

Checklist 4b

Practical completion streetscapes



Estate:	Stage		
Date:			
Address:			
Developer:			
Landscape Supervisor:	Mobile:		
Landscape Contractor:	Mobile:		
<p>All requirements set out in the approved Landscape Plans must be adhered to. Contact Council's landscape surveillance officer on 1300 787 624 for assistance. This checklist is to be used as a guide. Once initialled and submitted to Council a practical completion meeting can be scheduled with Council's landscape surveillance officer. Practical completion will be granted at the discretion of the Council officer. If items in this list are installed and not deemed complete at practical completion by Council's landscape surveillance officer, a rescheduled meeting will be undertaken in the following month once the required remedial works are completed. If works include any structural elements please refer to Checklist 4a <i>Practical completion reserves</i>.</p>			
Item	Requirement	Initial (LA)	Council
Fees and bonds	<p>A fee of 2.5% of the actual cost of landscape works must be paid for surveillance. This fee is required to be paid prior to practical completion being issued and is non-refundable.</p> <p>If not paid previously, payment of a maintenance bond is required prior to Practical Completion being issued. The maintenance bond is calculated at a value of 35% of the actual cost of all landscape works.</p>		
Concrete path/ pavement	All concrete areas are clean, free from cracks, damage, trip hazards and installed to specification (photos may be required)		
Gravel path	All gravel paths have clean edges, no signs of erosion and free draining		
Edging	All edging is free from hazard and installed to suitable levels		
Bollards	All bollards are free from damage, installed to correct height, in suitable alignment and treated as specified		
Rock placement	All rocks are stable, free from sharp edges and are firmly fixed		
Tree planting	All trees are tied with tree stakes, bamboo stakes removed (Where appropriate), mulch bowls topped up and trees are showing signs of healthy growth		
Tree planting	All species are in accordance with approved plans unless otherwise agreed by Council.		
Garden beds	All garden beds are to be free of rubbish and weeds		

Checklist 4b

Practical completion streetscapes (cont.)

Item	Requirement	Initial (LA)	Council
Garden beds	All species and densities are in accordance with approved plans unless otherwise agreed by Council		
Mulch	All mulch areas are topped up to Council's satisfaction		
Grassed areas	All grass areas are to have minimum 90% germination		
General	Site is clean, free from rubbish, weeds, graffiti. Hardscape elements are as detailed, certified and free from cracks. Softscape elements are acceptable specimens and show healthy growth and vigour.		
General	The site is in accordance with the as constructed plans, is ready for Practical Completion and the commencement of the maintenance period		
General	All relevant conditions of the associated planning permit have been met.		
General	A complete set of as constructed drawings have been submitted to Council in CAD and PDF including A-SPEC data where appropriate. Details on current A-SPEC requirements can be found at www.a-specstandards.com.au		