

# Guidance Document for Landscape Documentation

## Draft

Title Page

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## Amendment history

This guidance document/list commenced on \_\_\_\_\_. Amendments since this date are listed in the below table.

Version number	Amendment title	Summary of amendment	Adoption date
1.0		Version for informal consultation	-

# 1 Introduction

## 1.1 Application

The purpose and application of this guidance document is to support the development assessment process under the Mackay Region Planning Scheme 2017 (planning scheme) and *Planning Act 2016* by providing guidance to assist in the interpretation of terms, concepts or requirements relevant to landscaping within the planning scheme or a Planning scheme policy.

## 1.2 Relationship with planning scheme

This document is referenced in the following locations:

- (a) Mackay Region Planning Scheme 2017
- (b) Planning scheme policy – open space; and
- (c) Planning scheme policy – landscape
- (d) Planning scheme policy – operational works application and construction requirements
- (e) Planning scheme policy – healthy waters
- (f) Planning scheme policy – constructed lakes

## 1.3 Purpose

This guidance document assists applicants to prepare the required landscape documentation needed to accompany applications for development involving the design and construction of public open spaces and other landscape works for development in the Mackay region. The types of documents that may be required to be prepared include the following:

- Site Analysis
- Statement of Landscape Intent
- Landscape Plan
- Open Space Maintenance Plan

Mackay Regional Council (Council) requires landscape documentation to accompany and support development applications to:

- (a) ensure landscape design considerations are addressed early in the planning and design of proposed development works;
- (b) provide a means for Council to assess:
  - (i) the visual quality of the proposed landscaping;
  - (ii) how the proposal minimises any negative visual impact of development on its surroundings; and
  - (iii) how environmentally sensitive design practices have been applied; and
- (c) identify the resources needed to create and continue to maintain the proposed addition to the region's public open space network so these assets can be sustainably managed for future generations.

## 2 LANDSCAPE DOCUMENTATION REQUIREMENTS

### 2.1 Introduction

Landscaping works are an integral component of most new development. Landscaping enhances and protects the character and function of a site and its surrounding area. Council advocates an integrated design approach which includes consideration of the site's landscape and context.

The following provides a summary of Council's preferred outcomes for landscape work. Specific performance outcomes are contained within the planning scheme, Planning scheme policy - landscape, and other supporting documents.

1. Development is to provide landscaping that protects and enhances site amenity and creates a sense of place consistent with the preferred character of the local area.
2. Landscape design is to enhance the natural environment values of the area.
3. Landscape design is suited to the local soil and climatic conditions, and robust in its detailing to ensure the longevity of all components and health of planting over the serviceable life of the works.
4. Landscape design optimises water and energy efficiency by anticipating the impact of seasonal changes, selecting sustainable materials and utilising plant species suited to the local climate.

### 2.2 Landscape Approval

Under the planning scheme, approval for landscaping is required for certain Operational Works, Reconfiguring a Lot (ROL) or Material Change of Use (MCU) applications.

Landscaping is assessed during the Operational Works stage of development. ROL and MCU applications will typically condition that an Operational Works application for the landscaping work is required.

All Operational Works applications involving landscaping require a landscape plan. Landscape plans are discussed further in section 2.4 of this document. Where the asset will be handed over to Council (e.g. recreational park, on-street works, landscaped buffer, stormwater quality treatment device, or a constructed lake), the Operational Works application must be accompanied by an Open Space Maintenance Plan (OSMP). OSMPs are discussed in section 2.3 of this document. When required, the Landscape Plan and OSMP must be lodged with the application materials for the Operational works application.

ROL applications involving the creation of a street, 10 or more lots, a recreational park, a stormwater quality treatment device, or a constructed lake will require a Site Analysis and Statement of Landscape Intent to be provided as part of the application's submission unless otherwise agreed at a pre-lodgement meeting with Council.

MCU applications where the scheme has a requirement for Landscaping (e.g. landscape buffers, carpark trees etc) will require a Site Analysis and Statement of Landscape Intent to be submitted with the application unless otherwise agreed to with Council.

How to prepare a Site Analysis is discussed in section 2.6 of this document. Further information about the Statement of Landscape Intent can be found in section 2.7.

Where a Statement of Landscape Intent is approved as part of a ROL or MCU application, landscape Plans submitted with an Operational Works application must accurately reflect the approach outlined

in the approved Statement of Landscape Intent. Where a Landscape Plan differs from the approved Statement of Landscape Intent, justification must be provided that the changes achieve equivalent or better outcomes than those in the Statement of Landscape Intent. Where a subsequent Operational Works application is not required, the MCU or ROL will condition the requirement for a Landscape Plan.

The landscaping documentation required to be submitted with these types of applications is summarised below:

Stage of development	Documentation required with the application
Reconfiguring a Lot (ROL) creating: a) a street; b) 10 or more lots; c) a recreational park; d) s stormwater quality treatment device; or e) a constructed lake.  Or  Material change of use (MCU)	<ul style="list-style-type: none"> <li>• Site Analysis</li> <li>• Statement of Landscape Intent</li> </ul> <p><i>Unless written pre-lodgement advice provided by Council agrees to waive this requirement.</i></p> <p><i>A condition will be imposed on a development approval stating that Operational Works approval is required for landscaping works.</i></p>
Operational Works	<ul style="list-style-type: none"> <li>• Landscape Plans</li> <li>• Open Space Maintenance Plan (OSMP) for assets to be handed to Council.</li> </ul> <p><i>Where a Statement of Landscape Intent has been approved at a previous stage of development, the Landscape plan must be in accordance with this Statement of Landscape Intent.</i></p>

## 2.3 Mandatory drawing information

Drawing information lodged with Council for assessment must provide the following mandatory requirements on all drawings.

1. Title block information:
  - Drawing title;
  - Property address;
  - Date;
  - Unique drawing identification number;
  - Version and amendment table;
  - Name and contact detail for the designer; and
  - Application numbers including any related MCU or ROL applications
2. North point – all plans are to include a north point, and where possible, orientated with north to the top of the page.
3. Scale – all plans, sections, elevations and details are to be drawn to a metric scale and include a scale bar.
4. Drawing size – all drawings are to be legible when printed at A3 size.

5. Format – PDF File.

## 2.4 Landscape Plans

Landscape Plans detail the construction of all hard-scape and soft-scape components of the landscaping works required for development. To summarise, in addition to the mandatory drawing requirements outlined in section 2.3, and where applicable, demonstrating compliance with an approved Statement of Landscape Intent, Landscape Plans must provide details on the following:

1. Site location – *Including a Locality Plan illustrating the location of the development site and demonstrating the site's relationship within its surrounding suburban or rural context.*
2. Vegetation protection - *Measures prescribed to protect existing trees and other vegetation (including street trees) from damage where proposed to be retained.*
3. Hard-scape - *Dimensions, levels, materials and finishes for all pavements, walls, fences, edge treatments, constructed planting beds and/or areas prepared for turfing or seeding.*
4. Soft-scape – *Species type, number and location of plants, planting schedule and watering points, irrigation delivery main line, meters and RPZ, and feeder lines.*
5. Details and specifications – *Written and graphic or drawing details allowing for the construction for all landscaping elements.*

Where the detailing of hard-scape or other components of the landscape design is contained in the civil, architectural, irrigation or other discipline's drawing sets lodged with an Operational Works application, the Landscape Plans can be limited to detailing the soft-scape elements but must reference all applicable drawings, construction notes and specifications for hard-scape components of the landscape design prepared by others. Operational Works approvals may condition compliance with information provided on all drawings, notes and specifications referenced on Landscape Plans.

It is the responsibility of the applicant to ensure sufficiently detailed and properly prepared Landscape Plans are submitted for assessment. To assist with the production of Landscape Plans, a submission checklist has been provided in Appendix A.

## 2.5 Open Space Maintenance Plan

Development involving landscaped assets that will be handed over to Council (including on-street works, recreational parks, landscaped buffers, stormwater quality treatment devices or constructed lakes) will require an Open Space Maintenance Plan (OSMP) to be prepared and submitted with Landscape Plans lodged for assessment with an Operational Works application.

The OSMP identifies activities required to be undertaken to maintain the quality of the finished streetscape, recreational park or landscaped buffer following its construction.

The OSMP details the level of maintenance required during the maintenance period necessary to ensure assets are handed over to Council in an acceptable condition. The OSMP also details the ongoing maintenance (i.e. standards of service) provided by Council for the subject assets when accepted off-maintenance.

The format for the OSMP has been standardised to assist applicants. The OSMP – Costed Maintenance Schedule Template (available on Council's website) must be completed and supported by a 'key plan'. Further details about preparing OSMP including details about how to prepare a key plan and how to complete the OSMP – Costed Maintenance Schedule template is provided in

Appendix B – Preparing an OSMP. Open Space Maintenance Activity Specifications are provided on Councils website that advise of the specific service levels that Council require for different assets and provide a method for calculating approximate associated costs.

## 2.6 Site Analysis

Every development site is unique in terms of its characteristics, development opportunities and constraints. Understanding these aspects is an integral part of the design for development and is the reason why an analysis of the site and its context is undertaken.

It is recommended that applicants seek pre-lodgement advice to confirm if a Site Analysis is required to be prepared and submitted for assessment. Seeking pre-lodgement advice does not give an automatic dismissal for the requirement of a Site Analysis. If no pre-lodgement advice is sought, then a Site Analysis is deemed to be a mandatory requirement for all ROL and MCU applications. In certain instances, Council may provide written advice confirming that a Site Analysis is not required.

The purpose of a Site Analysis is to identify the condition and key factors influencing development of a site, and how proposed uses and built forms intended to be developed will relate to each other and the immediate surrounds.

The Site Analysis is to be prepared on a survey base showing the elements below:

- Property boundaries and alignment of easements contained within the development site.
- All reserves providing road frontage to the development site including the alignment of the kerb lines, pavement and all other structures and vegetation within the road verges. At a minimum this should cover the length of the road adjoining or sharing a boundary with the development site.
- Contours (using Australian Height Datum (AHD)) and key spot levels describing the current landform.
- Site vegetation with type nominated and shown graphically indicating the location. Trees over 3 metres in height are to be shown by nominating the centre of the trunk with each specimen's canopy diameter indicated and an estimate of overall height recorded.
- Footprint of existing buildings, structures and surface treatments, fencing and all other built or natural features including rock outcrops, waterways or isolated water bodies.
- Alignment of underground and above ground services.

The Site Analysis is to consider the follow aspects and where appropriate, identify the influence of these conditions on the design for the proposed development.

- The existing topographic, visual, and built features of the site and surrounding land at a scale that is relevant to the proposal. For development involving the creation of recreational parkland, the location and type of other existing recreational parks within the vicinity of the development site must be identified.
- Geological features and soil conditions including the potential risks of contaminated land or exposing hazardous materials and acid sulphate soils.
- Mapped locations of existing site vegetation distinguishing indigenous from introduced plantings in addition to the presence of noxious and environmental weeds.
- Views to and from or contained within the development site.

- Waterways and drainage patterns, including potential flooding within or likely to impact the development site.
- Solar access, orientation including potential exposure risks to local climatic conditions including prevailing winds, and external noise or pollution sources.
- If the site is contained within any Planning Scheme Overlays and the associated implications in terms of development restrictions or requirements this will impose.
- Any encumbrances that exist on the development site or surrounding land controlled through easement and/or covenant including known future service provisions or upgrades for sewer, storm water, drainage, power supply, telecommunications or roadworks.
- Adjoining property conditions and uses.
- Existing pedestrian and vehicular circulation patterns within the surrounding context and access points to the development site.
- Natural and cultural heritage values associated with the development site or surrounding context.
- Surrounding community or neighbourhood character and the contribution the development site has to this character at present and if developed as proposed.

## 2.7 Statement of Landscape Intent

It is recommended that applicants seek pre-lodgement advice to confirm if a Statement of Landscape Intent is required to be prepared and submitted for assessment. Seeking pre-lodgement advice does not give an automatic dismissal for the requirement of a Statement of Landscape Intent. If no pre-lodgement advice is sought, then a Statement of Landscape Intent is deemed to be a mandatory requirement for all ROL and MCU applications.

The purpose of a Statement of Landscape Intent is to demonstrate conceptually how the design for the proposed landscaping works responds to the conditions, opportunities and constraints identified in the Site Analysis. Plans used to illustrate the proposed landscape design must be provided at the same scale as the site analysis.

The Statement of Landscape Intent will typically consist of the following components and be read in conjunction with the Site Analysis.

- A written statement describing how the proposed landscape design for the development achieves the preferred outcomes for landscape work stated in section 2.1 of this document.
- A plan graphically illustrating the spatial response to the Site Analysis and identifying key components of the landscape's design.
  - For development within an individual lot, this would focus on the arrangement of hard and soft-scape elements of the intended landscape works.
  - For subdivisions, the focus describes the urban form. Detail how the landscape design supports the function of, and establishes a recognisable character for, the development's streetscapes, recreational parklands and, if required, dedicated landscape buffers.
- The proposed planting palette including pictorial examples to assist in conveying the desired landscape character intended to be achieved.



# Appendix A - Submission Checklist for Landscape Plans

This checklist should be used to aid in the production of a Landscape Plan for submission with an Operational Works application and for a final design check prior to lodgement with Council. Depending on the complexity and /or scale of the development, multiple drawings may be required to be prepared to adequately illustrate the extent of the landscaping works.

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## CHECKLIST OF INFORMATION REQUIRED

*(Adjust to match the size and complexity of development)*

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- Title Blocks with standard requirements including unique drawing reference, scale bar and north point.
- Locality Plan highlighting the subject site.
- Existing site conditions or site survey information:
  - Property boundaries and alignment of easements contained within the development site.
  - All reserves providing road frontage to the development site including the alignment of the kerb lines, pavement and all other structures and vegetation within the road verges. At a minimum this should cover the length of the road adjoining or sharing a boundary with the development site.
  - Contours (using AHD) and key spot levels describing the current landform.
  - Site vegetation with type nominated and shown graphically indicating the location. Trees over 3 metres in height are to be shown by nominating the centre of the trunk with each specimen's canopy diameter indicated and an estimate of overall height recorded.
  - Footprint of existing buildings, structures and surface treatments, fencing and all other built or natural features including rock outcrops, waterways or isolated water bodies.
  - Alignment of underground and above ground services.
- Proposed demolition and earthworks identifying all existing features to be retained, modified and/or removed with either notes or cross referencing prescribed protective procedures or requirements including:
  - Extent of cut and fill adjusting the existing landform within the subject site;
  - All vegetation to be retained and protected during construction of development;
  - The location, size and type of vegetation to be cleared and removed during construction;
  - All built structures or features to be retained and/or demolished;
  - All above and below ground services proposed to be retained or decommissioned and removed;
  - Areas reserved within the site for the setup of the site office and storage components, used for the stockpiling of soils, temporary storage compounds as well as any access controls and routes into or through the site during construction; and
  - Placement of all erosion and sediment control devices as well as any temporary fencing necessary to secure the site during construction.
- Proposed landscaping treatment describing the overall scope of works including the layout of:

- New structures (in addition to those existing structures that will be retained) including retaining walls and other built elements resulting in an adjustment in the site's existing surface level;
  - New surface treatments including all hard and soft-scape components such as the extent of roadworks including vehicle parking areas, all paths and areas of pavement or hardstand, constructed garden beds, areas under grass cover or proposed to be re-vegetated with native or natural understorey;
  - The alignment and extent of permanent fencing (new or those existing to be retained) by type;
  - Layout of all above ground drainage features including swales, retention or detention basins and other Water Sensitive Urban Design (WSUD) elements;
  - Layout of all other above ground service infrastructure associated with power, water, sewer, drainage, lighting and telecommunications;
  - All furniture and fixtures either retained or proposed for installation to support the intent activities or use of the external landscaped areas; and
  - Outline or layout of any proposed play space (assuming edge of softfall treatments) associated with a children's playground, court or other sports-type infrastructure, exercise station or outdoor gym facility and the like. Where play equipment is identified, the required fall zone and clearance to nearby structures and hard services of any types is to be indicated.
- Landscape Setout and Construction Details including dimensions covering all components of the hardscape but also associated with the construction of garden beds and/or to prepare for turf or seeding of grassed areas. In addition to providing enough information to construct the various features, other information to be included will be:
- Finished surface levels with an indication of below ground set out depths and sizing for foundations, base or other required sub-soil treatments including compaction requirements or alternatively ripping to ensure good drainage and/or aeration of soils;
  - Subsoil drainage requirements including points of discharge;
  - Edging treatments allowing the transition between various surface finishes and/or surface treatments;
  - Material types and size, colour selections, fixings and finishes; and
  - Nominated soil and/or other material depths including softfall finishes.
- Irrigation Plan describing the layout and connection of the network to be installed to support planting. The drawings at a minimum is also to provide information about:
- The location and details including for the fabrication of the protective cage for the Reduced Pressure Zone (RPZ) device and controller, water metre and other necessary fixtures or equipment providing connection to the potable water supply;
  - Alignment and specification for system's pipework and water delivery mechanisms; and
  - Details ensure the system can communicate with and be controlled remotely via Council's IRRInet system. This is to include the procedures for testing and approving the system for handover.

- Planting Plans detailed of the layout and proposed plant selection. Information provided is to include the following:
  - Location where each species is to be planted shown graphically indicating centre and estimated mature spread.
  - The number and location where individual plants are to be planted is to be indicated on the plan using the following code based on the plant's genus and species i.e. 3 x MEL.leu. In this example the code denoted that three Melaleuca leucadendra are to be planted.
  - A summary or planting scheduling for planting is to be provided identifying the total number of plants to be installed by plant type and name. Both the Botanical Name (genus and species) and Common Name is to be noted. In addition, the size of specimens at planting (i.e. commercial pot size) and the plants anticipated height and spread at maturity is also to be nominated as indicated in the example below. For ease of reference, the schedule is also to be separated into basic plant types including Trees, Palms, Shrubs and Groundcovers.

<b>TREES</b>					
<b>Code</b>	<b>Botanical name (Common name)</b>	<b>Height</b>	<b>Spread</b>	<b>Pot size</b>	<b>Number</b>
MEL.leu	Melaleuca leucadendra (White Tea-tree)	20 metres	15 – 18 metres	45 litres	3

- Details prescribing all necessary preparations of the site for planting including minimum topsoil depths, mulch type and depth as well as treatments including soil additives and conditioning treatments;
- Requirements for installation of root barriers or other devices to contain or manage plant growth; and
- Methods and procedures for planting including the delivery and storage of plants, excavation and preparation of individual planting holes or ripped planting lines, staking requirements including tying, surrounding ground or surface treatments post planting including the placement of trunk guards and mulch.
- Any requirements relating to optimal planting conditions in terms of weather and temperature ranges as well as pre and post planting watering are also to be noted on the drawings.

## Appendix B – Preparing an OSMP

An Open Space Maintenance Plan (OSMP) describes the scheduled activities required to maintain landscaping assets proposed to be transferred into public ownership, such as on-street landscaping, a recreational park, landscape buffer, stormwater quality treatment device or a constructed lake.

An OSMP describes the annual maintenance required to sustain the health and performance of soft and hard-scape components of the landscape's design including all furniture and fixtures installed. Allowances for reactive maintenance associated with acts of vandalism like graffiti removal and covering the recurring costs for utility and other services such as water, electricity, telecommunication, refuse collection, cleaning, vector control and security services have also been included.

To enable the maintenance demand for landscaping assets proposed to be transferred to Council ownership to be compared and analysed, a standard approach to preparing an OSMP is mandated. The format for an OSMP is outlined in the following sections of this appendix. To assist applicants, examples of a completed OSMP have been provided as Appendix C. In addition, the OSMP – Costed Maintenance Schedule template is available on Council's website.

### **STANDARD FORMAT**

The OSMP comprises of two parts:

- 1) A 'Key Plan'; and
- 2) Maintenance Schedule.

The number of key plans and schedules will be determined by the size and complexity of a development's park provision, on-street landscaping or landscaped buffer treatments.

Key plans must identify the maintenance requirements for a park, on-street landscaping and/or landscaped buffer and will assist in quantifying these requirements for costing purposes. The accompanying Maintenance Schedule must summarise all maintenance activities by individual tasks applicable to the subject site or landscape feature. Based on the frequency of maintenance anticipated to achieve the desired service standards set by Council, the cost of each activity for a 12-month period can be calculated and then combined to derive a total annual cost of maintenance for the subject park, on-street landscaping and/or landscaped buffer. This information is used by Council for budgeting and scheduling purposes.

Applicants are only required to complete PART A of the OSMP – Costed Maintenance Schedule template. Part B will be used by Council to calculate the annual cost.

### **KEY PLAN**

The landscaping plan submitted for Operational Works (OW) approval provide the base information for development of the OSMP key plan. The key plan should be drawn at the same scale as the landscaping plan submitted for OW approval and be legible when printed at A3 size.

When preparing a key plan, applicants are to refer to the Open Space Maintenance Activity Specifications provided on Council's website. These describe and set measurable performance outcomes for the various maintenance activities needed to sustain the health, presentation and functioning of on-street landscaping, a recreational park, landscaped buffer or stormwater quality improvement device.

Applicants are to select the applicable maintenance activities for their development and using the standard legend reference (i.e. maintenance code, colour, line type or symbol) to identify where each maintenance activity is required to be performed. A copy of each applicable Activity Specification for all maintenance activities selected should be included for reference purposes in an Appendix to the OSMP.

## **MAINTENANCE SCHEDULE**

The maintenance schedule accompanying the Key Plans enable the cost of the maintenance required to be calculated. The OSMP – Costed Maintenance Schedule template is available on Councils website.

Applicants are only required to complete PART A.

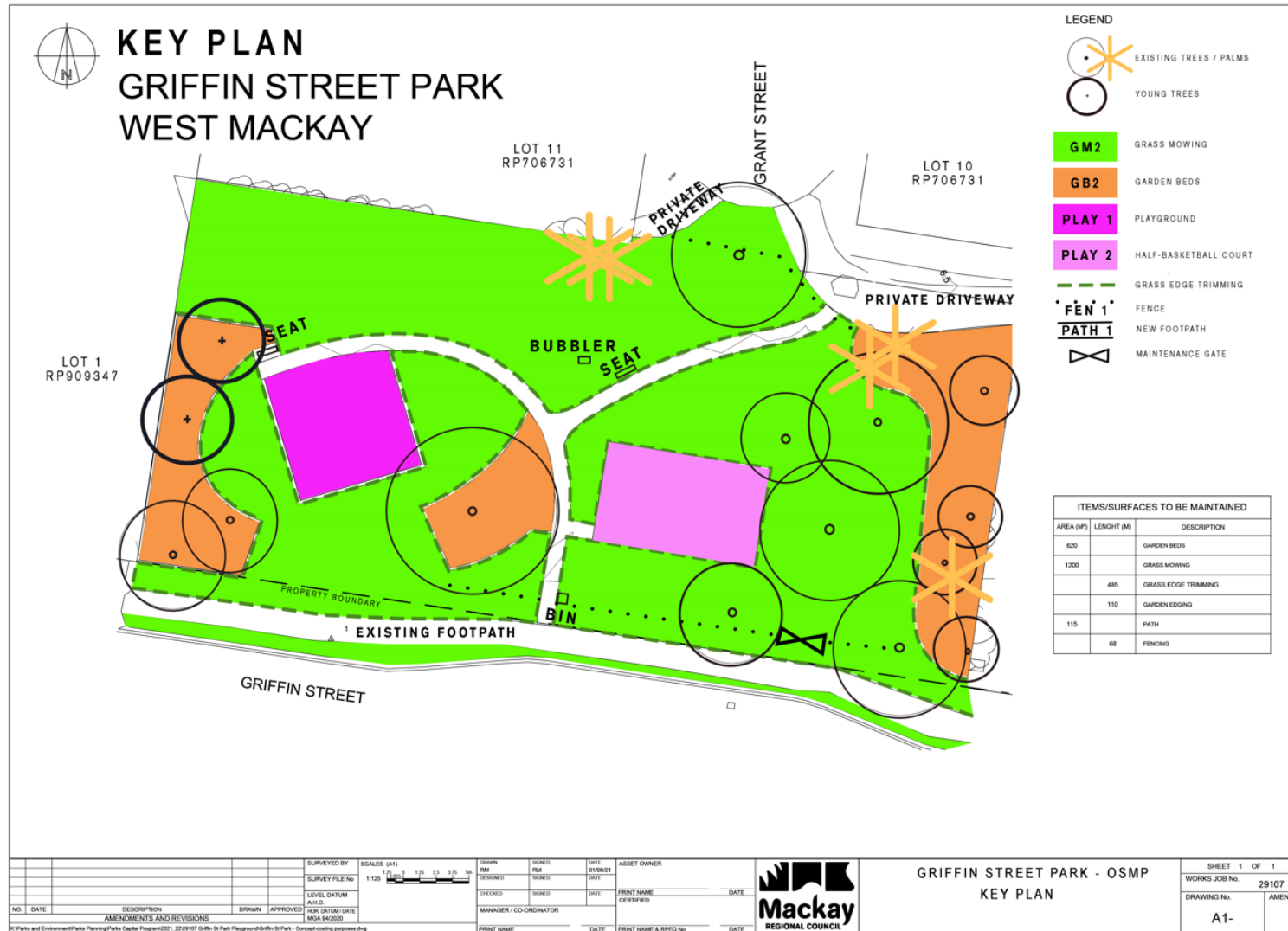
PART A of the maintenance schedule is used to quantify the maintenance activity required to be delivered and converts it into a common measure of time (hours) for costing purposes. PART B will be completed by Council based on internal operating costs. Applicants may also find this schedule useful in determining the resources needed during the nominated On-Maintenance Period before handover and acceptance of donated assets by Council.

All scheduled maintenance activities outlined in the Open Space Maintenance Activity Specifications have been pre-populated in the OSMP – Costed Maintenance Schedule template. Applicants should select the Maintenance Activities relevant to the provision of maintenance for the specific assets to be developed and delete all others that are not required. In this way the schedule presented can be reduced in size but also customised to the specific activities identified on Key Plans prepared for the OSMP.

## **SITE MAINTENANCE RECORDS**

Records for site maintenance are required to be kept during the On-Maintenance Period as evidence of scheduled maintenance being undertaken. A 'Site Maintenance Record Sheet' template has been provided for this purpose and while it is not mandatory for this template to be used, it will ensure information required by Council Inspectors is being captured. Records are to reflect all maintenance activities undertaken between the time the landscaping works are accepted on-maintenance by Council to achieving off-maintenance and handed over as donated assets.

# Appendix C – Completed Open Space Maintenance Plan Example



## MAINTENANCE SCHEDULE FOR GRIFFIN STREET PARK, WEST MACKAY

PART A - TO BE COMPLETED BY APPLICANTS				PART B - INTERNAL USE ONLY						
MAINTENANCE ACTIVITY	MAINTENANCE TASKS	MEASURE CONVERSION FOR COSTING PURPOSES		UNIT RATE	COST PER ACTIVITY	TOTAL COST / VISIT	FREQUENCY OF VISITS	ANNUAL COST (\$)		
		MEASURED QTY	QTY CONVERSION FOR COSTING PURPOSES							
<b>ANNUAL CONDITION AUDITS</b>										
Asset Condition Auditing	Annual inspection & condition rating of built assets - MRC only	5	1	\$	-	\$	-	1	\$	
	Annual inspection & condition rating of green assets - MRC only	3	1	\$	-	\$	-	1	\$	
<b>GRASS MOWING AND MAINTENANCE</b>										
GM2 - Amenity Grass Mowing	Mowing - Front deck or tri-wing:	1200	0.5	\$	-	\$	-			
	Edging trimming	485	1	\$	-	\$	-			
	Additional time for general rubbish /debris collection and maintenance reporting.	1200	0.15	\$	-	\$	-	16	\$	
	Annual weed control (labour, plant hire + herbicide)	1200	0.5	\$	-	\$	-	1	\$	
	Annual aeration and fertilising (labour, plant hire) - MRC only	1200	0.5	\$	-	\$	-	1	\$	
	Topdressing (labour, plant hire + topsoil soil) - MRC only	1200	0.5	\$	-	\$	-	0.25	\$	
	Dethatching (labour and plant hire) - MRC only	1200	0.5	\$	-	\$	-	0.125	\$	
	Allowance covering additional disbursements				item		\$	-	1	\$
<b>GARDEN BED MAINTENANCE</b>										
GBM2 - Garden Bed Maintenance in Parks	Green waste collection, pruning and weeding activities	620	1	\$	-	\$	-			
	Additional time for in-bed irrigation check, rubbish collection and maintenance reporting.	620	0.25	\$	-	\$	-			
	Standard charge - Dump Fees for green waste per site visit	20	NA	\$	-	\$	-	16	\$	
	Top-up mulch (50% of total volume - labour + mulch)	620	1.5	\$	-	\$	-	2	\$	
	Fertilising (100% bed cover - labour and fertiliser)	620	0.25	\$	-	\$	-	1	\$	
	Annual allowance - replacement plants (10% per annum)						\$	-	1	\$
	Annual allowance for disbursements ( irrigation parts, herbicide, etc)						\$	-	1	\$
<b>STREET AND AMENITY TREE MAINTENANCE</b>										
YTW - Manual Watering of Young Trees	Manual watering (rate to include water charges and equipment hire)	2	0.25	\$	-	\$	-	22	\$	
	Allowance for minor repairs / reinstatement of tree surrounds							1	\$	
YTM - Young Tree Maintenance	Reforming tree surrounds (labour + mulch)	2	0.25	\$	-	\$	-			
	Formative pruning of young trees as required	2	0.25	\$	-	\$	-			
	Standard charge - Dump Fees for green waste per site visit	10	NA	\$	-	\$	-	2	\$	
	Allowance for disbursements (parts, herbicide, fertiliser, etc)							1	\$	
	Replacement trees - assume 5% loss (labour+ replacement stock)							1	\$	
TM3 - Tree Maintenance Low-Risk	Scoping Inspection to determine required maintenance to trees (based on scheduled inspection frequency).	15	0.25	\$	-	\$	-	1	\$	
	Allowance for scheduled maintenance (canopy lifting / dead wooding) assume 20% of trees require treatment to make safe.	15	0.5	\$	-	\$	-			
	Replenishing tree surrounds where required.	15	0.5	\$	-	\$	-			
	Standard charge - Dump Fees for green waste per site visit	15	NA	\$	-	\$	-	1	\$	
	Allowance for disbursements (stakes, parts, etc)							1	\$	
TM6 - De-nutting /Removal of flower & fruit spikes	Allowance for scheduled maintenance (frond cutting, removal of coconuts and/or fruits, flower spikes, trunk & crown cleaning) incl. equipment hire.	5	1	\$	-	\$	-			
	Standard charge - Dump Fees for green waste per site visit	10	NA	\$	-	\$	-	2	\$	
<b>PATH MAINTENANCE</b>										
PATH2 - Path Maintenance in Parks	Pressure Washing prior to treatment	115	1	\$	-	\$	-			
	Chemical treatment for mould, mildew & algae	115	0.25	\$	-	\$	-	1	\$	
	Annual allowance for repair & replace TGS1 - Assume 5%							1	\$	
	Annual allowance to reinstate interface level to path edges							1	\$	

PARK EMBELLISHMENTS - STANDARD FURNITURE AND FIXTURES									
<b>BIN 1 - Rubbish Bin Collection</b> <small>(ADJUST FREQUENCY BASED ON SITE LOCATION &amp; USE)</small>	Rubbish collection - road side or site specific	1	per uplift	\$	\$	\$	52	\$	
	Allowance for repairs to bin post and lock, bin replacement etc		Item		\$	\$		\$	
<b>BIN 2 - Rubbish Bin Maintenance / Cleaning</b> <small>(ADJUST FREQUENCY BASED ON SITE LOCATION &amp; USE)</small>	Wheelee bin, locking post & concrete hardstand inspection	1	per uplift	\$	\$	\$	2	\$	
	Pressure washing (or manual cleaning) of wheelee bins	1	0.15	\$	\$	\$	2	\$	
	Allowance for general maintenance and minor repairs		Item		\$	\$	2	\$	
<b>FM1 - Furniture Cleaning</b> <small>(ADJUST FREQUENCY BASED ON SITE LOCATION &amp; USE)</small>	Annual allowance for general cleaning, pressure washing	2	0.5	\$	\$		4	\$	
<b>FM2 - Furniture Maintenance</b> <small>(ADJUST FREQUENCY BASED ON SITE LOCATION &amp; USE)</small>	Annual allowance for general maintenance / minor repairs including parts, materials and labour	2	0.5	\$	\$	\$	1	\$	
<b>DF 1 - Drinking Fixture Cleaning</b> <small>(ADJUST FREQUENCY BASED ON FIXTURE TYPE AND USE)</small>	Annual allowance for scheduled cleaning including clearing of fixtures, bowls & surrounds. Clearing blockages to drains.	1	0.25	\$	\$	\$	21	\$	
<b>DF 2 - Drinking Fixture Maintenance</b> <small>(ADJUST FREQUENCY BASED ON FIXTURE TYPE)</small>	Annual allowance for scheduled preventive treatments / minor repairs		Item		\$	\$	1	\$	
<b>FEN 1 - Fence Maintenance in Parks</b>	Annual allowance for scheduled preventive maintenance of fencing (parts, replacement bollards, etc).		Item			\$	1	\$	
PLAYGROUND FACILITIES									
<b>PLAY 1 - Playground Compliance Inspection</b>	Mandatory Compliance Inspections - Standard	133	0.75	\$	\$	\$	3	\$	
	Mandatory Compliance Inspections - Comprehensive with impact testing of softfall areas where required.	133	1.5	\$	\$	\$	1	\$	
	Rotary hoe of sand softfall.	133	1	\$	\$	\$	4	\$	
	Annual allowance for preventative maintenance / parts to play equipment - chains, swing seats, shackle bolts and other fixings, etc.		Item			\$	1	\$	
	Annual allowance for sand replenishment - 5% softfall area	133	0.75	\$	\$	\$	1	\$	
PUBLIC TOILETS									
SERVICE CONNECTIONS - POWER, WATER, SEWER, ETC									
<b>Utilities Charges</b>	Water & Sewer charges					Estimated Annual Charge	\$	1	\$
MISCELLANEOUS									
<b>Unscheduled</b>	Annual Allowance - Graffiti removal / repainting		Item			\$	1	\$	
	Annual Allowance - Rectifying damage caused by vandalism		Item			\$	1	\$	





