soil aeration and the application of suitable lawn improvement fertilisers
- 2.3.5 There are a number of gardens where existing hedges are not intact because of dead or dying hedge plants (Westringia plants near Golden grove). New plants are needed to restore/recreate the hedges.
- 2.3.6 There are a number of trees, such as Lilly Pillies, around the site that need height reduction and pruning to a more manageable shape. These trees are too time consuming to manage by the garden and lawn maintenance contractors in their current state.
- 2.3.7 Some garden and lawn areas may need to be upgraded with some further hard landscape work to improve visual appeal

2.4 Identify any ailing or potentially hazardous trees for removal or restorative pruning

- 2.4.1 The Eucalypt near the northern entrance to Hunter whilst being quite sound does represent a potential safety hazard and may need to be removed
- 2.4.2 Some trees have experienced unexpected loss of large limbs and need to be reviewed
- 2.4.3 There still remain a few areas where the garden are overpopulated by mature trees which is resulting in loss of natural light to the affected residents

Summary of gardens and lawns activities for the period August 2010 to July 2011

Aug 2010 New maintenance contractor (The Garden Maintenance Company) commences on 2/8. Work days are Tues and Wed 7.00am to 3.30pm. Leading hand and apprentice work total of 32 hours per week. Daily work report completed each day. Site divided into 3 maintenance areas to share the labour resource across the whole site. Each area worked for 1 day each 4 day fortnight with 4th day devoted to the lawns, paths and roadways

Letter to Council seeking guidance about tree removals

Irrigation system report completed and submitted for consideration

Report recommending removal of excessive Lomandras submitted

Sept 2010 Weekly maintenance undertaken by contract team in accordance with the formal maintenance agreement

Weekly inspections of maintenance work done undertaken to check on progress and to discuss and resolve any matters of concern with Chris, the leading hand

Council advised that a Tree Pruning and Removal application must be forwarded to Council before any advice/comment would be provided by Council

Audit of Plumbago hedges to be undertaken to determine those hedges appropriate for removal and replacement by low maintenance hedge plants

Seek quote for the removal of large Strelitzias and 4 Lilly Pillies in front of Lawson to open up the area to natural light

Oct 2010 Weekly maintenance undertaken by contract team in accordance with the formal maintenance agreement

Weekly inspections of maintenance work done undertaken to check on progress and to discuss and resolve any matters of concern with Chris, the leading hand

Fertilise lawns and apply of herbicides to affected areas of lawn.

Trees were identified for removal and pruning (Stage 1). Quotes sought from 3 providers

7.

- Oct (cont)** Quote for Lawson tree removal work to be included in the quotes for the work needing Council approval
- Budget estimates for 2010/11 considered by the Gardens sub committee prior to being forwarded to the Annual General Meeting for approval
- Nov 2010** Weekly maintenance undertaken by contract team in accordance with the formal maintenance agreement
- Weekly inspections of maintenance work done undertaken to check on progress and to discuss and resolve any matters of concern with Chris, the leading hand
- Residents are giving positive feedback on weekly maintenance work
- Application for tree work needing Council approval forwarded on 12/11
- Council on site inspection took place on 27/11
- Council requested an Arborist report for the Eucalypt behind Lindsay, a structural engineer's report on the foreshore Casuarina and wanted to look further at the report on the 3 Fig trees
- Irrigation report completed and submitted for consideration
- Plumbago report completed and submitted for consideration
- 2010/11 budget estimates approved on 22/11
- Dec 2010** Weekly maintenance undertaken by contract team in accordance with the formal maintenance agreement
- Weekly inspections of maintenance work done undertaken to check on progress and to discuss and resolve any matters of concern with Chris, the leading hand
- Council advises approval of proposed tree work subject to conditions on 8/12
- Arborist report concerning the removal of the large Eucalypt behind Lindsay was forwarded to Council on 29/12

8.

Dec (cont) Selected tree removal contractor Matt, The Tree Fella to provide revised quote to include additional Agonis tree on the western boundary near Golden Grove

Jan 2011 Weekly maintenance undertaken by contract team in accordance with the formal maintenance agreement

Weekly inspections of maintenance work done undertaken to check on progress and to discuss and resolve any matters of concern with Chris, the leading hand

Final Council approval for tree work (Stage 1) was advised on 17/1

Matt, The Tree Fella completed the work on Feb 1 and 3

To assist with lawn watering an impact sprinkler was purchased mainly for use on the larger lawn areas

Feb 2011 Weekly maintenance undertaken by contract team in accordance with the formal maintenance agreement

Weekly inspections of maintenance work done undertaken to check on progress and to discuss and resolve any matters of concern with Chris, the leading hand

New impact sprinkler set up each Tues and Wed by the work team to water the lawns up to 10am

Matt, The Tree Fella completed the tree removal work on Feb 1 and 3

Woodchip mulch (approx 26m³) resulting from the tree removal work was spread on the foreshore gardens and around Wentworth, Chisholm and Barrington and the rear of Macquarie, Elizabeth and Lindsay

Identify Lomandras for removal and undertake further review of trees for removal/pruning

- Mar 2011** Weekly maintenance undertaken by contract team in accordance with the formal maintenance agreement
- Weekly inspections of maintenance work done undertaken to check on progress and to discuss and resolve any matters of concern with Chris, the leading hand
- Purchase small butterfly sprinkler for the smaller lawn areas to supplement the impact sprinkler
- Joe Natoli structural engineer submitted a one page report/recommendation concerning the foreshore Casuarina. More information was requested to support his recommendation
- Planting of 4 Claret Ash trees in the Golden Grove/Alexander courtyard was put on hold pending resolution of a number of matters raised by some of the residents
- Following the planned inspection of the existing Lomandras, 290 were identified for removal and quotes are being sought
- Matt, The Tree Fella submitted a quote for Stage 2 removals and pruning based on the trees identified in Feb
- Apr 2011** Weekly maintenance undertaken by contract team in accordance with the formal maintenance agreement
- Weekly inspections of maintenance work done undertaken to check on progress and to discuss and resolve any matters of concern with Chris, the leading hand
- Several matters raised at the Gardens sub committee on 2/4 (Fijian Fire plant near Hunter, dead tree limb outside Borrowdale and the Strelitzias in the planter box outside Flinders) were attended to during the month
- No further supporting material supplied by Joe Natoli yet. A further request was made for the additional information previously sought
- Stage 2 applications to Council for tree removals/pruning will be forwarded in May
- Quote to remove Lomandras received for consideration

10.

May 2011 Weekly maintenance undertaken by contract team in accordance with the formal maintenance agreement

Weekly inspections of maintenance work done undertaken to check on progress and to discuss and resolve any matters of concern with Chris, the leading hand

No further information was provided by Joe Natoli. He was advised that it was not possible to proceed without the information. The relationship was terminated by agreement.

A quote was sought from Plateau Tree Services for Stage 2 tree work

The Stage 2 application was delivered to Council on 31 May

Removal of the Lomandras was delayed until after completion of the Stage 2 work

Jun 2011 Weekly maintenance undertaken by contract team in accordance with the formal maintenance agreement

Weekly inspections of maintenance work done undertaken to check on progress and to discuss and resolve any matters of concern with Chris, the leading hand

Chris Tudor, the leading hand resigned his position with The Garden Maintenance Company. He was replaced by Paul Hollinshead

Glen from Matt, The Tree Fella advised that the Strelitzia stumps in front of Lawson were dry enough to be ground down during the Stage 2 work

Ailing Juniperus hedge plants were removed from the Garden near the Captains Club pool

A structural engineer inspecting the wall subsidence in the storeroom of the Captains Club will be approached to report on the foreshore Casuarina

Council inspection for Stage 2 work occurred on 7/6. All the proposed work was verbally approved and an addendum was sought for additional work identified during the inspection

Council advised formal approval of Stage 2 tree work on 30/6

Jul 2011 Weekly maintenance undertaken by contract team in accordance with the formal maintenance agreement

Weekly inspections of maintenance work done undertaken to check on progress and to discuss and resolve any matters of concern with Chris, the leading hand

Paul Hollinshead who was only on deck for the interim as the leading hand was replaced by Nick on 12/7

Stage 2 work completed on 13 and 14/7 by Matt, The Tree Fella

Woodchip mulch resulting from tree removals/pruning was spread in the gardens of Borrowdale, Macquarie, Hunter, Bligh, Fitzroy, Flinders and Lawson on 19 and 20/7. This was a good effort considering the inclement weather conditions

Removal of the 290 Lomandras was commenced on 27/7. The work should be completed August