



**CrownGroup**

1 June 2021

Attn: Steve Chaar, Maria Liem

**Crown Group Construction Pty Ltd**  
L29, 1 Market Street  
Sydney NSW 2000

**“Eastlakes North”  
Stage 1 Development at 16A-D Evans Ave, Eastlakes  
Direction pursuant to clause 36.5  
Landscape Maintenance**

In reference to the Design & Construct dated 21<sup>st</sup> day of December 2017; The *Contractor* is directed to employ the Landscape subcontractor to undertake the landscape maintenance works in accordance with the requirements of MOD 4 Condition E30 c) & d) copied below: -

**E30 Prior to the issue of an occupation certificate for each site, the following is to be submitted to the satisfaction of the Secretary:**

- (c) Details demonstrating the landscape contractor has been engaged weekly for a minimum period of 26 weeks from final completion of landscaping for maintenance and defects liability, replacing plants in the event of death, damage, theft or poor performance. After that time monthly maintenance is required.
- (d) Details to demonstrate that new street trees shall be maintained by the Owner/Strata Corporation for 12 months after planting. Maintenance includes watering twice weekly for a period of 4 months min. (or until established) and after that at a frequency to sustain adequate growth, bi-annual feeding with a suitable fertilizer, weed removal and replenishment of the mulched base, but does not include trimming or pruning the trees under any circumstances. Any trees that fail to thrive shall be replaced by the owner/strata corporation to Council's satisfaction at their expense

The Eastlakes Stage 1 (North) – Management Plan shall be updated to include these conditions which will ensure the future stakeholders (owner/strata corporation) are aware of their obligations.

The Landscape contractor is also to be engaged to provide the services identified in the Landscape maintenance Plan issued by Turf design dated 22 December 2020 (attached to this letter in Appendix 2) as per condition E4. This maintenance plan includes the requirements to satisfy conditions F3, F4 & F5. A copy for the noted planning conditions is attached to this letter in Appendix 1.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully,

Mark Rabone  
**Development Manager**  
**For and on Behalf of Crown Eastlakes Developments Pty Ltd**

Cc William Lam - Crown Eastlakes Developments Pty Ltd



## CrownGroup

### Appendix 1 - Planning Conditions relevant to Landscape & Public Domain Maintenance

#### E4 ~ Landscape Maintenance

A Landscape Maintenance Plan is required prior to the issue of a relevant Occupation Certificate. The Landscape Maintenance Plan should include the following requirements:

- a. Regular maintenance and trimming of shrubs and plantings.
- b. Shrubs and plantings be appropriately maintained to allow for clear lines of sight over the shrubs from pathways and pedestrians areas.
- c. All other trees on the site are to be appropriately pruned, trimmed and maintained so that passive surveillance is not compromised and there is no opportunity for climbing of trees to gain access to balconies or units.

#### F3 ~ Maintenance of Landscaping and Public Domain

Landscaping shall be maintained in accordance with the landscape plan and the conditions of this approval to Council satisfaction at all times.

#### F4 ~ Maintenance of Public Domain

The public domain works shall be maintained by the Applicant in accordance with the approved landscape documentation and the conditions of this approval to Council's satisfaction for a period of twelve (12) months after Council approval of Final Landscape Inspection, for defects rectification and landscape maintenance. The Landscape Contractor shall be engaged weekly for a minimum period of 52 weeks from Council approval of final completion of the public works installation in order to maintain the landscaping. New street trees planted in accordance with the final approved Public Domain Plan shall be maintained by the Applicant/Owner for 18 months after planting. Maintenance includes twice weekly watering for the first 6 months then weekly watering/or at a greater frequency to sustain adequate growth, annual fertilising, weed removal around the tree base, adjustment of stakes and ties and repair/adjustment of tree pits as required but does not include trimming or pruning street trees at any time. Tree pruning work is undertaken by Council only

#### F5 ~ Maintenance of nature strip / footpath

The ongoing maintenance of the nature strip/footpath shall be undertaken by the occupier/owner. Maintenance includes mowing and watering of grass areas and the maintenance of a good, even coverage at all times and the removal of weeds and rubbish in grass and paved areas.



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### **E30 MOD 4 Condition (c) & (d)**

Prior to the issue of an occupation certificate for each site, the following is to be submitted to the satisfaction of the Secretary:

(c) Details demonstrating the landscape contractor has been engaged weekly for a minimum period of 26 weeks from final completion of landscaping for maintenance and defects liability, replacing plants in the event of death, damage, theft or poor performance. After that time monthly maintenance is required.

(d) Details to demonstrate that new street trees shall be maintained by the Owner/Strata Corporation for 12 months after planting. Maintenance includes watering twice weekly for a period of 4 months min. (or until established) and after that at a frequency to sustain adequate growth, bi-annual feeding with a suitable fertilizer, weed removal and replenishment of the mulched base, but does not include trimming or pruning the trees under any circumstances. Any tree that fail to thrive shall be replaced by the owner/strata corporation to Council's satisfaction at their expense.

## Appendix 2



22 December 2020

Dear Sir / Madam,

### RE: Landscape Maintenance Plan – Eastlakes Town Centre – North Site

The following letter must be read in conjunction with the landscape specifications for Eastlakes North, drawings L-050 & L-051.

### Landscape Maintenance Plan (Including Public Domain)

#### Generally

The maintenance contractor must maintain all plant material in a state of health and vigour. To do so, the Contractor must engage the services of a Horticulturist with a minimum 3 years' experience to undertake inspections and supervise (all) rectification and maintenance works. The contractor must also maintain the site in a neat and tidy appearance through general sweeping and rubbish removal.

Activity	Required Action	Frequency
Logbook	The contractor is required to maintain records of maintenance visits and tasks undertaken. The project maintenance records must be kept by the Client's Representative. At the end of each maintenance visit the contractor must report to the Client's Representative and arrange an inspection to have maintenance works independently verified. Once approved the contractor must fill out the log book retained by the Client's Representative.	At each maintenance visit.
Watering	The contractor must undertake irrigation maintenance to support healthy and vigorous plant growth. Inspections must be undertaken by a qualified Horticulturist with 3 years' experience. At each visit the Contractor's Horticulturist must assess soil moisture against the requirements of the planted vegetation. Dry / wet conditions may be detrimental to growth dependent on the species planted. Experience is required to make an informed assessment. Where an irrigation system is installed the contractor must monitor the application rates and make running adjustments to ensure appropriate soil moisture levels. Particular attention must be paid to maintenance within the first 4 weeks when plants are most susceptible to death through transplanting shock, altered environmental conditions and varying soil interface issues.	Weekly for 8 weeks, then fortnightly for the remainder of the contract.
Weeding and rubbish removal	Whole Site: The contractor must remove any plant material that has not been specified and general litter from garden beds, and, sweep paths and pavements of fallen / windblown vegetative matter and rubbish. Dispose of all material offsite.	Monthly
Fertilising	Lawn: Provide one application 8 weeks after the initial lay with a proprietary fertiliser, with an N:P:K analysis of 10%(N) : 3.4%(P) : 6.4%(K). Broadcast evenly and water in well in accordance with the manufacturer's recommendations and application rates. Gardens: Nil	Lawn only - 1 application 8 weeks after planting
Pesticide / Fungicide Spraying	Nil. Make recommendations should spraying be required.	NA
Herbicide spraying	Nil. The contractor must undertake weed removal by hand or mechanically.	NA

turf design studio pty ltd

address: 35 Wellington St, Chippendale NSW 2008 correspondence: PO Box 2282 Cronulla NSW 2000 Australia  
phone: +61 2 9527 3380 email: sydney@turfdesign.com web: www.turfdesign.com abn: 77 097 739 663

Soil subsidence	Contractor must maintain garden soil surface levels throughout the maintenance period correcting soil subsidence. Soils and mulch are to remain flush with raised planter edges.	As required.
Mulch	Generally, top up mulch annually in spring to maintain the specified depths. Ensure no topsoil is exposed. Top up with the mulch originally specified. Sweep dispersed mulch back onto garden beds.	Annually
Stakes and ties	Stakes and ties must not be used to support weak stemmed plants. If required, stakes and ties must be a loose fit allowing trunk and stem movement and the development of reaction wood. Stakes must not be driven into the plant rootball. All stakes and ties must be removed after one year of installation.	Practical completion audit. Removal at 12 months.
Plant replacement	The Contractor must replace dead or dying plants. Should any one species fail entirely, the Contractor must not replace with the same species. In such cases the Client's Representative must be sought to provide species variation advice. Species must be assessed and replaced within two weeks of assessment. Assessment must be undertaken every 12 weeks.	12 Weeks
Pruning	The Contractor must engage the services of a Horticulturist for all pruning works of trees and shrubs. Generally, shrubs are to be tip pruned at the end of each flowering period. Shrubs and plantings must be appropriately maintained to allow for clear lines of sight over the shrubs from pathways and pedestrian areas, and to avoid any plantings being used as a natural ladder to gain access to any higher parts of the building. Mature shrubs along pathways around the entrance are to be no more than 1 metre in height Trees are to be progressively crown lifted when branches are no greater than 20mm in diameter. All trees are to be appropriately pruned, trimmed and maintained for passive surveillance and to prevent climbing of trees to gain access to balconies.	6 Months
Urgent works after storms	Inspect site after known storm events, or as requested by the Client's Representative and correct storm event damage. Typically, eroded soils and mulch dispersed onto paths.	As required
Garden / Lawn edging	Inspect and rectify any edging that has dislodged or become exposed through settlement.	Annually
Mowing	Lawns must be mowed to maintain a leaf blade height of no greater than 50mm. No more than 1/3 of the blade height is to be removed at each mowing.	Fortnightly – Summer. Monthly – Winter.
Top-dressing	Lightly topdress with ANL 'Organic Top Dressing'. Do not cover turf blades completely. Blade tips are to remain exposed to sunlight. Water in topdressing material thoroughly, immediately after installation, to disperse beneath leaf blades and fill around stolons and rhizomes. Where excessive divots occur cut and lift existing turf. Place additional topsoil beneath before replacing at correct level. Feather in with topdress soil mixture.	2 Years
Oil finished timber (Public domain bench seats)	Oiled timber should be re-coated on a regular basis to help maintain its colour and appearance. Timber, in typically exposed situations, should be initially recoated after 3 months, and thereafter every 6 months. Re-coating is best done in warm weather. Wash the surface down to remove dust and dirt with a household detergent. Allow to dry. Apply one or two coats of <i>Natural Pigmented Oil</i> . Apply with a clean cloth and wear protective clothing. Do not apply a water based stain, which is not compatible with <i>Natural Pigmented Oil</i> . If the surface of the oiled timber has seriously degraded, as evidenced by greying and checking, a light sanding is recommended to freshen up the timber. <i>Natural Pigmented Oil</i> may be obtained from leading hardware stores or from the manufacturer.	As required.
Paving, Kerbing and Steps	To ensure public safety the Service Provider shall be required to inspect and report on the condition of all pedestrian paths and paved areas and undertake repair of any trips, holes, cracks, subsidences, hazards or raised sections of path (for any deviation greater than 25 mm). Repairs are to match existing. All steps are to be maintained in a clean, safe and trafficable condition. Non	As required.

	<p>slip treads and tactile markers must be replaced immediately to match existing.</p> <p>The Service Provider will be responsible for the repair of pavements under 1 square metre in area. All other repairs will be priced in accordance with the Schedule of Rates. In the event of major repairs being required, the Service Provider shall immediately make the area safe.</p>	
Freestanding Walls, Retaining Walls, Planters and Toe Walls	<p>The Service Provider will be responsible for regular cleaning and maintenance of all walls including any repairs to maintain the integrity of finishes and joints.</p> <p>The Service Provider must inform the Contracts Manager of any significant damage or deterioration to the walls together with details of the damage. be free of any marks, debris, growths, moulds, graffiti, vegetation, discolouration or stains.</p> <p>The walls shall be free of any marks, debris, growths, moulds, vegetation, discolouration or stains.</p>	As required.

In addition to general maintenance Crown Group Construction will also be required to ensure the landscape contractor & public domain contractor are engaged to satisfy the planning approval conditions for both Pre OC and During Operations/Post Completion. Contractors will also be required to provide a **compliance statement** that states they will comply with items outlines in this maintenance Plan.

The relevant planning approval conditions are as follows:

#### **Council Fees and Bonds**

**B15** The applicant must pay the following fees and bonds to Council prior to the issue of a Construction Certificate:-

(a)	Builders Security Deposit	\$51,000.00
(b)	Development Control	\$11,110.00
(c)	Waste Levy	\$15,000.00
(d)	Public Domain Works Maintenance Bond	\$25,000.00
(e)	Landscape Bond	\$40,000.00
(f)	Tree Preservation Bond	\$50,000.00

The proponent is to submit a Public Domain Works Maintenance Bond of \$25,000.00. The duration of the Bond shall be limited to a period of 12 months after Council approval of Final Landscape Inspection of the public works installation. At the completion of the 12 month period the Bond shall be refunded pending a satisfactory inspection by Council. If the public works installation (hard or soft works) were found to be in defect/unsatisfactory, Council will forfeit all or part of the bond to reinstate the works, unless the Applicant elects to undertake this work at their expense.

The Proponent is to enter into an agreement with Council, to be prepared by Council's solicitors, at the Applicant's expense, providing for the lodgement of a bond in the sum of \$40,000.00 for a period of five (5) years after practical completion of landscape works, to ensure establishment and maintenance of the landscaping in accordance with the plan. The lodgement of the bond shall not preclude the Council from initiating legal proceedings, should the landscaping not be established and maintained in accordance with this Consent, and is not intended to limit the period of compliance with the landscaping requirements to five (5) years. The bond may be applied by Council to the establishment and maintenance of the landscaping in accordance with the plan and Council should be entitled to recover any monies expended in excess of the bond in establishing, re-establishing, or maintaining the landscape in accordance with the plan.

The proponent is to note that the bond specified under this condition must be remitted to Council, either in the form of monies held in trust, or as a certified banker's guarantee, together with a sum of \$550 (cash or cheque) for disbursements associated with the preparation of the agreement, prior to the issue of an Occupation Certificate by the Principal Certifying Authority.

The Applicant is to submit payment for a Tree Preservation Bond of \$50,000.00 to ensure protection of existing trees in streets surrounding the site and Eastlakes Reserve from damage during construction. The duration of the Bond shall be limited to a period of 18 months after issue of the Occupation Certificate to allow a reasonable period of time to monitor impact to the trees. At the completion of the 18 month period the Tree Preservation Bond shall be refunded pending a satisfactory inspection by Council

and/or the consultant Arborist. If any tree was found to be in decline, damaged (including roots), dead or pruned without Council permission or, if tree protection measures were not satisfied at any time, then Council will forfeit all, or part thereof, of the bond. The Tree Preservation Bond was calculated using the Thyer Tree Evaluation method.

#### **Maintenance of Landscaping and Public Domain**

- F3 Landscaping shall be maintained in accordance with the landscape plan and the conditions of this approval to Council satisfaction at all times.
- F4 The public domain works shall be maintained by the Applicant in accordance with the approved landscape documentation and the conditions of this approval to Council's satisfaction for a period of twelve (12) months after Council approval of Final Landscape Inspection, for defects rectification and landscape maintenance. The Landscape Contractor shall be engaged weekly for a minimum period of 52 weeks from Council approval of final completion of the public works installation in order to maintain the landscaping. New street trees planted in accordance with the final approved Public Domain Plan shall be maintained by the Applicant/Owner for 18 months after planting. Maintenance includes twice weekly watering for the first 6 months then weekly watering/or at a greater frequency to sustain adequate growth, annual fertilising, weed removal around the tree base, adjustment of stakes and ties and repair/adjustment of tree pits as required but does not include trimming or pruning street trees at any time. Tree pruning work is undertaken by Council only.
- F5 The ongoing maintenance of the nature strip/footpath shall be undertaken by the occupier/owner. Maintenance includes mowing and watering of grass areas and the maintenance of a good, even coverage at all times and the removal of weeds and rubbish in grass and paved areas.

Best Regards,



Matt Coggan, Director

Registered Landscape Architect AILA No. 3178