

Our ref: 11694
Your ref: ROL/2024/116

11 July 2025

Attention: City of Gold Coast
PO Box 5042
GCMC QLD 9729

Dear Sir/Madam

**RE: INFORMATION REQUEST RESPONSE - FOR 176 BAILEYS MOUNTAIN ROAD, UPPER
COOMERA – OPEN SPACE & LANDSCAPE RESPONSE**

We refer to the Information Request issued on 28 January 2025 by the City of Gold Coast regarding the Development Application lodged by Norfolk Estates Pty Ltd ATF The Solander Investments Unit Trust C/- Saunders Havill Group. Below are responses prepared regarding open space & landscape as well as Community Facilities and Open Space Planning and Asset Management components of the IR:

28. Retaining works - private lot

The submitted preliminary earthworks plans nominate retaining works to be constructed within the individual lots which will front current and future road reserves in addition to conservation areas. Officers have concerns with the amenity appearance in accordance with Performance outcome PO9 of the General development provisions code and the applicant is requested to submit amended drawings reflecting the following:

a. The proposed 1.5m □ 3.0m high retaining wall nominated along the front boundary of Lot 100 is considered to negatively impact the frontage interface of Courtney Drive. Officers request for the retaining works (and associated footings) to be setback a minimum 600mm to provide space for screening shrub planting to be incorporated between the retaining wall and the boundary fronting Courtney Drive.

b. The proposed retaining wall nominated along the front boundary of proposed Lots 16 & 17 adjacent future Road 01 are requested to be setback a minimum 600mm to provide space for screening shrub planting between the wall and the future road reserve.



- c. The proposed retaining wall nominated along the front boundary of proposed Lots 62 and 63 adjacent Road 02 are requested to be setback a minimum 600mm to provide space for screening shrub planting between the wall and the future road reserve.*
- d. For any other proposed retaining walls (and associated footings) along a front boundary (or future front boundary) not listed above are requested to setback a minimum 600mm from the front boundary to allow for garden area between the retaining wall and front boundary.*
- e. Any proposed retaining wall within the subject site is requested to incorporate a high-quality design by incorporating split face textured material which are provided in a charcoal colour. It is also requested that the type of wall is specified, noting that a wall type with a narrower footprint (e.g. concrete sleeper) will have less impact on the usable areas on the lots.*
- f. An updated Statement of Landscape Intent (SLI) is requested to be submitted identifying the retaining wall locations within the private land and garden areas incorporating screening shrubs where these retaining works are requested to be setbacks from a boundary.*
- g. Any retaining walls within the private lots adjoining the future Conservation lots (Lots 900 and 902) are requested to be adequately setback from the conservation lot in accordance with SC6.12 City Plan policy Land development guidelines.*
- h. Amended preliminary earthworks plan and updated cross-sections are requested to be included amending the retaining wall locations and design.*

Response:

Landscape plans updated to include a high-quality retaining wall where exposed to road reserve – final spec TBC. Refer to Page 9-10 in Landscape Concept Package.

29. Street Tree Planting

Officers note the submitted drawings include stormwater infrastructure located within the new road reserves directly behind the back of kerb which may impact future street tree planting. Additionally, the submitted drawings do not identify the vehicle cross-over (VXO) locations for the proposed lots, which will limit opportunity for new street tree planting. In order to provide street tree planting within the road reserves in accordance with Performance outcomes PO15 and PO18 of the Reconfiguring a lot code, the applicant is requested to submit amended drawings reflecting the following:

- a. All infrastructure lines (including pipes for water, sewer and stormwater) nominated within the road reserve are requested to be located outside the area from the back of kerb to ensure street tree planting is able to be incorporated.*
- b. An amended plan nominating the VXO location for each lot is requested to be submitted ensuring sufficient space is available for street tree planting.*

c. Street tree planting is requested to be nominated within the residential subdivision in compliance with SC6.12 City Plan policy □ Land development guidelines and SC6.13 City Plan policy □ Landscape work.

d. An amended Statement of Landscape Intent (SLI) is requested to be submitted reflecting the amended street tree planting locations in conjunction with services and VXO locations within the new road reserves.

Response:

Landscape plans updated to include reflect latest driveway, stormwater, water & sewer services and indicative tree set out adapted to suit where appropriate. Refer to pages 7–10 of landscape concept package.

31. Drainage reserve Landscape interface

Officers have concerns with the lack of landscaping nominated with the Baileys Mountain Road interface within proposed Lots 801 and 901. In order to enhance the interface of the estate when viewed from the road frontage, an amended Statement of Landscape Intent (SLI) is to be provided reflecting a combination of trees and screening shrub planting within the Baileys Mountain Road interface (outside the future road widening area) to assist addressing Performance outcome PO4 of the General development provisions code.

The stormwater management plan is also requested to be updated, ensuring the nominated swale within proposed Lots 801 and 901 can support large tree planting with batters not exceeding 1(V):3(H).

Response:

This portion of the project site has been reviewed in detail and batters between swale and Baileys Mountain Road do not exceed the requested 1:3 batter. Landscape plans on page 06 have also been updated to incorporate planting along this batter edge. Screening vegetation to include a variety of understorey shrubs and tree species where applicable.

32. DSS requirements – Local recreation park

Officers acknowledge that the shape of the proposed local recreation park (proposed Lot 1000 (Park)) doesn't specifically meet the desired standard of service outlined in the Local Government Infrastructure Plan (LGIP). Notwithstanding, the Park is considered to meet the size as well as the main components of the DSS (gradient, embellishments etc). The Applicant is requested to provide a bill of quantities to support determining offsets based on the proposed Park layout. Please note, at this stage, Officers are unable to confirm if all embellishments as proposed will be supported.

Response:

BOQ provided as part of submission.

33. Batters within Park

The Applicant is requested to confirm the proposed grades within the Park. Please note, grades must not exceed 1:4 to allow future maintenance.

Response (from civil engineer):

The proposed grades within the park were typically less than 10%, which will allow for detailed landscape levels and pedestrian pathways to be constructed and achieve no ultimate grades that exceed 1:4 (OSKA, 2025).

34. DSS requirements – Local recreation linkage

LGIP reference REC_LR_0021 demonstrates the requirement for a 15 metre wide path extending through the subject site. The plan set however does not demonstrate this infrastructure and rather proposes a 10 metre wide shared path which is not consistent with LGIP. Therefore, Offsets may not be applicable.

Notwithstanding, as per the specialist reports, it is identified that there is infrastructure encumbering this linkage including a 10 metre wide weir overflow area. The Applicant is advised that this outcome is not supported by officers in its current form. All infrastructure encumbering the recreational linkage must be designed in a manner which ensures the linkage path remains dry at all times.

The proposed recreational linkage is to be provided within a separate lot. The Applicant is requested to amend all applicable drawings to demonstrate this.

The applicant is also requested to provide a plan which shows alignment with the adjacent recreational linkage at 202 Baileys Mountain Road.

Note – officers request this matter is workshopped in consultation with the relevant asset custodians to achieve a suitable outcome.

Response:

Pathway alignment has been coordinated and adjusted further as part of IR response. Utilisation of a suspended boardwalk structure at basin outlet to be reviewed and agreed prior to OPW approvals.

36. Retaining walls

*The Preliminary earthworks plans demonstrate a 0-1.5 metre high retaining wall along the frontage of the Park as well as within the Park. The applicant is to ensure that any retaining walls are appropriately identified on the preliminary earthwork plans for consistency.
a Retaining walls along the frontage of the Park:*

The Applicant is advised that Officers do not support the proposed retaining walls along the frontage of the path. The retaining walls will impact on the City's ability to carry out maintenance and will also increase future maintenance costs. The Applicant is requested to remove all retaining walls along the frontage of the site. This includes surrounding the proposed pad mount.

b Retaining walls within the Park:

While's the City's policy position is to not accept retaining walls within public parks due to increased ongoing maintenance costs, Officers are however supportive of the retaining wall surrounding the perimeter of the playground and picnic shelter area (refer to wall located near #1 and #4 on the legend of page 6 of the SLI). To further understand the height of the proposed retaining walls and proposed material, the Applicant is requested to submit a retaining wall plan. Please note, for sandstone block, the required standard is A or B grade.

The proposed retaining wall on either side of the pathway as identified below is requested to be removed and replaced with a suitable batter.

Response (from civil engineer):

The proposed retaining walls have been shown on the updated bulk earthworks drawings. 1.5m max retaining walls have been proposed along the frontage of the park to ensure that all proposed batters within the park do not exceed that 1:4. All proposed retaining walls will be a sandstone block wall (OSKA, 2025).

37. Access to Lot 800

To support ongoing maintenance access, submit amended plans demonstrating the proposed access driveway to the bio-retention basin is concrete.

Response:

Driveway nominated as concrete.

We trust that the above information and relevant plans address comments regarding open space & landscape as well as Community Facilities and Open Space Planning and Asset Management components of the IR.

Yours sincerely

Saunders Havill Group



Jeremy Myers

Project Landscape Architect

Landscape Concept Design

41-53 COURTNEY DRIVE UPPER COOMERA

July 2025 | 11694 | Issue C

Prepared for
Norfolk Estates Pty Ltd

Saunders Havill

PATHWAYS TO SUCCESS



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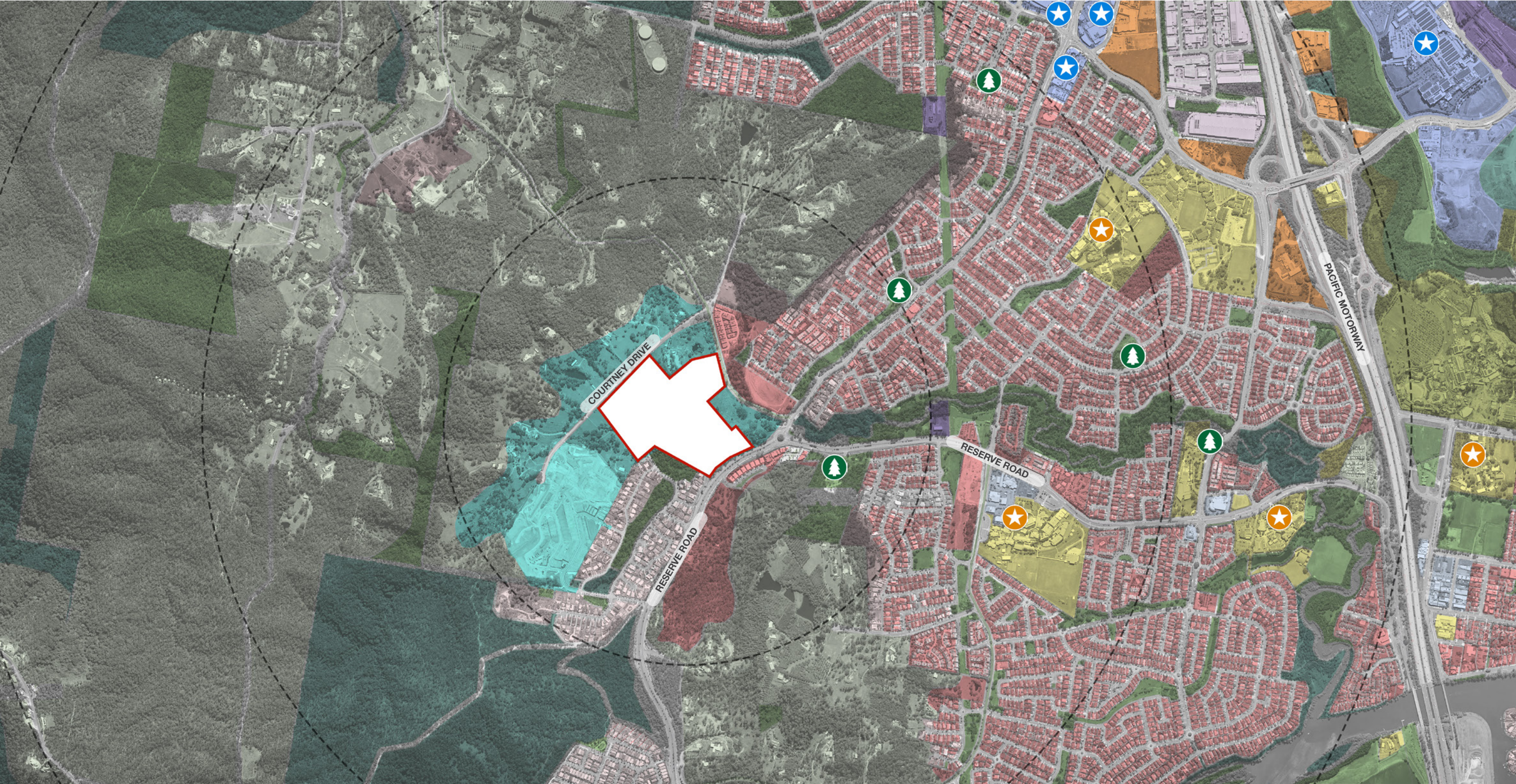


Prepared for:
Norfolk Estates Pty Ltd
John Warlow

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LEGEND

- | | | | |
|----------------------------|----------------------|----------------------|----------|
| SITE BOUNDARY | EMERGING COMMUNITY | MAJOR TOURISM | SCHOOLS |
| LOW DENSITY RESIDENTIAL | CENTRE | COMMUNITY FACILITIES | PARKS |
| MEDIUM DENSITY RESIDENTIAL | NEIGHBOURHOOD CENTRE | MIXED USE FACILITIES | SHOPPING |
| RURAL RESIDENTIAL | OPEN SPACE | LOW IMPACT INDUSTRY | |
| | CONSERVATION | RURAL | |





0m 100m 200m



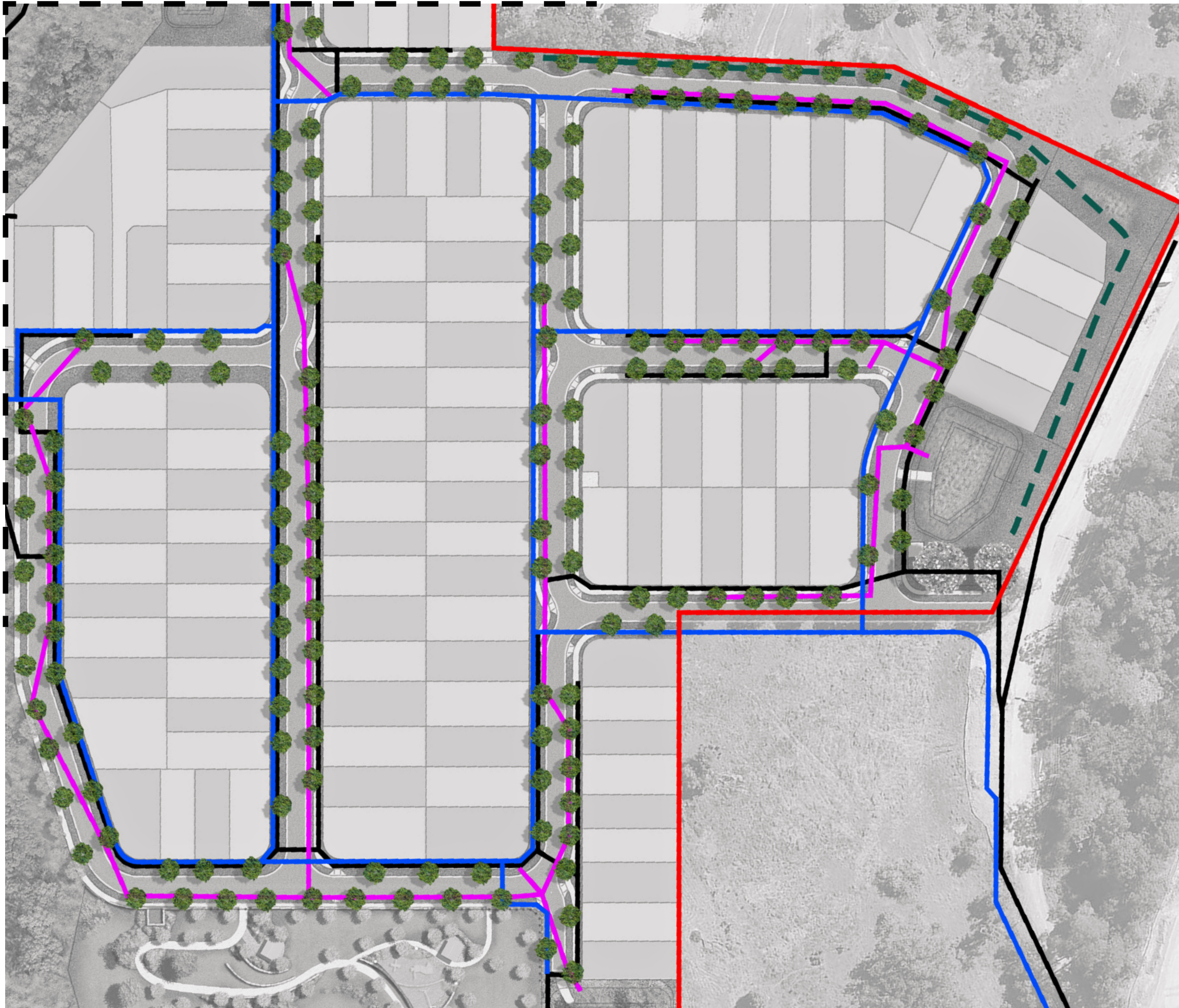
LEGEND

-  SITE BOUNDARY
-  STAGE BOUNDARY



LEGEND

-  SITE BOUNDARY
-  SEMI-PERMEABLE FENCING FOR PASSIVE SURVEILLANCE
(Pool style fencing with hardwood posts or similar approved)
- 1. LOCAL PARK (REFER P09)
- 2. STORMWATER BASINS AND DRAINAGE RESERVES
- 3. EXISTING VEGETATION
- 4. STREET TREES THROUGHOUT
- 5. PROPOSED LOT LAYOUT
- 6. RECREATIONAL LINKAGE (REFER P06)
- 7. POTENTIAL BRIDGE STRUCTURE (REFER P06)
- 8. REHABILITATION AREA
Refer to preliminary rehabilitation plan P08
- 9. SCREENING VEGETATION
To batter edge of lots bordering drainage swale and Bailey Mountain Road.

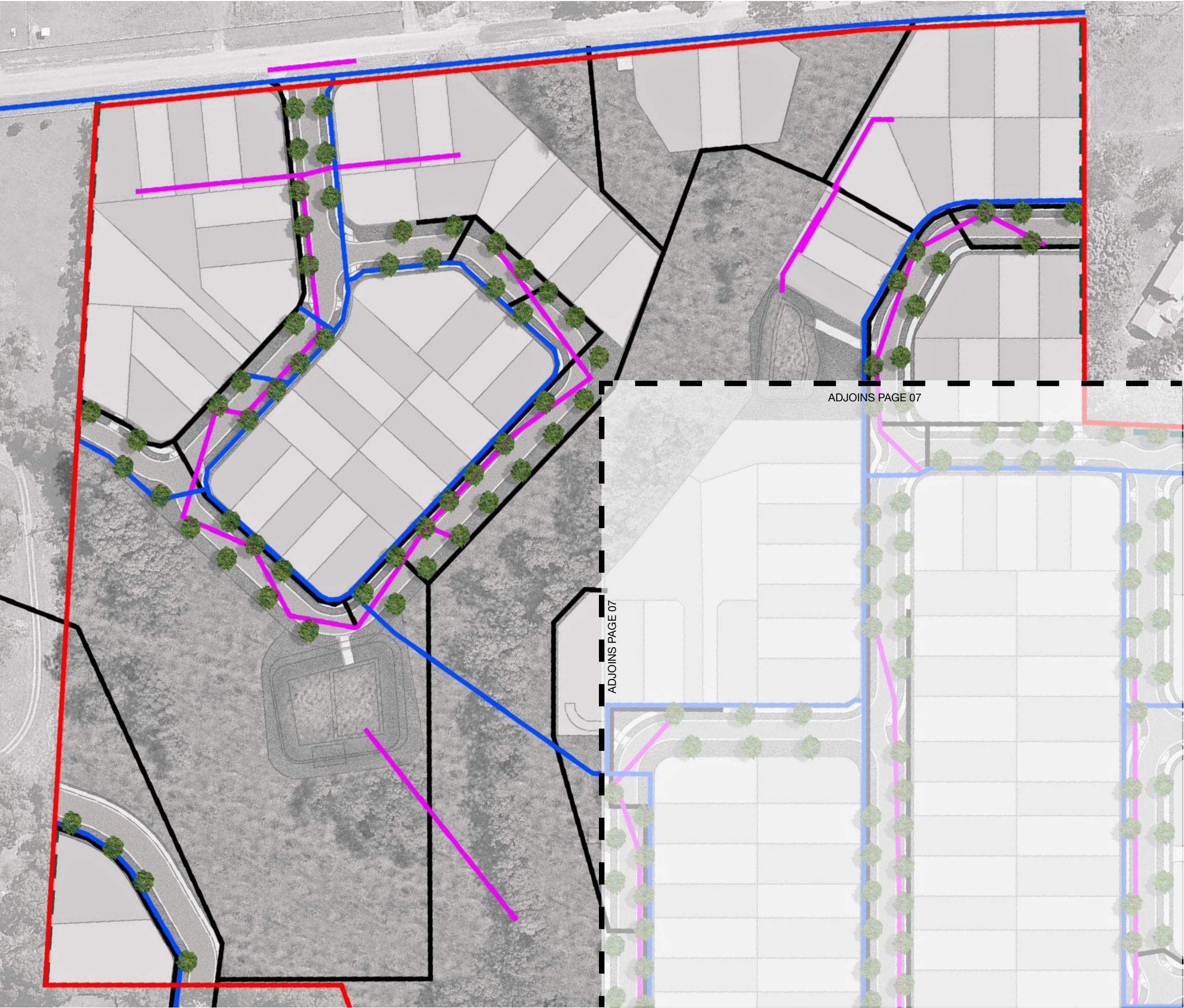


LEGEND

- ▬ SITE BOUNDARY
- ▬ WATER SERVICES
- ▬ STORMWATER SERVICES
- ▬ SEWERAGE SERVICES
- - DRAINAGE SWALE LOCATION



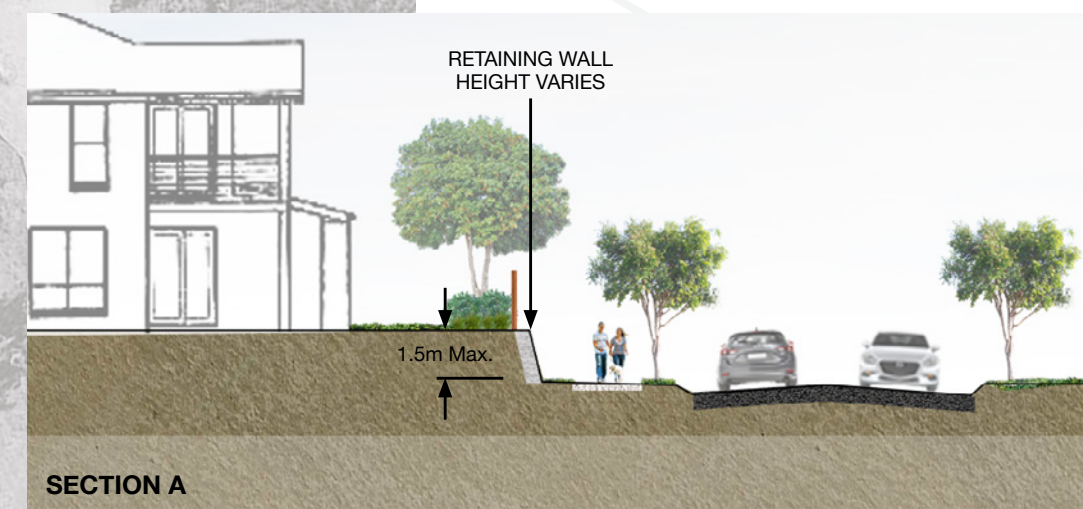
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- LEGEND**
-  SITE BOUNDARY
 -  WATER SERVICES
 -  STORMWATER SERVICES
 -  SEWERAGE SERVICES

LEGEND

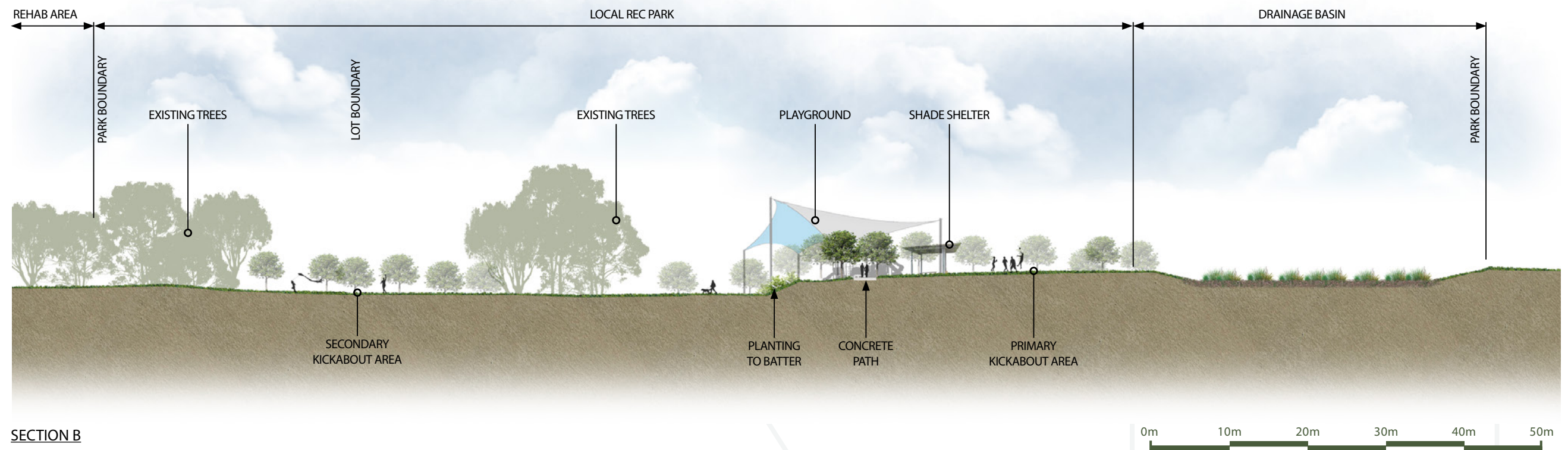
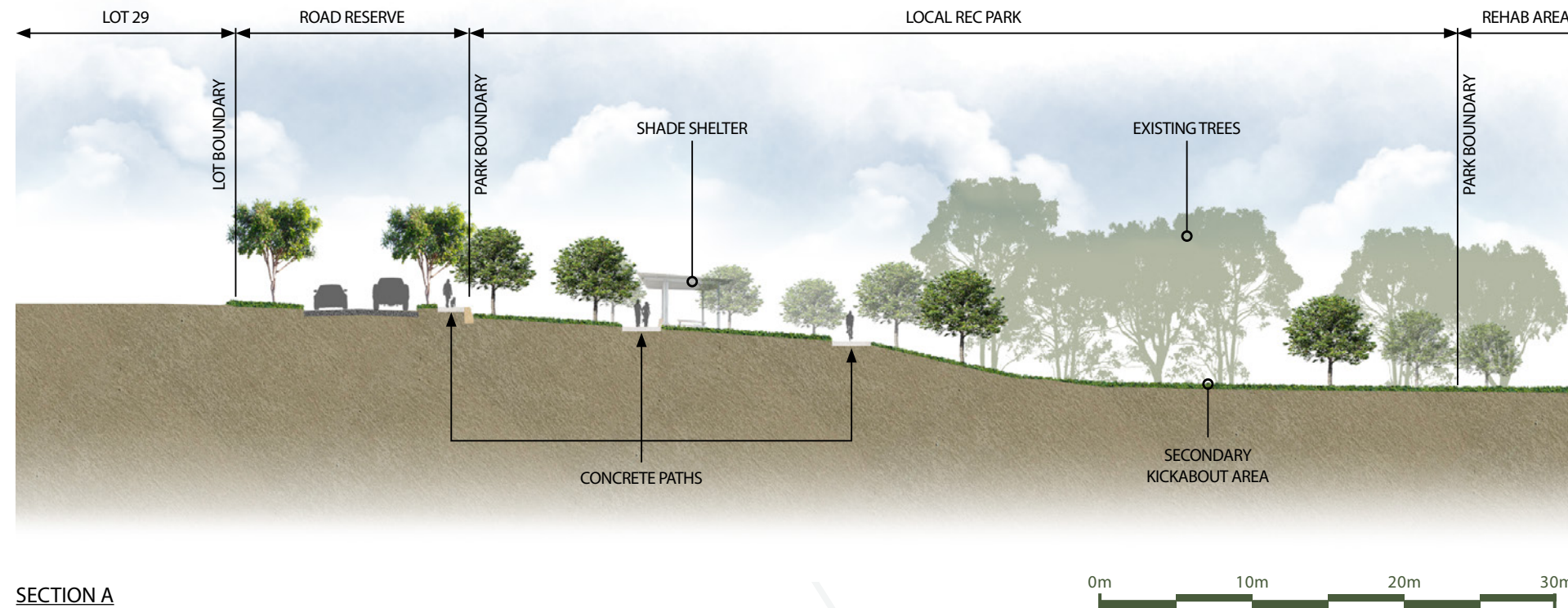
- ▬ SITE BOUNDARY
- ▬ RETAINING WALLS
- ▬ HIGH QUALITY RETAINING WALL
Provide high quality retaining wall to improve site amenity where walls are exposed to road reserve. Split face texture or similar finish. - Final Spec TBC
- ➡ DRIVEWAY LOCATIONS
(Final locations TBD)





- LEGEND**
-  SITE BOUNDARY
 -  RETAINING WALLS
 -  HIGH QUALITY RETAINING WALL
Provide high quality retaining wall to improve site amenity where walls are exposed to road reserve. Split face texture or similar finish. - Final Spec TBC
 -  DRIVEWAY LOCATIONS
(Final locations TBD)





EDEN - UPPER COOMERA - LOCAL RECREATION PARK			
PARK DSS ANALYSIS SCHEDULE			
Refer to Saunders Havill Group's documentation including plans, details drawings & specifications for the requirements, locations, extents for all listed work items. Refer to Local Government drawings, details, policy and legislation as required for contract works.			
ITEM	GCCC LGIP DSS DESCRIPTION (LOCAL RECREATION PARK)	GCCC LGIP DSS COMPLIANCE	COMMENTS
CATCHMENT	0.5km	Y	Location as per Proposal Plans
SIZING	1.0 ha	Y	
SHAPE	Round or Square	Y	Rectangular in nature
FLOOD IMMUNITY	Q5 - Q50 = 25% Q50 - Q100 = 75%	TBA	
GRADES	1:10 for 20%	TBA	
QUALITY	Not encumbered by easements	Y	Park located adjacent to revegetated corridor
	Does not contain basins or buffers	Y	Park located adjacent to revegetated corridor
	Must not contain contamination or located in proximity to hazardous areas	Y	Park located adjacent to revegetated corridor
	Not planned for future inconsistent uses	Y	Park located adjacent to revegetated corridor
EMBELLISHMENTS	Bins	Y	Rubbish and recycling incorporated
	Bollards	Y	Timber bollards to park perimeter
	Drinking Fountain (1)	Y	DDA fountain
	Garden Beds	Y	Native vegetation provided in garden beds to assist with creating park interest and topography transitions
	Maintenance Access	Y	Via locking rail and suitably graded turf access
	Pathways	Y	Concrete pathways including incorporation of adjacent linear connections
	Picnic Node (1)	Y	Shelter including picnic setting (DDA table and chairs)
	Play Nodes (1)	Y	Target for all aged play
	Primary Access Points - Pedestrian	Y	Utilising pathway locations as above

TREES



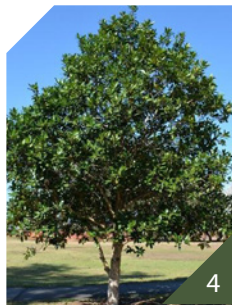
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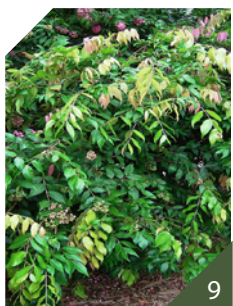


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SHRUBS



8



9



10



11



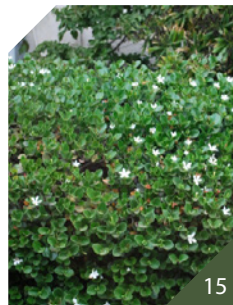
12



13



14



15



16



17

GROUND COVERS



18



19



20



21



22

TREES

1. WATERHOUSEA floribunda
2. RANDIA fitzalanii
3. ELAEOCARPUS reticulatus
4. TRISTANIOPSIS luscious
5. SYZYGIUM luehmannii
6. ELAEOCARPUS eumundi
7. BACKHOUSIA citriodora

SHRUBS

8. SYZYGIUM australe
9. SYZYGIUM cascade
10. SYZYGIUM resilience
11. VIBURNUM odoratissimum
12. PHOTINIA Red Robin
13. MELALEUCA "Claret Tops"
14. CALLISTEMON Little John
15. CARISSA desert star
16. FICUS green island
17. GREVILLEA Robyn Gordon

GROUNDCOVERS

18. JUNCUS usitatus
19. LIRIOPE Evergreen Giant
20. LOMANDRA longifolia
21. MYOPORUM ellipticum
22. TRACHELOSPERMUM jasminoides

NOTE: PLANT SPECIES ARE ONLY INDICATIVE AND ARE TO BE CONFIRMED WITHIN FUTURE OPW APPLICATIONS

11694 EDENS ESTATE COOMERA - QM PROPERTIES - LOCAL PARK

BILL OF QUANTITIES – LOCAL PARK WORK - CONCEPT PLAN

ISSUE A - 10.07.2025

Quantities provided in the schedule are to be used as a guide only

Refer to Saunders Havill Group's documentation for the requirements, locations, extents for all listed work items.

All works to be in accordance with relevant manufacturer's recommendations, Australian Standards and Local Government drawings, details, policy and legislation as required.

ITEM	DESCRIPTION	UNIT	QTY		
1.0	PRELIMINARIES				
1.1	Allow for all site setup and preliminaries including but not limited to, insurances, site based workplace health and safety and safe work method statement and risk management plans preparation, distribution and approval, project signage, relevant site inductions, coordination and collaboration with project team and other site contractors including providing and maintaining accurate programmes, attendance at project meetings during construction, council inspections/ milestones, all required hold points, sourcing and supplying all required certifications and requirements for landscape works under council approved landscape opworks and specifications. Note: Principal Contractor role for the site is assumed as by the Civil Contractor. The Landscape Contractor will be required to adhere to the site safety and management conditions of the Principal Contractor.	item	1		
1.2	Allow for survey accurate site set out and pegging for all contract works including but not limited to levels, hardstand, embellishments, paving, edging and fixtures.	item	1		
1.3	Allow for 1800H temporary site fencing to full perimeter of scope of works area as required for health and safety of workers and site visitors for project duration until Practical Completion attainment. NOTE: Item to be confirmed and approved prior to commencement.	item	1		
1.4	Allow for sediment and erosion measures including silt fencing to risks areas to scope of works area as required until Practical Completion attainment. NOTE: Item to be confirmed and approved prior to commencement.	item	1		
1.5	Allow for Geotechnical testing and reporting as required to enable design, engineering and construction for relevant contract items.	item	1		
1.6	Allow for Soil testing and reporting as required to enable successful softscape plant establishment and growth.	item	1		
1.7	Allow for deadwooding and formative pruning to existing retained trees within works area including level 5 arborist reporting and supervision including removal of vegetation off site (or reuse where appropriate and agreed).	item	1		
2.0	EARTHWORKS AND DRAINAGE				
2.1	Allow for Final Earthworks (+/- 150mm typical) to all contract works areas including but not limited to hardscape (including concrete paving, pathways, shelter slab, footings, furniture, etc), and softscape (planting areas, mounding, softfall, drainage, etc.) following bulk earthworks by civil and to achieve consolidated grades and levels as required.	m ²	10701		
2.2	Supply and Install Playground Subsoil Drainage to scope of works areas as shown on drawings and as specified sufficient to ensure free draining. Sub-surface drainage to be wrapped in geofabric and encased in 20mm drainage gravel and located outside of footing requirements. Include connection into stormwater pit/ chambers or suitable approved drainage location.	lin.m. allowance	280		
2.2	Design, Supply and Install Site Drainage as required to landscape works areas to ensure adequate drainage (no ponding) inclusive of earthworks, excavation, stormwater pits (, pipes, outlets, frog flaps, rockwork, concrete, stone pitching as required. Contractor responsible to ensure all park areas are free-draining. Note: All drainage to fall and connect to existing civil stormwater drainage/ gully pits where possible.	item	1		

ITEM	DESCRIPTION	UNIT	QTY		
3.0	RETAINING WALL WORKS				
3.1	Supply and install A-Grade cut Sandstone Blocks retaining walls on compacted subgrade as shown on drawings and as specified (inclusive of sub-grade preparation, grouting between blocks, etc.).	lin.m.	205		
4.0	TURFING				
4.1	Undertake turf preparation including but not limited to slashing, weed spray, cultivation, and stick pick and trimming (+/- 25mm typical) to proposed turf areas as shown on drawings and as specified. Note: assume site topsoil reseed by civil.	m ²	9181		
4.2	Supply and Install of Imported Topsoil to 100mm minimum depth to proposed turfing areas as shown on drawings, as specified and to AS 4419.	m ²	9181		
4.3	Supply and Install "A Grade" Green Couch to proposed turf areas as shown on drawings and as specified including final topdress and rolling post installation as required.	m ²	9181		
5.0	PLANTING AREAS				
5.1	Undertake site preparation including but not limited to slashing, weed spray, 150mm minimum cultivation and stick pick to proposed planting areas as shown on drawings and as specified.	m ²	530		
5.2a	Supply and Install of Imported Topsoil to 200mm minimum depth to proposed planting areas as shown on drawings, as specified and to AS 4419/ AS4454.	m ²	530		
5.3a	Supply and Install of Aged Forest Blend Mulch to 100mm minimum depth (1m2 minimum to individual plantings) to proposed planting areas as shown on drawings, as specified and to AS 4454.	m ²	530		
6.0	EDGING				
6.1	Supply and install Concrete Edging (CE) to locations as shown on drawings and as specified.	lin.m.	115		
6.2	Supply and install Playground Concrete Edging (PCE) to locations as shown on drawings and as specified.	lin.m.	30		
6.3	Supply and install Spade Cut Edging (SE) to locations as shown on drawings and as specified.	lin.m.	55		
7.0	PLANTING				
	Supply and install the following plant stock based on the schedules, details and specifications (inclusive of initial watering until PC given).				
7.1	100L stock	each	92		
7.2	300mm stock	each	265		
7.3	140mm stock	each	1590		
8.0	CONCRETE / PAVING WORKS				
8.1	Supply and install Pavement Type 1 to all pathway and shelter locations (PT1) to locations as shown on drawings and as specified.	m2	910		
8.2	Supply and install Pavement Type 2 to active court, BFC, Plain, Broom Finished, reinforced and jointed Concrete in accordance with SHG and Council Standard Details and specifications. Inclusive of imported subgrade requirements, jointing etc as per details	m2	180		
8.3	Allow certification of all concrete and pavement work items (including engineering, testing, etc.). Provide all appropriate reporting, forms and certifications prior to Practical Completion acceptance.	item	1		
9.0	FENCING / BOLLARDS				
9.1	Supply and install Hardwood bollards to open space boundary as shown on drawings and as specified.	item	35		
9.2	Supply and install Locking Rail to open space boundary as shown on drawings and as specified.	item	1		

ITEM	DESCRIPTION	UNIT	QTY		
10.0	PLAYGROUND				
	Supply, install and certify playground equipment in accordance with manufacturer's recommendations in locations shown on the drawings				
10.1	Supply and install Mulch Softfall (MS) to proposed areas as shown on drawings, as specified and to AS 4422:1996	m2	275		
10.2	Allowance for supply and install of Play Equipment. Playground equipment in accordance with manufacturer's recommendations in locations shown on the drawings and as specified. All items and installation to comply with AS/NZ standards for playground surfacing, equipment, subgrade preparation, footings, drainage, installation and maintenance. Includes Contractor coordination of site access, stockpiling locations and all other coordination as required. (Final spec & supplier TBC)	item	1		
10.3	Supply and Install Play Equipment 'Double swingset' to proposed areas as shown on drawings, as specified and to Australian Standards and Manufacturer's requirements. (Supplier & final spec TBC)	item	1		
10.4	Design, Supply and Install Shadesails (inc. engineering, footings, finishes, anti-climb devices, fixings, secondary shackles, certification inc forms 12 and 15, etc.) to proposed areas as shown on drawings, as specified. NOTE: Contractor to finalise shade design with supplier to maximise shade coverage.	item	2		
10.5	Allow Upfront Product Certification of all playground and fitness work items (including engineering, footings, equipment certifications). Certification as per Australian Standard and Local Government requirements. Provide all appropriate reporting, Qld Regulation forms (form15), certifications, warrantee documents, etc. prior to Practical Completion	item	1		
10.6	Allow Installation Certification of all playground items (including engineering, footings, equipment, softfall and install). Certification to include Independent Installation Certification as per Australian Standard and Local Government requirements. Provide all appropriate reporting, Qld Regulation forms (form 12 and 15), certifications, warrantee documents, etc. prior to Practical Completion	item	1		
11.0	MISCELLANEOUS				
11.1	Supply and Install Single Shelter GX Outdoors 'AKORA' 4m x 5m (or similar) - to proposed location as shown on drawings, as specified and to Australian Standards and Manufacturer's requirements. (Supplier & final spec TBC)	item	2		
11.2	Supply and install TABLE and BENCHES to shade shelters (Without Backrest): GX Outdoors 'HYVE' Table Setting (or similar) Supply and install settings each consisting of 1 No. Table and 2 No. to proposed location as shown on drawings, as specified and to Australian Standards and Manufacturer's requirements. (Supplier & final spec TBC)	item	2		
11.4	Supply and Install Dual Waste/ Recycling Bin (including internal bins) to proposed areas as shown on drawings, as specified and to Australian Standards and Manufacturer's requirements. (Supplier & final spec TBC)	item	2		
11.5	Supply and Install Water Fountain (inclusive of permits, forms, approvals, water connections, etc). to proposed areas as shown on drawings, as specified and to Australian Standards and Manufacturer's requirements. (Supplier & final spec TBC)	item	1		
11.6	Supply and Install Water Fountain (inclusive of permits, forms, approvals, water connections, etc). to proposed areas as shown on drawings, as specified and to Australian Standards and Manufacturer's requirements. (Supplier & final spec TBC)	item	1		
11.7	Supply and Install active court linemarking, hoop, pole and surfacing as specified on plans (Supplier & final spec TBC)	item	1		
11.8	Allow certification for all embellishment/ furniture work items (including engineering, footings, equipment, and install). Certification to comprise of upfront individual Product Certifications and Independent Installation Certifications where required under per Australian Standard and Local Government requirements. Provide all appropriate reporting, Qld Regulation forms, certifications, warrantee documents, etc. prior to Practical Completion	item	1		

ITEM	DESCRIPTION	UNIT	QTY		
12.0	ESTABLISHMENT				
12.1	Water truck hire (filling, travel and watering) to sufficiently establish turf and plants throughout 12 week establishment. Contractor to confirm watering regime as part of tender response. Note: Item to be claimed only once formal Practical Completion has been granted by Superintendent. Detailed watering records to be provided when requested. Allow for regular liquid fertiliser application during establishment.	weeks	12		
12.2	Establishment to all contract works including but not limited to weed / pest management, re-staking/ de-staking and retying, rubbish removal, mowing (30mm average height), edging, pruning, fertilising, remulching, topdressing, replacement of failed plants and turf, cleaning, resealing and servicing of hardscape elements, etc. Refer to Specification for full responsibilities. Note: Any defects as issued by council for On Maintenance will be the responsibility of the contractor to rectify / replace. Establishment period to commence only once Practical Completion attained and confirmed in writing.	weeks	12		
12.3	Water truck (filling, travel and watering) to aid turf and plants throughout maintenance period. Contractor to confirm watering regime as part of tender response. Note: Item to be claimed only once granted by Superintendent/ Client. Detailed watering records to be provided when requested. Allow for regular liquid fertiliser application during maintenance period. Note: where watering utilised during maintenance period, the landscape contractor is responsible for ongoing plant replacements (other than vandalism or damage by others).	hours	0		
12.4	Ongoing Maintenance to all contract works including but not limited to weed / pest management, re-staking/ de-staking and retying, rubbish removal, mowing (30mm average height), edging, pruning, fertilising, remulching (allow 50mm typ. top up to all planting areas/ trees prior to off maintenance), topdressing, replacement of failed plants and turf (where maintenance watering included, but excluding damage by others), cleaning, resealing and servicing of hardscape elements, etc. Refer to Specification for full responsibilities. Contractor to supply monthly (minimum) maintenance reports at end of each month including site activities and watering usage. Note: Any defects as issued by council under landscape related scope for Off Maintenance will be the responsibility of the contractor to rectify / replace. Contractor to confirm maintenance as part of tender response. Refer to specifications. Completed as per plan and specification requirements and to the satisfaction of Local Government authority.	months	12		



Saunders Havill respect and honour Aboriginal and Torres Strait Islander Elders past, present, and future. We acknowledge the stories, traditions, and living cultures of Aboriginal and Torres Strait Islander peoples on this land and commit to building a brighter future together.