
















Legend

-  Tree planting
-  Shrub planting
-  Groundcovers and grasses
-  Existing tree to be retained
-  Exposed aggregate ramp pavement
-  Paved steps
-  Pre-cast rectangular pavers
-  Pre-cast square pavers
-  Mulched garden bed
-  Synthetic turf
-  Timber decking
-  GRC planter box
-  Concrete wall and steps
-  Steel post and pergola
-  Timber bench seat

Note - Proposed trees are shown at 75% mature canopy size and proposed shrubs are shown at 80% mature spread.

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Preparation, Planting and Establishment Notes

1. All underground services to be verified by Contractor prior to commencement of work.
2. All setout and levels must be checked and approved on site by the superintendent prior to construction.
3. Any discrepancies must be reported immediately to the superintendent or landscape architect.
4. Figured dimensions have preference over scaled dimensions. Drawings are to be read in conjunction with applicable project specifications and engineering documents.
5. All construction to be in accordance with all relevant Australian Standards, including all revisions, council requirements and industry standards for methods and quality of construction.
6. Weeds are to be removed from site prior to construction. Herbicide to be used sparingly. If required, use a non-residual glyphosate herbicide in any registered formulae, at the recommended maximum rate.
7. Site to be graded towards garden beds. Adjust grading accordingly to accommodate localised collection of ground water.
8. Soil pH is to be tested and should be slightly acidic to neutral (pH - 5.5 to 7.0). If outside of this range contact local nursery to obtain advice on improving the pH level and individual plant tolerance of specific site pH level.
9. Clay soils should be checked for responsiveness to gypsum which can allow plant roots to penetrate the soil. If required, add gypsum according to manufacturer's specifications.
10. Cultivation of existing soil to be minimal. Improve existing soil with organic material such as well rotted manures, soil improvers or compost prepared to AS.4454-2003. Top dress existing soil with organic material and cover with mulch. If importing of topsoil is required, then soil must comply with AS.4419-2003.
11. Confirm plant quantities in Planting Schedule. Any discrepancies between Planting Schedule and plan are to be reported to the Landscape Architect before proceeding. Plants are to have well developed root system and be free of pest and disease.
12. Unless otherwise indicated, 12mm uncoloured Pine Bark mulch (or approved equivalent) is to be applied to all garden beds at a depth of 75mm.
13. Fertilise plants according to individual species requirements. Apply Sealon upon initial planting to target roots and promote healthy, balanced growth. Apply liquid Phostogen every three months.
14. Timber products to be treated pine, recycled or plantation grown. Jarrah, Red Gum or Native (White) Cypress Pine (*Callitris columellaris*) should not be used unless proven to be a recycled product.
15. Each planted tree is to be staked for 1 to 2 years, as per planting detail, with 38x38x1800 hard wood stakes. Fasten with 50mm fabric ties.
16. All shrubs are to be evenly spaced and located as per drawings.
17. Unless otherwise indicated, install timber or black metal edging, as per detail, to all garden bed, lawn and gravel path borders.
18. Install a drip watering system to all garden beds and planters and connect to rainwater tank as per architectural specification. Contractor or plumber to confirm location of connection and layout of irrigation system on site. Refer to Irrigation Notes - Sheet 9
19. Follow-up maintenance should be undertaken every 4-6 weeks for 2 years following establishment. Dead or diseased plants should be replaced. Monitor for weed species and remove as required. Eradicate any pest animals or insects. Water plants according to individual species' moisture needs, seasonal conditions and as advised by Local Water Authority. Monitor and prune plants and trees to as required, according to AS 4373 (Pruning of Amenity Trees). Replenish mulch annually in Spring. Refer to Landscape Maintenance Specifications - Sheet 10

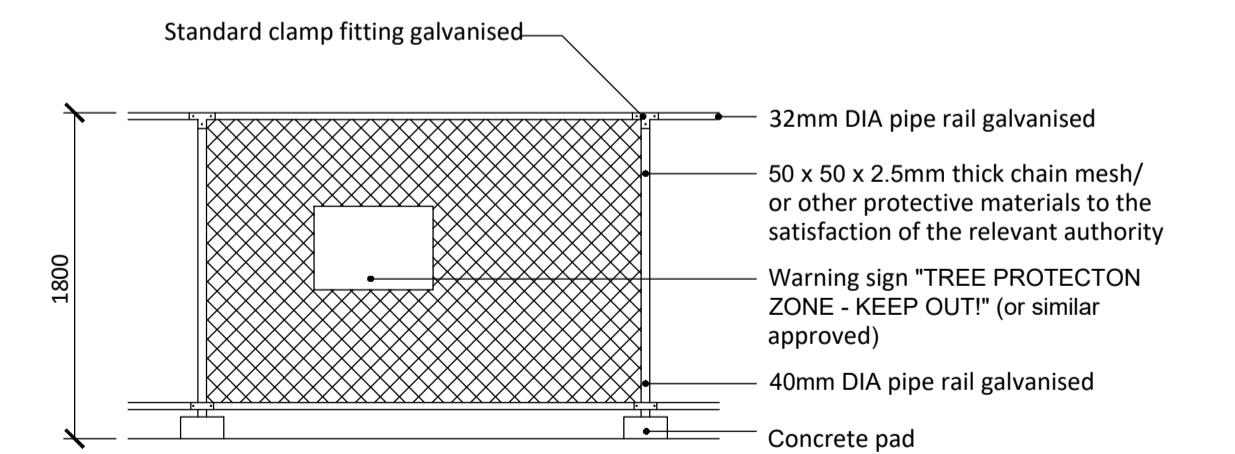
Tree Protection Notes

Prior to commencement of any building or demolition works on the land, the Tree Protection Zone (TPZ) of existing trees to be retained must be established on or adjacent to the subject site. TPZs are calculated according to AS.4970-2009 (Protection of Trees on Development Sites) and are equal to 12 x the diameter of the tree trunk at 1.4m from the ground. Encroachment within or variations to the TPZ are possible but must be in accordance with AS.4970-2009. TPZs and Tree Protection Fencing is to be maintained during, and until completion of, all buildings and works including landscaping, to the satisfaction of the Responsible Authority.

Tree Protection Zone measures to be established in accordance with Australian Standard 4970-2009 and are to include the following:

- Erection of solid chain mesh fencing, or a similar type of fencing, at a minimum height of 1.8m, supported on and held in place by concrete pads. Alternatively, star pickets (1.5m spacing) and parawebbing may be used to define the Tree Protection area. Fencing to be in accordance with Australian Standards for Temporary Fencing AS 4687.
- Signs are to be placed around the perimeter of the fencing, identifying the area as a TPZ. The signs are to be visible from within the development site, and the lettering and wording are to comply with Australian Standard 1319.
- Mulch is to be placed over the entire soil surface within the TPZ, to a depth of 100mm and supplementary watering is to be provided during dry weather.
- No excavations, construction works, activities, grade changes, surface treatments or storage of materials of any kind are permitted within a TPZ unless otherwise approved by this permit or further approved in writing by the Responsible Authority.
- All supports and bracing are to be outside TPZ and any excavation for supports or bracing is to avoid damaging the tree roots.
- No trenching is allowed within the TPZ for installation of utility services, unless the Responsible Authority has approved tree sensitive installation methods, such as horizontal soil boring.
- No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.

Where construction is approved within TPZ, fencing and mulch are to be placed up to, and along the line of, the approved proposal. Fencing may only be repositioned by an authorized person, and only during approved construction within the TPZ, and must be restored in accordance with the above requirements at all other times.



Areas under tree canopy within the TPZ that cannot be fenced must have a temporary buffer covering the root zone and remaining in place at the specified thickness (100mm) for the duration of works.

TYPICAL TREE PROTECTION ZONE FENCING DETAIL

not to scale



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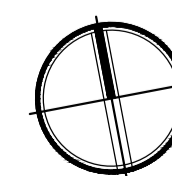
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



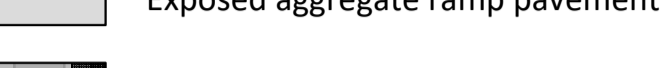





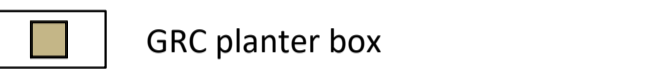
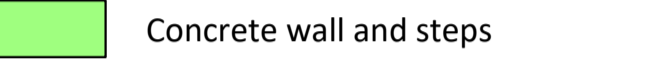
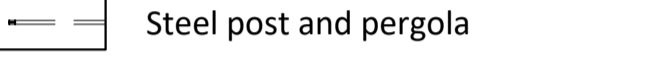
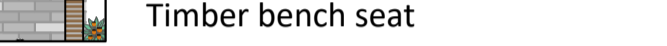
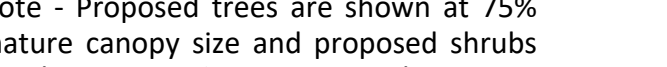


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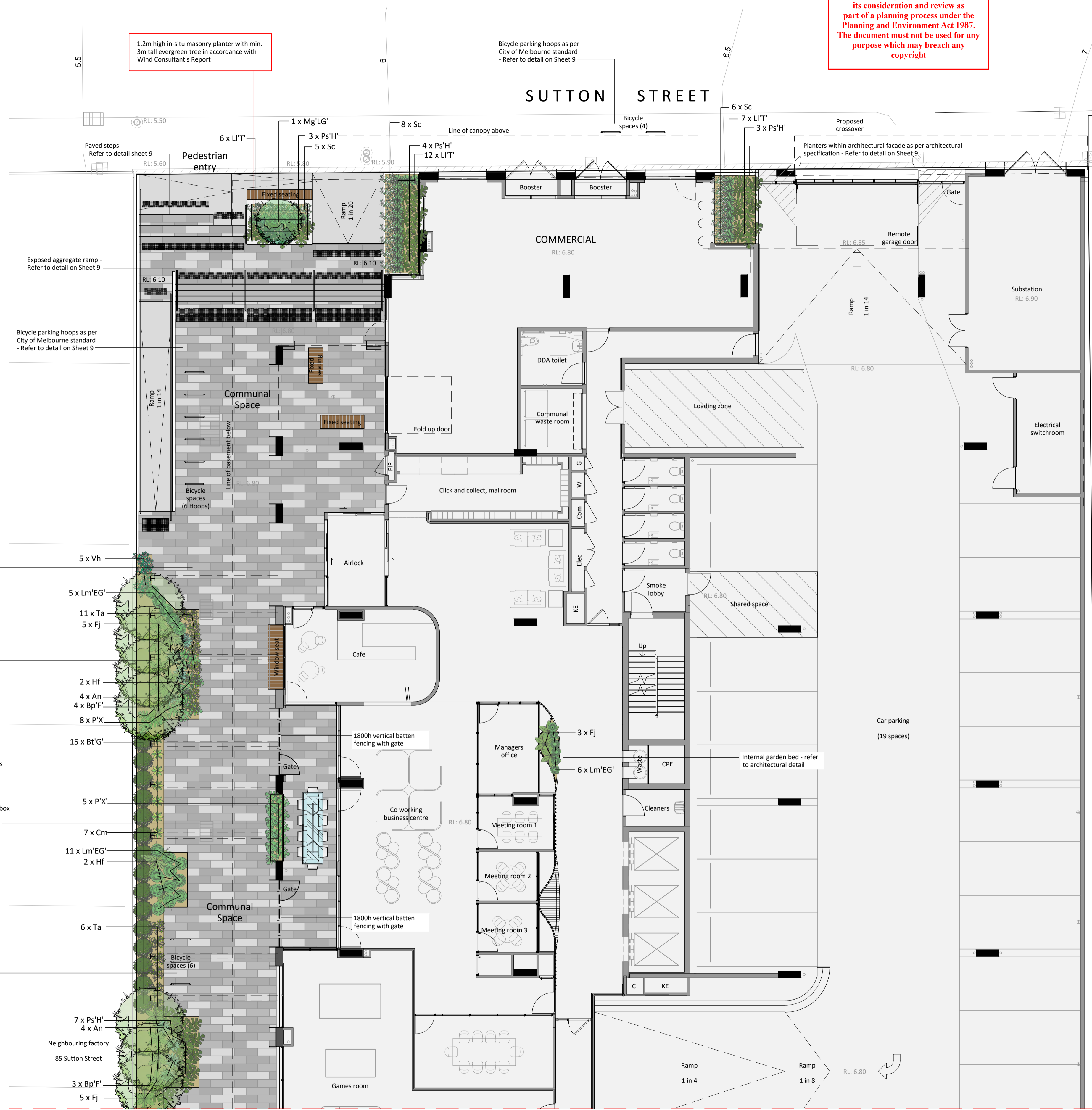
Landscape Site Plan

Legend

-  Tree planting
-  Shrub planting
-  Groundcovers and grasses
-  Existing tree to be retained
-  Exposed aggregate ramp pavement
-  Paved steps
-  Pre-cast rectangular pavers
-  Pre-cast square pavers
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Note - Proposed trees are shown at 75% mature canopy size and proposed shrubs are shown at 80% mature spread.






















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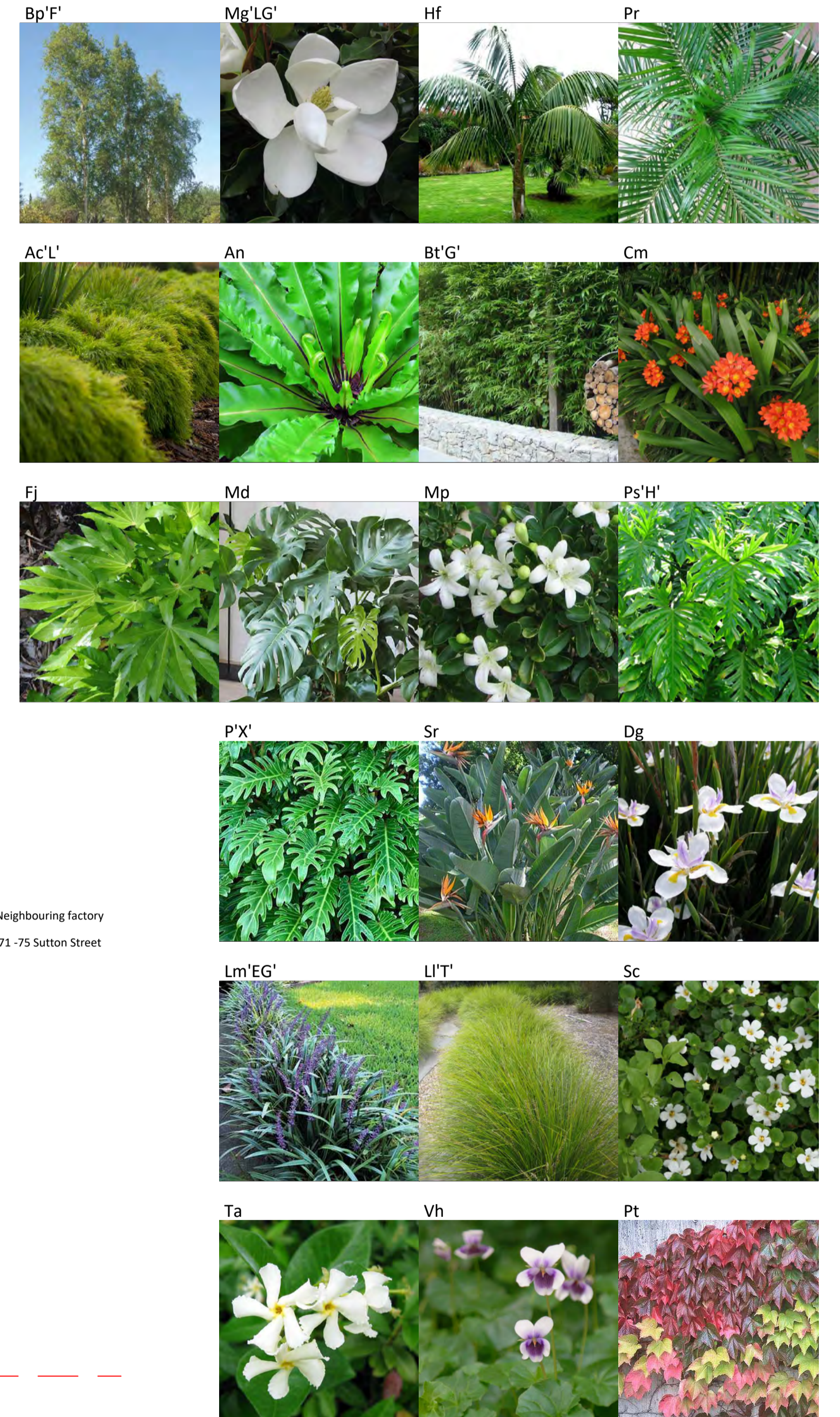
Continued on Sheet 3

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Plant Schedule

SYMBOL	CODE	BOTANIC NAME	COMMON NAME	TYPICAL SIZE (MATURITY)	RECOMMEND POT SIZE	QUANTITY	RECOMMENDED SOIL VOLUME	SOIL VOLUME PROVIDED
TREES								
	Bp'F'	<i>Betula pendula 'Fastigiata'</i>	Upright Silver Birch	11 x 4	45 lt cont.	25	2.75m ³	Natural ground
	Mg'LG'	<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem Southern Magnolia	4 x 2.5	45 lt cont.	12	2.75m ³	Container Min. 2.25m ³
PALMS								
	Hf	<i>Howea forsteriana</i>	Kentia Palm	4-6 x 1-2	250mm	18	1m ³	Container Min. 1.0m ³
	Pr	<i>Phoenix roebelenii</i>	Dwarf Date Palm	2 x 1	250mm	20	1m ³	Container Min. 1.0m ³
SHRUBS								
	Ac'L'	<i>Acacia cognata 'LimeLight'</i>	Dwarf Bower Wattle	1 x 1	150mm	28	NA	NA
	An	<i>Asplenium nidus</i>	Birds Nest Fern	1 x 1	150mm	8	NA	NA
	Bt'G'	<i>Bambusa textilis 'Gracilis'</i>	Slender Weavers Bamboo	5 x 1	150mm	96	NA	NA
	Cm	<i>Clivia minata</i>	Kaffir Lily	0.5 x 0.5	150mm	81	NA	NA
	Fj	<i>Fatsia japonica</i>	Japanese Aralia	1-2 x 1	150mm	64	NA	NA
	Md	<i>Monstera deliciosa</i>	Swiss Cheese Plant	2 x 2	150mm	18	NA	NA
	Mp	<i>Murraya paniculata</i>	Orange Jessamine	3 x 2	150mm	66	NA	NA
	Ps'H'	<i>Philodendron selloum 'Flora'</i>	Philodendron Hope	1.2 x 1.2	150mm	68	NA	NA
	P'X'	<i>Philodendron 'Xanadu'</i>	Philodendron Xanadu	0.5 x 0.5	150mm	112	NA	NA
	Sr	<i>Streitzia reginae</i>	Bird of Paradise	1 x 1	150mm	107	NA	NA
GRASSES								
	Dg	<i>Dietsia grandiflora</i>	Wild Iris	1 x 1	150mm	81	NA	NA
	Lm'EG'	<i>Liriope muscari 'Evergreen Giant'</i>	Giant Liriope	0.5 x 0.5	150mm	348	NA	NA
	LI'T'	<i>Lamandra longifolia 'Tanika'</i>	Tanika Spiny-headed Mat-rush	0.5 x 0.5	150mm	50	NA	NA
GROUNDCOVERS								
	Sc	<i>Sutera cordata</i>	Bacopa	Prostrate	150mm	113	NA	NA
	Ta	<i>Trachelospermum asiaticum</i>	Asiatic Star Jasmine	Prostrate	150mm	101	NA	NA
	Vh	<i>Viola hederacea</i>	Native Violet	Prostrate	150mm	85	NA	NA
CLIMBERS								
	Pr	<i>Parthenocissus tricuspidata</i>	Boston Ivy	Climbing	150mm	9	NA	NA

Planting Palette



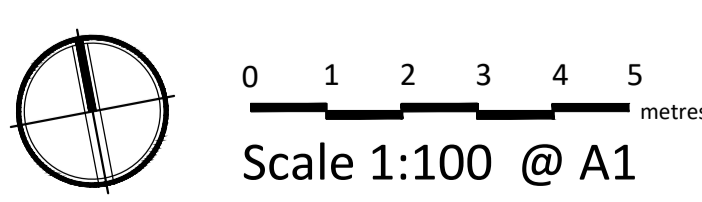
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














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Ground Level Landscape Plan

Legend

-  Tree planting
-  Shrub planting
-  Groundcovers and grasses
-  Existing tree to be retained
-  Exposed aggregate ramp pavement
-  Paved steps
-  Pre-cast rectangular pavers
-  Pre-cast square pavers
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Note - Proposed trees are shown at 75% mature canopy size and proposed shrubs are shown at 80% mature spread.

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Continued on Sheet 2

GRC Planter Schedule - Gound Level

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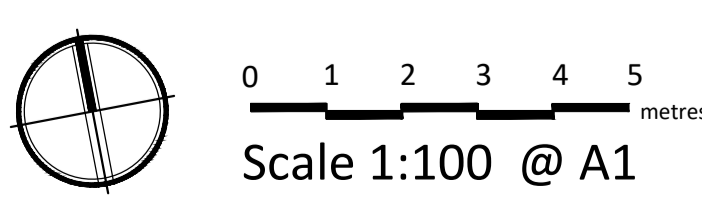
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














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Ground Level Landscape Plan

Legend

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-  Shrub planting
-  Groundcovers and grasses
-  Existing tree to be retained
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Note - Proposed trees are shown at 75% mature canopy size and proposed shrubs are shown at 80% mature spread.



1000h GRC planters - Quatro Design 1200 Square Tall Planter Box - Refer to Schedule on Sheet 6

Planters within architectural facade as per architectural specification - Refer to detail on Sheet 9

Neighbouring factory
85 Sutton Street

Neighbouring factory
71-75 Sutton Street

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Continued on Sheet 5



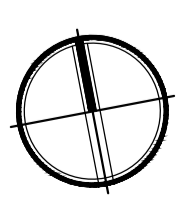
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















0 1 2 3 4 5 metres
Scale 1:100 @ A1

CLIENT: BEG Projects Pty Ltd
ADDRESS: 77-83 Sutton Street, North Melbourne
MUNICIPALITY: City of Melbourne

Level 1 Landscape Plan

Legend

-  Tree planting
-  Shrub planting
-  Groundcovers and grasses
-  Existing tree to be retained
-  Exposed aggregate ramp pavement
-  Paved steps
-  Pre-cast rectangular pavers
-  Pre-cast square pavers
-  Mulched garden bed
-  Synthetic turf
-  Timber decking
-  GRC planter box
-  Concrete wall and steps
-  Steel post and pergola
-  Timber bench seat

Note - Proposed trees are shown at 75% mature canopy size and proposed shrubs are shown at 80% mature spread.

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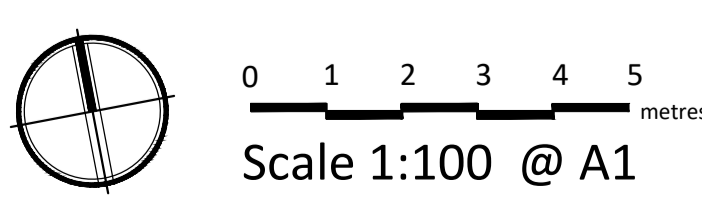
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-	13.05.2024	Landscape Design Issue	JD
A	23.05.2024	Consultant team review	JD
B	10.09.2024	Council RFI and entry layout revisions	JD

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














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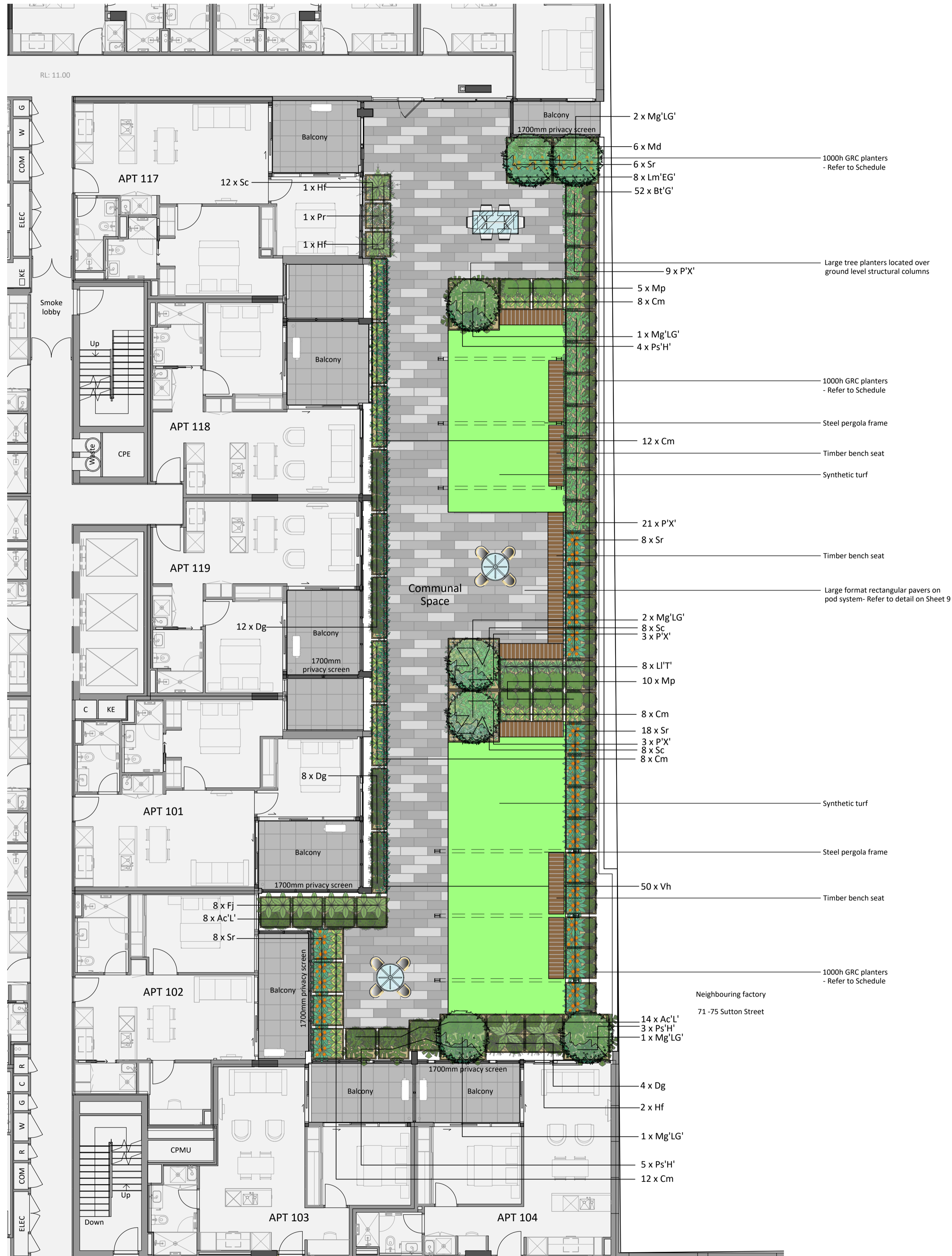
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Level 1 Landscape Plan





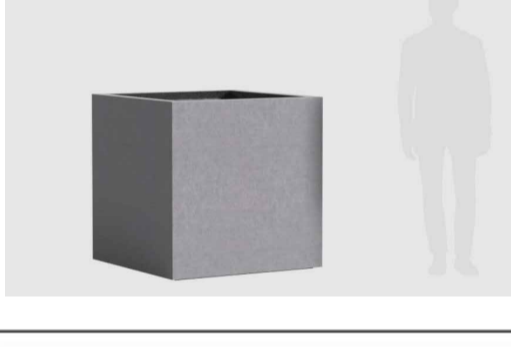

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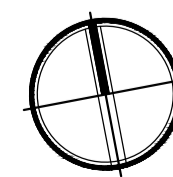


GRC Planter Schedule - Level 1






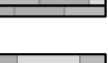
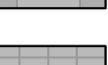





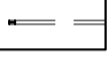

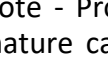
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D		Quatro Design - 2000 Square Tall planter box - Concrete Grey	2000	2000	1000	3
E		Quatro Design - 1800 Square Tall planter box - Concrete Grey	1800	1800	1000	4
F		Quatro Design - 1500 Square Tall planter box - Concrete Grey	1500	1500	1000	2
G		Quatro Design - 1200 Square Tall planter box - Concrete Grey	1200	1200	1000	48
H		Quatro Design - 1000 Cube planter box - Concrete Grey	1000	1000	1000	3
I		Quatro Design - 2400 Trough planter box - Concrete Grey	2400	600	600	10

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ADVERTISED PLAN



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GRC Planter Schedule - Level 6

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K		Quatro Design - 1200 Square Tall planter box - Concrete Grey	1200	1200	1000	28
L		Quatro Design - 1600 Trough planter box - Concrete Grey	2400	600	600	23

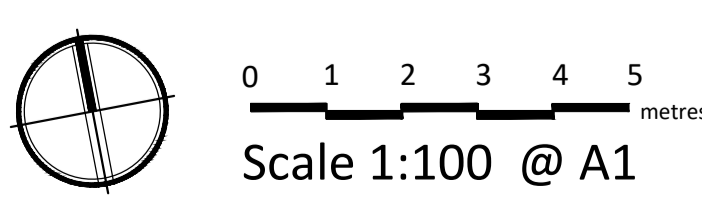


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REVISION	DATE	DESCRIPTION	BY
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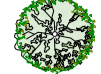




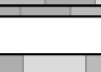
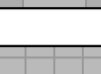


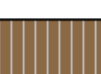
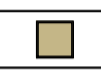



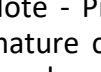


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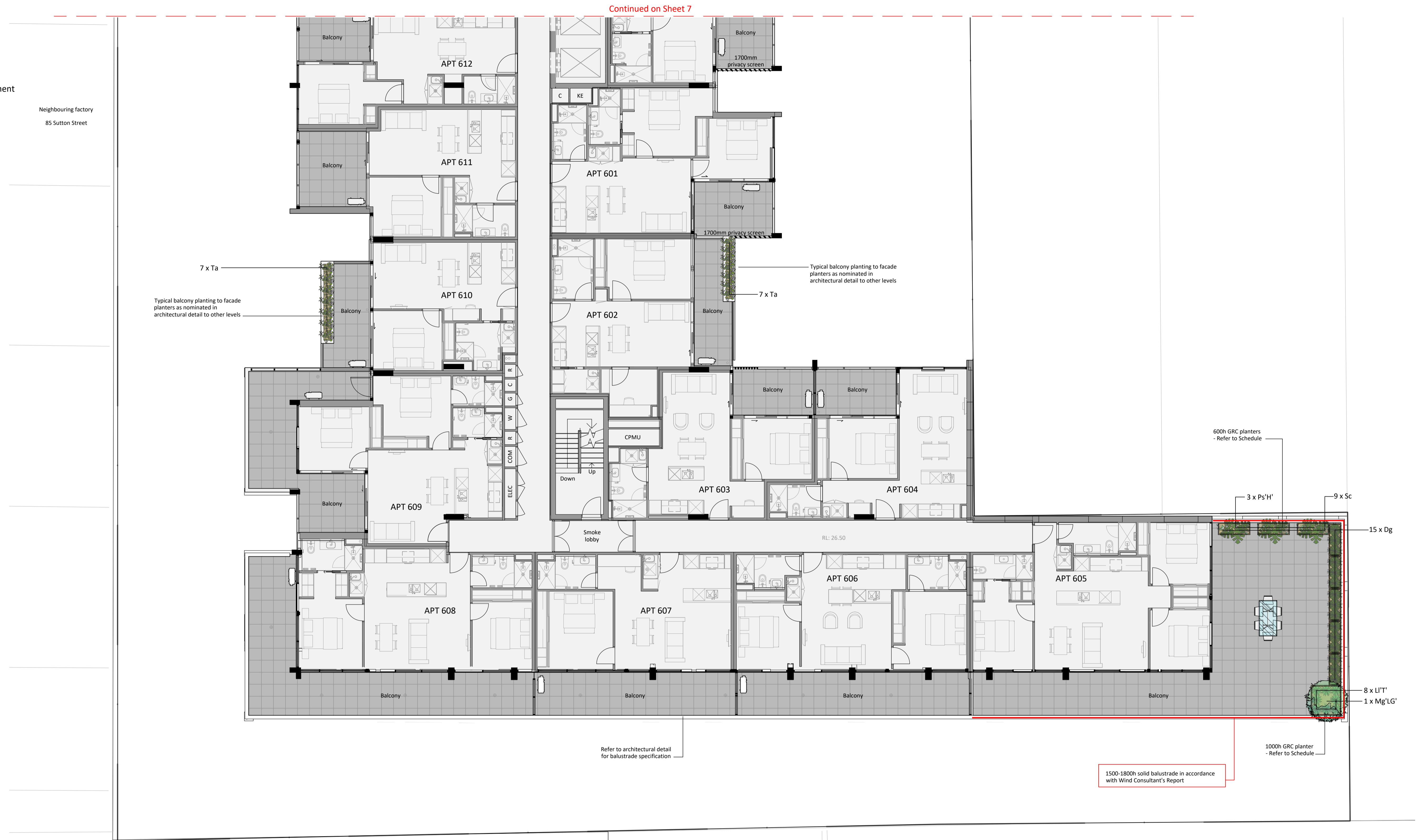
**Level 6
 Landscape Plan**

Continued on Sheet 8

Legend

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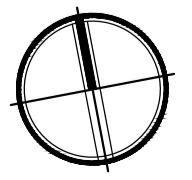
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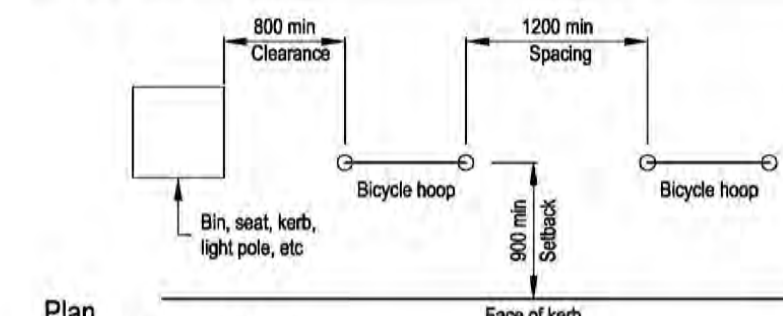
0 1 2 3 4 5 metres
 Scale 1:100 @ A1

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**Level 6
 Landscape Plan**

Bicycle hoop

706.08



Plan
Bike hoops parallel to kerb



Bicycle hoops are used throughout the municipality.

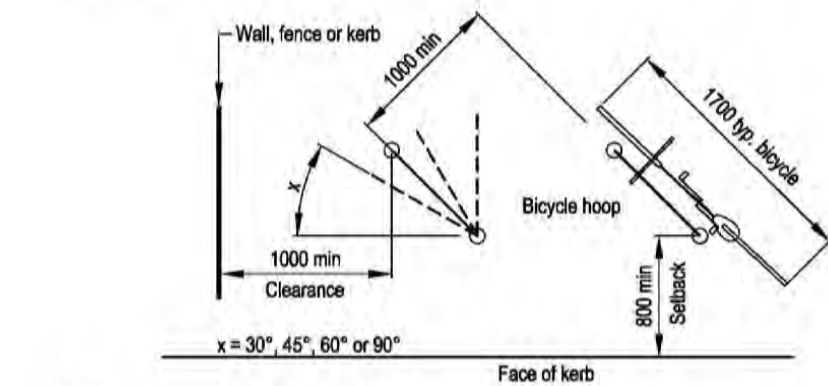
Bicycle hoops are located within footpaths along cycle routes, cycle destination points or public attractors.

Bicycle hoops should be installed in groups of two or more. They should be spaced one metre apart and offset a minimum of 800mm from the face of kerb, building or walls. The hoops can be placed at an angle of 90°, 60°, 45° or 30° so as not to impede pedestrian access along footpaths.

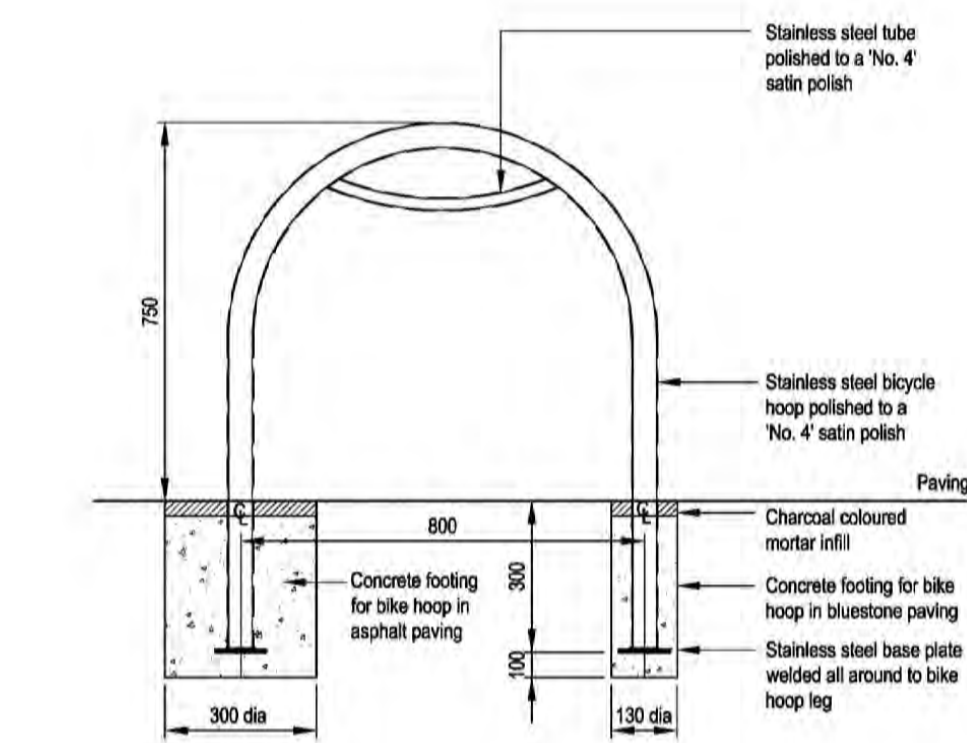
Bicycle Hoops are fabricated from 316 grade stainless steel and polished to a 'No. 4' satin finish

For fabrication drawings, refer to City of Melbourne, City Design drawings; Project No: 5084_F01_Bike Hoop-Fabrication_130530

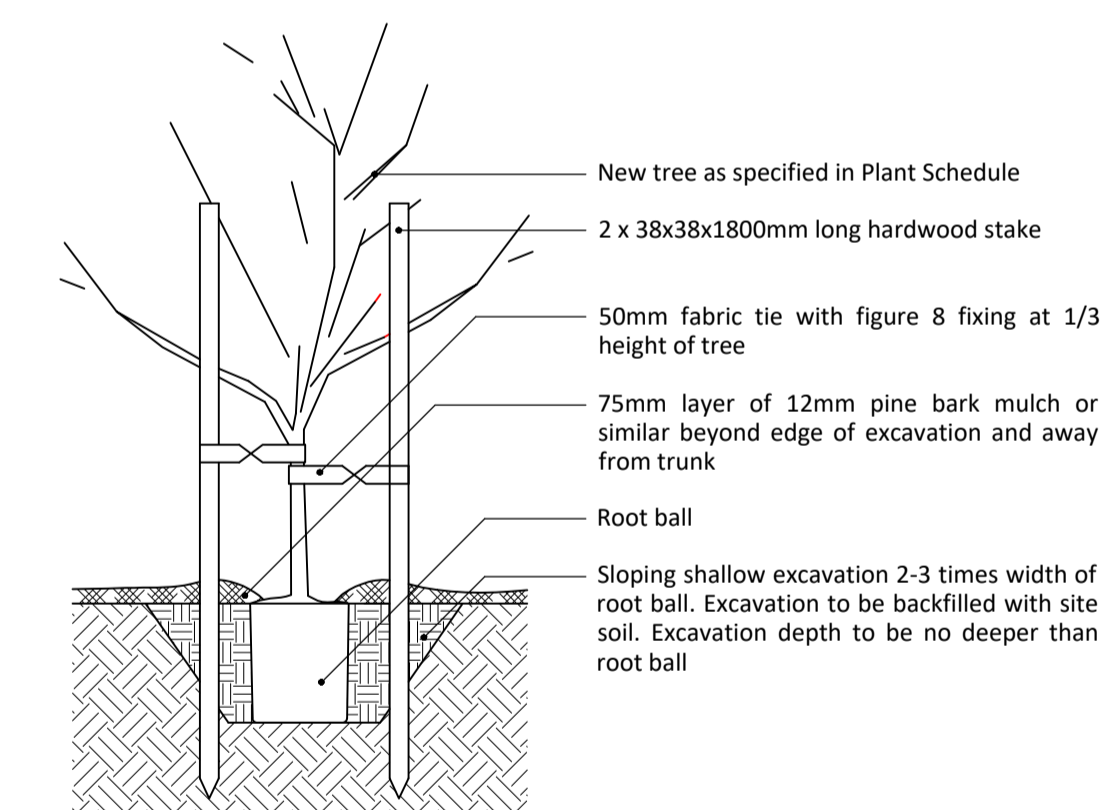
For installation details, refer to City of Melbourne, Engineering Standard Drawing, 1P 50512 Stainless Steel Bike Stand Installation Details



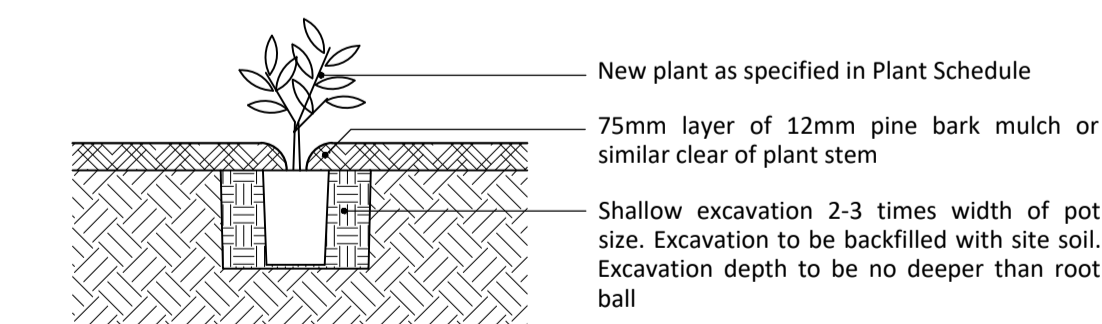
Plan
Bike hoops angled to kerb



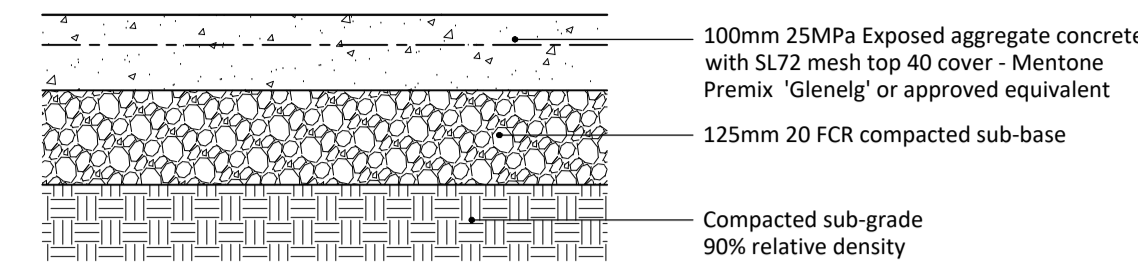
B TYPICAL BICYCLE HOOP DETAIL *not to scale*



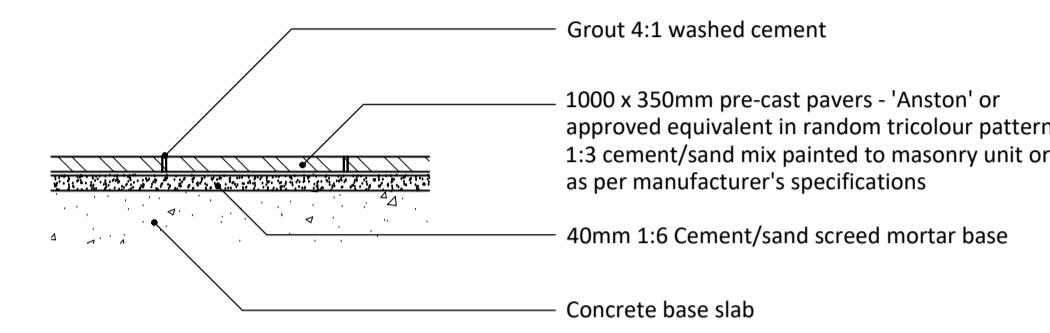
C TYPICAL TREE PLANTING DETAIL *not to scale*



D TYPICAL SHRUB PLANTING DETAIL *not to scale*

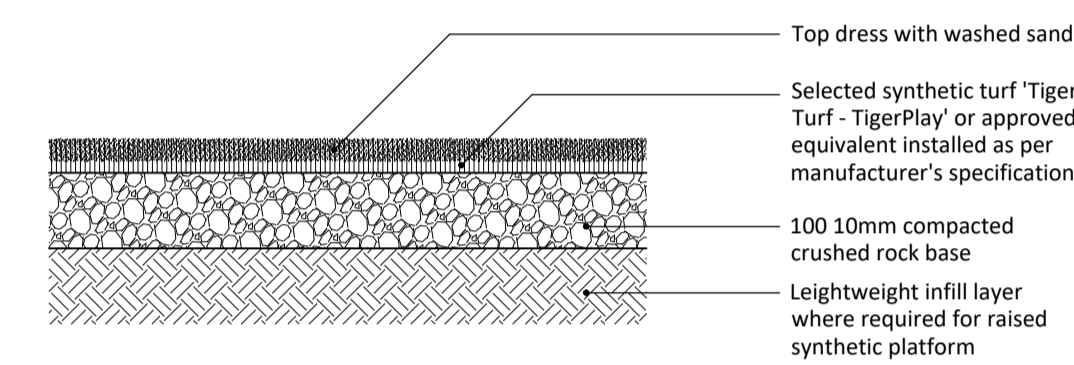


E TYPICAL EXPOSED AGGREGATE CONCRETE PAVEMENT DETAIL *not to scale*

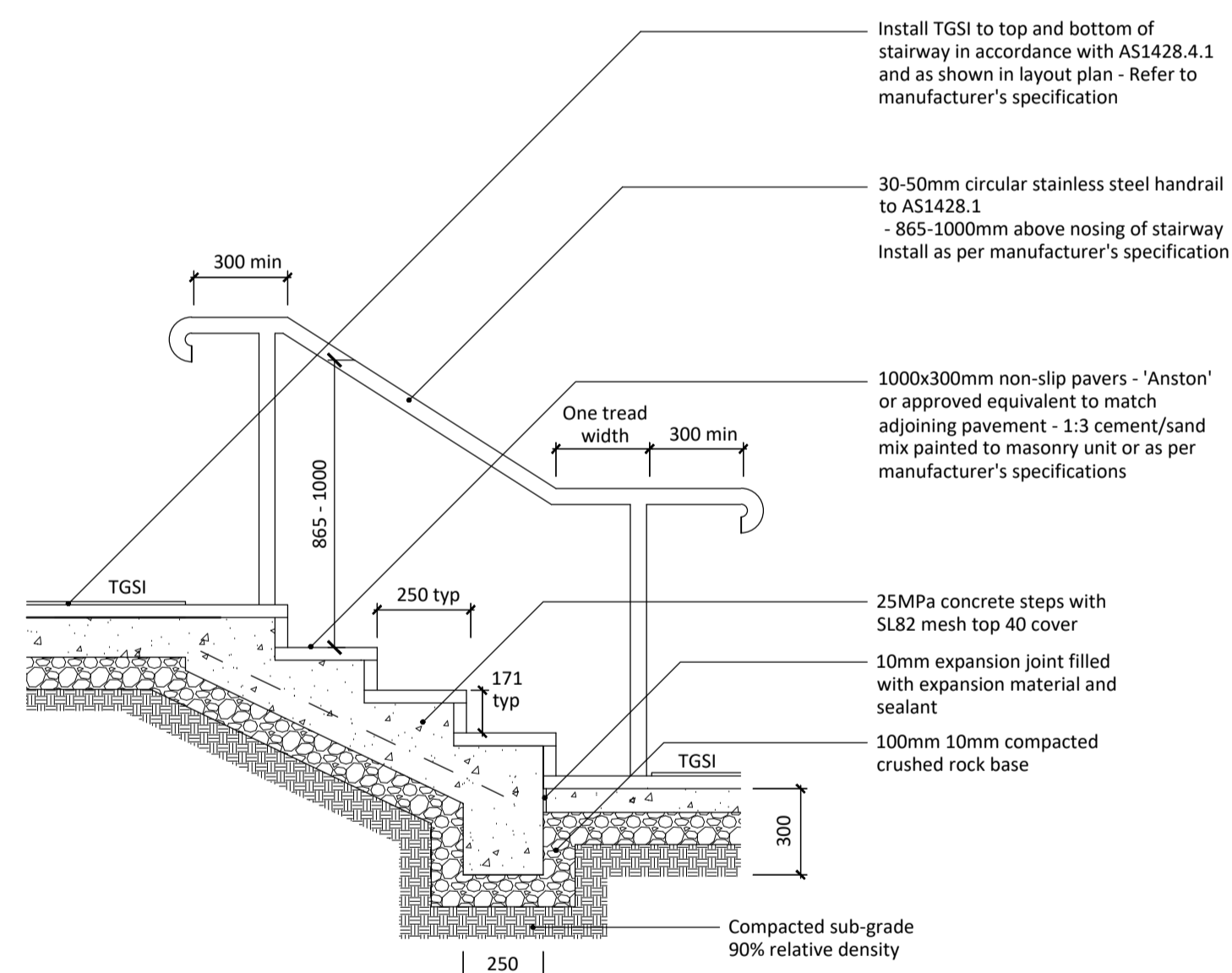


NOTE: Pavers to be installed over pod system on upper levels as per manufacturer's specifications

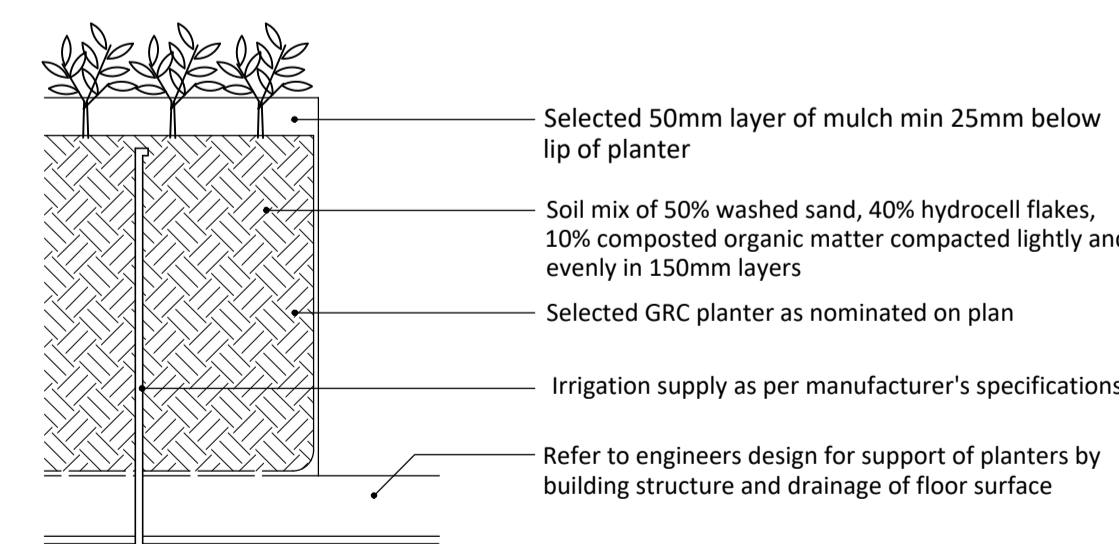
F TYPICAL PAVER DETAIL *not to scale*



G TYPICAL SYNTHETIC TURF DETAIL *not to scale*



H TYPICAL PAVED STAIR DETAIL *not to scale*



I TYPICAL FREESTANDING GRC PLANTER DETAIL *not to scale*

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ADVERTISED PLAN

Irrigation notes

A sub-surface drip irrigation system is to be installed to all garden beds and connected to nominated tap locations.

- Builder to confirm location, connections and specifications on site.
- All pressure delivery pipework from pump to garden bed irrigation zones, including suction pipe are to be constructed in accordance with NCC Plumbing Code of Australia and AS.3500.1/2003 Plumbing and Drainage.
- All pressure and suction piping to be PE Blue Strip PN12.5 Poly tube or approved equivalent.
- All pressure piping laid beneath concrete paving to be pressure tested as per the NCC Plumbing Code and surrounded with min 100mm clean sand prior to backfill, to the satisfaction of the superintendent.
- All underground pipework is to be recorded on an as constructed plan showing accurate dimensions including cover depths prior to backfilling to the satisfaction of the superintendent.
- All taps to be 12mm dia. hose bib tap fixed 300mm above FGL and secured with a hardwood stake.

IRRIGATION COMPONENTS - GARDEN BEDS AND PLANTERS

- Sub-surface Dripper Tube - 'Holman' 13mm Techline PC Irrigation Drip Tube or approved equivalent - 3.0 lph drippers
 - Drippers spaced every 300mm;
 - Line spacing - max. 1000mm apart;
 - Maximum length per tap - 50m;
 - Install above topsoil and beneath mulch layer, as per manufacturer's instructions.
- Connect system to underground rainwater tank;
 - Pump and Switch - 'Rainsaver MK4E & BIA-TECH40PC' Technopolymer 195W Electronic Self Priming Jet Pump with Auto Restart, 270 kPa, 25 L/m, 10m 12V Low Voltage Float Kit, or approved equivalent;
 - Connect Switch to mains water supply to provide irrigation when Rainwater tank level is low.
- Provide pump suction with suitable foot valve and strainer filter, in underground tank in accordance with pump manufacturer.
- Pump pressure supply with cross over valve to be connected to sanitary plumbing fixtures as per NCC. Refer to architectural detail and specification.

AUTOMATED COMPONENTS

- Install and connect automated controller to adequately service the irrigation system.
 - Solenoid Valves - 4 x 'Holman' 25mm Solenoid Valve with Flow Control or approved equivalent
 - Connect to irrigation zones with 25mm PVC pressure pipe
 - Controller Station - 'Holman WX8 Wi-Fi Irrigation Controller Station' or approved equivalent
- All components to be installed as per manufacturer's instruction and specifications.

Maintenance Schedule

Landscape installations are proposed as part of the development including:

- Ground floor internal planting, entry planting, laneway planting and site furniture,
- Ground floor private balconies,
- Level One communal terrace planting,
- Level One private balconies,
- Level Six communal terrace planting, and
- Level Six private balconies.

This landscape maintenance program is a requirement of Melbourne City Council Planning Permit PA2000891-1. The purpose of this schedule is to provide an outline of the maintenance requirements beyond the 52-week maintenance period following Practical Completion of the specified works. This maintenance program extends to the publicly accessible areas and private communal areas of the proposed development.

The owner's corporation, or its representative, are responsible for ensuring the Landscape Maintenance Contractor provides Safe Work Methods Statements (SWMS), OHS certificates, accreditation documentation and insurance certificates to the satisfaction of the owner's corporation or its representative.

The Landscape is to present at all times as a high-quality, well-maintained environment. The Contractor shall establish and maintain the whole of the landscape work for the Defects Liability Period (the 52-week period between Practical Completion and Handover) following the date of the issue of the Certificate of Practical Completion by the Superintendent. Any defects shall be rectified immediately. Ongoing maintenance beyond the Defects Liability Period will be the responsibility of the landscape maintenance contractor, with oversight by the owner's corporation or its representative.

Quality Assurance

Maintenance Contractors must have minimum three years' experience in related work as specified in this schedule and be affiliated with Landscaping Victoria or approved equivalent. All maintenance staff are to be trained to an appropriate standard to complete the maintenance tasks to a high standard and in an efficient manner.

The Maintenance Contractor must provide traffic and safety management where works are to come into conflict with the public and / or impact surrounding roads and traffic.

The Maintenance Contractor must provide evidence of Public Indemnity Insurance, Worker's Insurance and Worker's Compensation. A risk assessment must be undertaken prior to tasks being conducted and all certifications must be provided for working at height or with heavy machinery.

Maintenance Tasks

Maintenance shall mean the care and maintenance of the works by accepted horticultural and arboricultural practices, as well as rectifying any defects that become apparent in the works under normal use. Maintenance of the landscape work shall include, but shall not be limited to, the following items where and as required:

- (i) watering
- (ii) fertilizing
- (iii) cultivation
- (iv) top dressing
- (v) renovating
- (vi) weeding
- (vii) pest and disease control
- (viii) staking
- (ix) replacement of plant materials
- (x) replanting
- (xi) pruning
- (xii) re-mulching
- (xiii) maintaining the site neat and tidy including the removal of rubbish
- (xiv) repair of vandalism
- (xv) cleaning of furniture and structures in common areas and re-apply specified oil or sand down and touch up paint as necessary
- (xvi) Any soil subsidence or erosion which may occur after soil filling and preparation operations shall be made good
- (xvii) All newly planted areas shall be protected from casual pedestrian traffic as specified herein. Protective fences shall be removed following successful establishment of the works
- (xviii) All mulched surfaces shall be kept in a clean and tidy condition and be reinstated or topped up where necessary

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ADVERTISED PLAN

Maintenance Program

Planting

Ongoing maintenance works includes, but is not limited to, the establishment of turfed areas and replacement of plants which have failed, been damaged or been stolen during the works. The Contractor shall produce and comply with the planting maintenance program and keep a log book recording when and what maintenance work has been done and what materials, including toxic materials, have been used. The program and log book shall be made available for inspection on request of the Superintendent.

Replanting

Plants which die or do not show satisfactory growth within the maintenance period shall be replaced and replanted by the Contractor at the Contractor's expense. All plants (including any replacement plants) are required to clearly indicate healthy growth at the completion of the maintenance period by demonstrating growth through consecutive growing seasons.

Weed Control

Garden beds shall be weeded a minimum of once every two weeks unless otherwise instructed and be maintained in a minimum 90% weed free state. Synthetic lawn areas shall be manually weeded and maintained on a regular basis. If necessary, the synthetic lawn area may be sprayed with approved selective herbicide against broadleaf weeds as required by the Superintendent and in accordance with the manufacturer's directions.

Watering

Trees and garden bed areas are to be watered regularly to ensure continuous healthy growth. The minimum requirement shall be consistent with the natural rainfall of the site location. New planting shall receive regular and frequent deep soakings to ensure establishment and healthy growth. During periods of hot and dry weather, garden beds shall be watered on a twice-weekly basis, preferably in the early morning or late afternoon.

Pest and Disease Control

All plants are to be maintained free of insect infestation and plant disease. Spray against insect and fungus infestation as required, and if considered necessary by the Superintendent. All spraying shall be carried out in accordance with the manufacturer's directions. Report any occurrence of insect attack or evidence of disease amongst the plant material. The Superintendent shall be notified prior to spraying work being carried out.

Pruning

Trees and shrubs shall be pruned as directed by the Superintendent. Pruning shall be as directed for the establishment of dense foliage or miscellaneous pruning as beneficial to the condition of the plants. Any damaged growth shall be pruned. Tree branches likely to form a dominant "U" or "V" shaped crotch shall be removed.

Re-mulching

Garden mulch levels shall be maintained and topped-up as required. Re-mulching shall occur twice annually in spring and autumn with new organic mulch as per the project specifications.

Maintaining the Site in a Neat and Tidy Condition

The Contractor shall keep the site in a neat and tidy condition.

Litter Removal

The contractor shall keep the site in a neat and tidy condition free of litter, debris or extraneous materials not associated with the works. During the maintenance period the contractor shall regularly remove by hand any litter, debris, foreign matter and weed growth that may occur throughout the site.

If requested by Council, the contractor must address the issue to Council's satisfaction within 24 hours. Failure to do so will result in fines and/or Council undertaking the works and the invoice forwarded to the owner's corporation, or its representative, for payment.

Graffiti / Vandalism

Report any graffiti, vandalism or damage to the owner's corporation, or its representative and seek instruction.

Graffiti is to be removed from any visible surface within a two-week period (maximum duration) and works reinstated, with no missing or damaged items.

Expiry of Establishment and Maintenance Period

The Contractor shall ensure that all works of the Contract are complete immediately prior to the expiry of the fifty two (52) week Establishment and Maintenance Period. The Contractor shall remove all debris from the site and any material that may have been stored on or adjacent to the site and leave the area tidy. Grass areas shall have a healthy and vigorous grass sward appropriate to the area and trees and shrubs shall show signs of vigorous growth.

The Contractor shall arrange an inspection with the Superintendent. On approval of the works and rectification of any defects, the Establishment and Maintenance Period shall be deemed to be completed.

The Contractor shall give the Superintendent seven (7) days notice that the works have reach Practical Completion for commencement of the establishment/ maintenance period. The Superintendent shall inspect the works and if any defects or deficiencies are found they shall be rectified within 14 days.



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REVISION	DATE	DESCRIPTION	BY
-	13.05.2024	Landscape Design Issue	JD
A	23.05.2024	Consultant team review	JD
B	10.09.2024	Council RFI and entry layout revisions	JD

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Maintenance Details