

21 December 2022

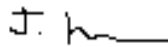
Built PTY LTD
WSU Bankstown City Campus Development
Lot 15, DP 1256167 - Bankstown, New South Wales

Landscape Certification

I herby certify that all landscape works have been constructed and installed in accordance with the design documentation and the relevant conditions of the development consent.

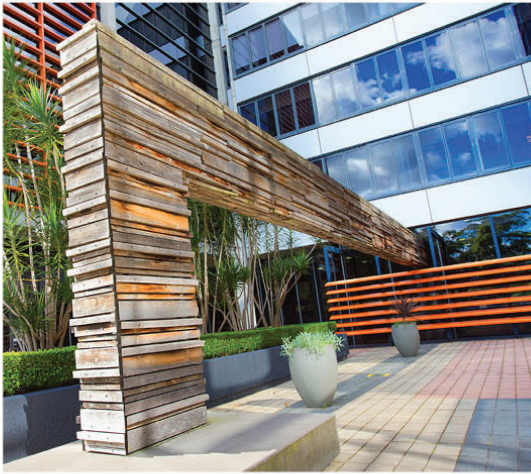


In accordance with the Occupation Certificate Requirements, Fresh Landscapes Group formally certify that the Landscape Works have been carried out and completed in conjunction with the design documentation such as Attachment E – VPA Landscape Drawings unless superseded by updated drawings such as, Landscape details, Landscape Specification, Australian Standards and site instructions.



Joshua Hendriks
Fresh Landscapes – NSW Construction Project Manager
0401 729 769
Joshuah@freshlandscapes.com.au

fresh 
LANDSCAPES GROUP
deliver on what we promise



MAINTENANCE 

IRRIGATION 

LANDSCAPE 





Maintenance Manual

**Project Name:
Appian Way Public Domain**

**Prepared By:
Joshua Hendriks**

**Date:
10/10/2022**

10th October 2022

Canterbury Bankstown City Council
Upper Ground Floor
Bankstown Civic Tower
66 - 72 Rickard Road (Corner of Jacobs Street)
Bankstown NSW 2200 Australia

RE: Appian Way Public Domain Maintenance

To whom it may concern,

We confirm that BUILT PTY LIMITED has arranged for the following scope of services to be provided for 12 months post practical completion of **Appian Way Public Domain**.

Landscape Maintenance Contract	Scope of Service	Frequency
Garden Works	Mowing, Edging, Weeding, Hedge clipping, Rubbish and litter control (Not emptying of onsite garbage bins), Site Inspection	Fortnightly
Irrigation	Inspection and Test	As Required
Regular Maintenance	Trimming of shrubs and plantings.	Fortnightly
Shrubs and Plantings	Appropriately maintained to allow for clear lines of sight over shrubs from pathways and pedestrians areas. Avoid any plants being used as a natural ladder to gain access to high parts of the building.	Fortnightly
All Other Trees	Trees onsite are to be appropriately pruned, trimmed and maintained so that the passive surveillance is not compromised and there is no opportunity for climbing of trees to gain access or units	Fortnightly

The above scope is required as part of the initial 12-month maintenance/defect liability period, and required in order to ensure guarantees and warranties for the landscaping and irrigation system are preserved.

Please do not hesitate to contact Fresh Landscapes should you have any questions or queries about the scope of works.

Replacement Strategy for works to be maintained:

The below is a brief description and outline of the replacement strategy for works to be maintained. With a vast variety of scope contained within Appian Way Public domain the exact replacement strategy does change depending on the exact situation and item in question at the time but some examples are included below:

If plants have failed due to a maintenance issue and are discovered on the current visit, The effected plant will be removed immediately for presentation, this will be noted in the maintenance report and actioned for replacement next visit.

If the replacement is for a different item such as a hardscapes item (EG. Paving or furniture), then the same process is followed, It will be made safe during the visit it was discovered, Reported on the maintenance report and actioned for replacement/fixing. This will depend on the product, eg. We would send the paving crew for pavers, We might return the product to the supplier if it is street furniture that is effected or they may come to the site to fix.

Further replacement strategy can be reviewed and advised upon request.

Irrigation management and maintenance:

The irrigation system installed at Appian Way Public domain will require minimal management and maintenance. Some maintenance and management tasks may include:

- Programming of controller to adjust run times/frequencies using horticultural experience to ensure plants are not under watered / over watered depending on seasonal change.
- Cleaning of disk filters at solenoid valves to ensure optimal pressure and flow is achieved.
- Conducting audits of irrigation system to ensure correct operating and maximum efficiency is achieved
- Repairing breakages/vandalism to irrigations systems components such as sprinklers/drip line.

The design and components of the irrigation system can be located on the approved shop drawings/as built once system is completed, which will be submitted with all systems components data sheets.

Prior to defect liability period finishing, FLG can undertake a training session with council staff on the operation of the irrigation system.

Example Annual Program attached:

Maintenance Policy:

1. THE AIM OF THE POLICY

It is a policy of Fresh Landscapes & Gardens Pty Ltd to ensure the provision of properly maintained Company equipment for its Workers.

The provision of such equipment shall assist to ensure;

The plant and equipment used complies with all statutory requirements as a minimum for emissions (exhaust, noise, etc.) and that risk of oil and similar leaks are avoided.

Equipment is checked for safety compliance and safe operation.

That measuring, and monitoring equipment is accurate and can provide reliable and consistent results.

2. COMPANY COMMITMENT

The Company's commitment is as follows;

Employ competent operators who are suitably qualified/licensed in accordance to the applicable Commonwealth's, State's and Territory's requirements. The operators' experience and competencies shall be properly checked prior to their employment/engagement.

Ensure that exhaust emissions and noise generation are kept to within the parameters set by statutory requirement of the Local Authorities (whichever is the lesser).

Ensure adherence to manufacturer's maintenance schedule and engage only qualified and competent personnel to carry out the maintenance/calibration requirements.

Ensure that calibrating, measuring and monitoring equipment is serviced and maintained to ensure accuracy of readings/results.

3. RESPONSIBILITIES

Management and Workers shall agree that at all times they will co-operate to ensure that servicing and safety checks of equipment and machinery under their control are carried out in accordance with manufacturer's specifications.

4. Employer

Environmental, safety and quality responsibility training and staff induction shall be provided and be an integral component of the Company's policy. All Workers shall be encouraged to gain the qualifications necessary to carry out their duties proper manner.

During Company &/or Site Inductions, Workers shall be made aware of their obligations and responsibilities, not only to their own safety, but to the safety of others on the site, to the environment and to quality by ensuring that Company requirements as to servicing and maintenance are achieved.

5. Employees / Workers

Environmental, safety and quality responsibility training and staff induction shall be offered as an integral component of the Company's policy. All Workers shall be expected to gain the qualifications necessary to carry out their duties proper manner.

During Company &/or Site Inductions, Workers shall accept their obligations and responsibilities, not only to their own safety, but to the safety of others on the site, to the environment and to quality by ensuring that Company requirements as to servicing and maintenance are achieved.

Operators are required to perform a daily service and inspection prior to commencement of work and accurately complete any equipment checklists or similar records where required.

Example Work Completed Form:

Maintenance Work Completed Form

Complete

Score	0%	Flagged items	0	Actions	0
Job number / address	L6037				
Location of Site	2 Darcy Rd Westmead NSW 2145 Australia (-33.805382074652165, 150.98650721005356)				
Prepared by	Kerry Hoare				

Audit	
Date of Service	12/7/22
Arrival Time	12:00 AEST
Departure Time	14:00 AEST
Man hours on site	2hrs
Staff on Site	Kerry Hoare

Tasks completed this service

Detailed description of work completed

Hand weeded gardens
 Clear up debris
 Cut back shrubs

Total Bales of green waste removed from site	1
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Total Ute Loads of Rubbish removed from site

Materials supplied this service

Additional Materials

Service Sign In/Out compliance

Photos of site sign in and sign out for all workers

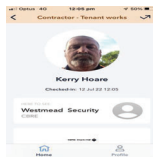


Photo 1



Photo 2

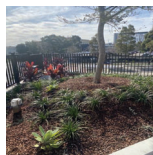


Photo 3



Photo 4



Photo 5

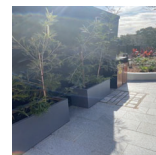


Photo 6

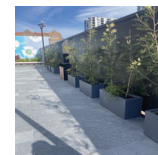


Photo 7



Photo 8

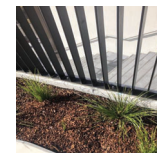
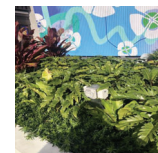
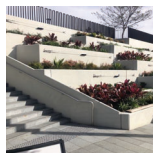


Photo 9

Photo 10

Photo 11

Photo 12

Photo 13

Photo 14



Photo 15



Photo 16



Photo 17

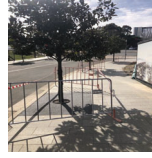


Photo 18

Weeding

Spraying

Pruning

Was on garden when we were doing service



Photo 19

Additional Items

Appendix

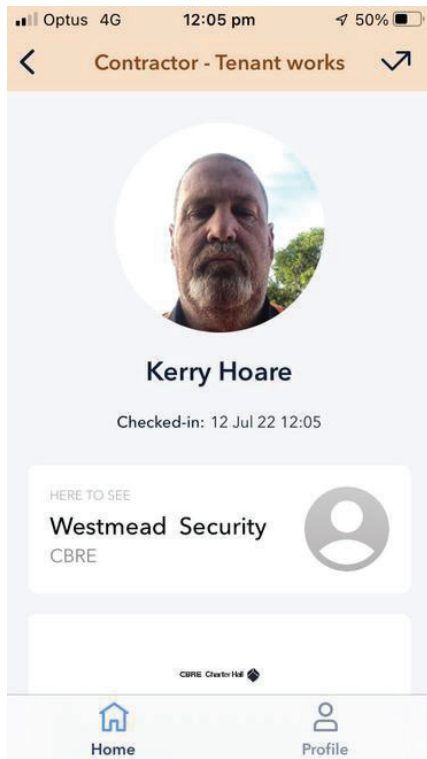


Photo 1



Photo 3

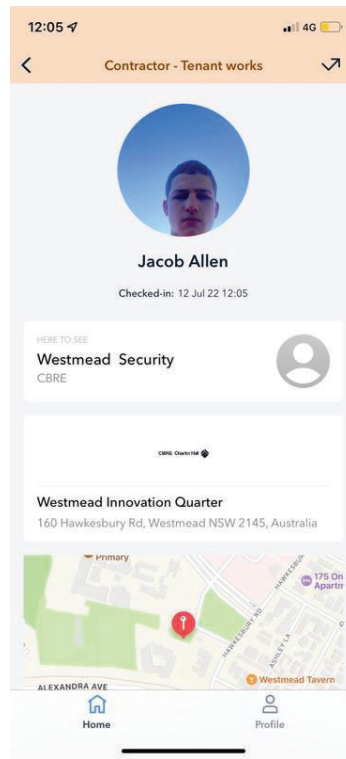


Photo 2



Photo 4



Photo 5



Photo 6

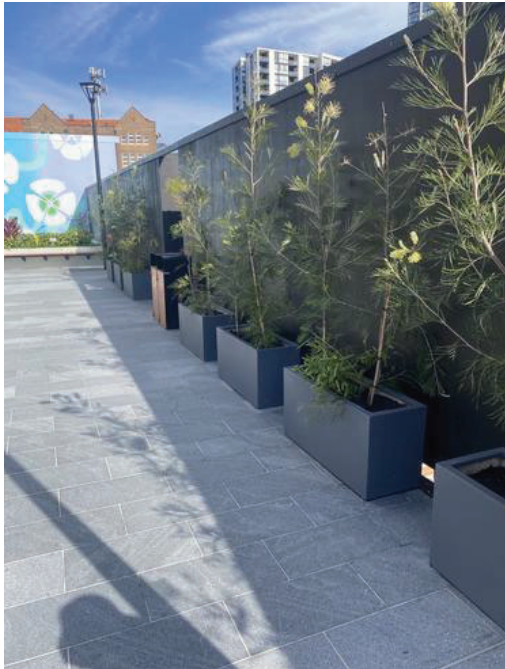


Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

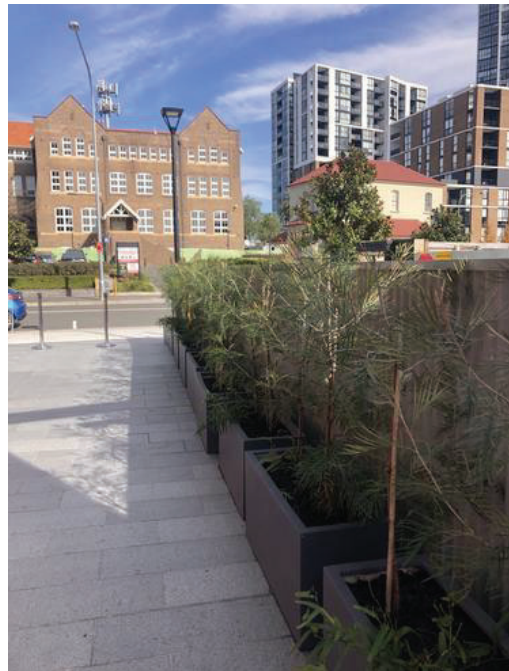


Photo 16



Photo 17



Photo 18



Photo 19



drop us
a line



contact us today

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