

1.1 Landscape Scope of Services

1.1.1 DELIVERABLES

1.1.1.1 General

Deliverables include:

- Landscape consultant for the project.
- Design of a staged construction / development. Allow for providing a design that accommodated staged construction (Main Project and Through-link to be design at the same time, with the construction to be staged – Through-link to be constructed at a later date).
- Allow for staged Practical Completion as per the above.
- Prepare a discipline specific design program for all stage delivery of documents and review and provide input into the overall design program (prepared by St Hilliers)
- Attend all relevant design/ client/ construction meetings as required by St Hilliers or their consultants. Meetings can be attended via MS teams or similar platform.
- Ongoing assessment of Design vs Construction cost (in association with the Architect and St Hilliers) – Verifying the design against the allocated budget
- Present scheme where required to all relevant stakeholders
- Prepare trade package sets of documents for tender (pre-AFC) and construction stages (AFC documents)
- Be expertly aware of BCA requirements, keep staff educated and ensure deliverables represent a compliant or performance-based solution for building and surrounding site.
- Be expertly aware of safety in design principles, keep staff educated and ensure deliverables represent sensible and safe response for construction contractors, tenant, maintenance staff and any other user of the building and surrounding site.
- All RFI's to be answered with 24 hours, unless agreed otherwise
- All documents to be provided in both PDF and native format (Revit or similar). Hard copy if required.
- All design documents / drawings, workshop drawings, sample submissions etc. to be reviewed and commented on within 5 days unless agreed other wise
- Preparation and submission of monthly report to St Hilliers confirming total design compliance (Brief, program, design / consultant service monthly progress and statutory compliance).
- Clearly note any changes in documents using new revision number for each change on the drawings and clouding the change and tracked changes in any document. Each change is to be accompanied by a separate design change report.
- Use of project collaboration software to be allowed for. St Hilliers will look to use either Aconex or Procore, however reserve the right to change.
- Prepare and present Value Engineering options.
- Input into / Incorporate ABGR and Green Star rating / sustainability benchmark requirements and ensure requirements are included within the design;
- Assess and coordinate potential Landscape gaps in the architectural design or construction methodology.

1.1.1.2 3D Modelling and BIM

The Project will use 3D Modelling and BIM for the design, documentation, coordination and delivery of all architectural, structural, civil and in-ground services, mechanical, electrical, vertical transportation, hydraulic and fire protection services.

The Consultant will participate in the use of digital/computer based three dimensional (3D) modelling and other related functionality such as object intelligence, generally referred to as Building Information Modelling

(BIM) within REVIT or similar compatible alternate. BIM is to be utilised as St Hilliers may determine to be beneficial for use in facilitating coordination, sequencing, scheduling, fabrication, construction and/or production of works as executed BIM models of the Project. Each relevant consultant is to have allowed for such participation.

It is a requirement that the Consultant will document the project in 3D/BIM with traditional 2D drawing outputs. Refer to the BIM Execution Plan for further details.

1.1.1.3 Meeting & Administration**Key Design Milestones**

Key design milestones include:

- Design Development (60%) including report & presentation,
- Construction Certificate / Issue for Tender (90%) including report & presentation,
- Approved for Construction (AFC) (100%)
- Consultant has allowed for attendance 60% & 90% design presentations (Via teleconference / Microsoft Teams) and assist in presentations and reports as required
- Consultant has allowed to provide in depth reporting, plans, input and analysis to Building Code of Australia standards.

Design Meetings & Workshops

- Design meetings (fortnightly) chaired by St Hilliers via Microsoft Teams through the design phase circa 24 weeks
- Design Workshop 1 (2 hours)
- Design Workshop 2 (2 hours)
- 2 x Safety in Design (SiD) Workshops (Initial / Start-up SiD Workshop & Pre-AFC workshop)

Certificates

- Monthly Consultant Design Certificates
- Documentation to enable staged Construction Certificates
- Documentation to enable staged Occupation Certificates

1.2 Scope of Works

1.2.1 DESIGN DOCUMENTATION

Drawings, including design and certification of:

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| • Site set-out plan (showing all dimensions, pavement types etc) | 1:500 |
| • Site analysis drawing (to council and St Hilliers requirements) | 1:100 |
| • Landscaping General Arrangement Drawings (of all relevant levels) | 1:100 |
| • Landscaping Details and Sections | 1:5, 1:10, 1:20 |
| • Landscaping Elevations | Various |
| • Landscaping Planting Palette | 1:20 |
| • Landscaping Irrigation Plans | 1:100 |
| • Landscaping Irrigation Details | 1:5, 1:10, 1:20 |
| • Landscaping Balcony Plans | 1:20 |
| • Landscaping Balcony Details | 1:5, 1:10, 1:20 |
| • External hardscape drawing and spot levels | 1:100 / 1:200 |
| • All other landscaping elements | Various |

*Note that the above list is not exhaustive.

1.2.2 TECHNICAL SPECIFICATIONS

Deliverables include:

- Landscaping (soft and hardscape), Irrigation (including power and water requirements).
- Project specific specification
- Finishes Schedules
- Finishes Board

1.2.3 SCOPE OF WORKS

1.2.3.1 Design Development & Issued for Tender Stage

Generally, deliverables include:

- Provide services in line with the expected requirements of a Landscape Consultant.
- Attend and input into design meetings as called by St Hilliers or other consultants.
- Liaise with consultants and assist St Hilliers with liaising with Authorities about DA conditions and incorporate within the documentation.
- Liaise with NNC Consultant / PCA, Authorities (assisting St Hilliers) and all other Consultants to complete the landscape design

Design Development Stage (60%)

Deliverables include:

- Review Contract Documents, DA Submission / Conditions and Brief. Re-assess original assumptions related to the design with the consultant team and St Hilliers. Design is to be economic and practical and in accordance with client requirements. Design to be formally accepted by St Hilliers. (Unless otherwise agreed, design is to be in general accordance with the DA submitted for assessment)
- Re-assess original assumptions related to the Landscape concept with Architect and St Hilliers. System to be most economic and practical and in accordance with client requirements. Concept to be formally accepted by St Hilliers.

- Assess existing Landscaping DA concept and existing landscape conditions and advise (if alterations and additions are required)
- Co-ordinate and review all project related information & documents and be responsible for ensuring the advice is incorporated in the drawings.
- Incorporate staging within the design, taking into account both the development and construction staging requirements.
- Advise if any additional design field investigations are required
- Assist St Hilliers to prepare and present Value Engineering options
- Continued design development and select refinement of the approved Development Application landscape plan based on minimal set out change. Documentation of the landscape works as needed:
 - Landscape General Arrangement Plan/s ie the main landscape design resolution and documenting for the project (incl. planting plans and schedules) possible Landscape Geometric set out.
 - Key paving pattern principles detailing.
 - Landscape Construction Details including typical pavements, decorative surfacing and low walling (<900mm) and raised planting systems over structural slab. Planter bed, spot planting and grassing incl. synthetic grassing details as required.
 - Landscape Specification (Technical Exception Clauses or comprehensive Specification, Witness & Hold Points, Irrigation D&C performance spec (generally placed on a Landscape Plan so readily visible) to assist Contractor understanding and competitiveness.
- Landscape external surface levels guidance, resolution and documentation to integrate external levels and gradients with landscape features.
- Advise on the required generic depths to adequately allow for different landscape treatment depths.
- Irrigation to be to interim Performance Specification parameters only to assist the Hydraulic Engineer and the Irrigation Contractor to achieve a quality design / construction outcome;
- Complete Safety in Design review (including maintenance requirements) and input into the project wide Safety in Design register.
- Preliminary Water Demand Assistance: Limited assistance and coordination in re-use of site stormwater / grey water; and provide initial preliminary irrigation volume calculation for landscape areas (measure areas and provide typical usage criteria) to assist with storm water / roof water re-use strategy
- Landscape Management Protection Plan (LMPP).
- Input into reports and presentations required at the conclusion of this stage
- Seek the St Hilliers written instruction to proceed to the next stage.

Tender (IFT) Documentation (90%)

Deliverables include:

- Develop and finalise DD documentation to a tender documentation level of detail
- Provide documentation and certificates in line with the required project / construction staging
- Provide coordinated trade specifications and drawings.
- Prepare trade package sets of documents for tender (IFT documents) in-line with the project procurement strategy and construction program requirements.
- Provide design verification and certificates.
- Finalise construction temporary requirements within the design
- Safety in Design (SiD) review and close-out
- Finalise documentation incorporating comments
- Assist St Hilliers in preparing and presenting Value Engineering options
- Input into reports and presentations required at the conclusion of this stage
- Seek St Hilliers written instruction to proceed to next stage.

1.2.3.2 Construction Certificate / Approved for Construction (AFC) Documentation

Deliverables include:

- Responding to RFI's,
- Reviews and recommendations of landscape tenderers received;
- Develop and finalise IFT documentation to an CC / AFC level of detail
- Provide documentation and certificates in line with the required project staging
- Construction Certificates (CCs) and other agency documentation required including assisting in any agency reporting and re-issue landscape drawings / specification for incorporation into package/s collated & lodged by others
- Attend and contribute to meetings and inspections to resolve construction details.
- Provide "For Construction" documentation / amendments as required by St Hilliers.
- Site inspections to satisfy the requirements of certification.
- Shop drawing review, approval and timely turnaround of Landscape related shop drawings.
- Seek the St Hilliers written instruction to proceed to next stage

1.2.3.3 Site Construction Phase Works

Deliverables include:

- Attend and input site meetings when called by St Hilliers.
- Provide "Approved For Construction" (AFC) documentation amendments as required by St Hilliers by updating the base drawings and delivering to site, as required by St Hilliers.
- Issue all documentation with a revised drawing/document register
- Contribute to resolving construction details, attend meetings and inspections on site as required by St Hilliers,
- Shop drawing review, approval and timely turnaround of Landscape related shop drawings.
- All Requests for Information (RFI) to be responded to within 24 hours of receipt, unless agreed otherwise
- All shop drawings processed and returned to site within 5 days of receipt, unless agreed otherwise
- Site inspections to satisfy all statutory and authority requirements for certification.
- Carry out monthly inspections and provide a written report on the quality and progress of works, including design compliance and certification with each report.
- Provide a Defect list at the completion of construction for issue to the subcontractor for rectification and final sign off once all defects have been completed.
- Provide Inspection certification / documentation.
- Building safety review of all disciplines

1.2.3.4 Defects Liability Stage

Activities include:

- Review and verify defects rectification;