



*16 June 2023*

## **Landscape Management Plan**

### **Darlington Public School Stage 2**

*Golden Grove St, Chippendale NSW 2008*

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16.06.23

Principal Certifying Authority

Landscape Installation Certificate: Darlington Public School

Dear Sir or Madam,

I, Martin Saunders acknowledge in good faith and to the best of my knowledge that, as of the Date of Completion, all landscape works including planting have been carried out generally in accordance with the current landscape plans and design documentation approved under condition C23.

All imported landscape materials including Soils, irrigation components, plants and mulch are certified as compliant with the specification, relevant Australian Standards and /or approved samples. All landscape works have been implemented in accordance with best practice industry standards.

We will continue to carry out a 12 Month establishment maintenance period on each stage upon completion of the landscape in accordance with the landscape contract. Our warranty does not cover any damage caused to plants, turf or irrigation systems by others.

Please find attached the following hand over information:

1. Maintenance log
2. Maintenance schedule

Please note: as built drawings for irrigation will be supplied on completion of project

Kind Regards,

A handwritten signature in grey ink, appearing to read 'MS', is positioned above the name Martin Saunders.

Martin Saunders

**Managing Director**

**Precision Landscapes Pty Ltd.**

- Landscape Establishment Maintenance Schedule-  
Darlington Primary School

Item no	Activity	Frequency						Action – Daily, Weekly, Monthly
		D	W	2W	3W	M	3M	
1	Log book			◆				Complete a logbook entry for each site attendance. Min frequency 1 per month during winter period up to daily during Summer months for essential watering.
2	Plant Replacement						◆	Inspect and replace failed plants within 2 weeks of observation of failure. Re Plant appropriate plant material.
3	Mulch						◆	Inspect mulch for bare or thin areas. Top up as necessary to keep weed growth to a minimum. Primary weed management.
4	Mowing			◆				Mow as necessary to ensure healthy plant development.
5	Weeding			◆				Hand weed large weeds close to plants and remove from site. Only Spray with 'SLASHER WEED KILLER' other smaller weeds in garden beds as per manufactures instructions. Consideration of alternative Weed sprays may be an option for the future. Heavy mulching, steam weeding or if practical and OTHER feasible organic and eco-organic weedkiller
6	Pruning						◆	Prune as necessary to remove deadwood, improve plant shape and to promote healthy vigorous new growth.
7	Pest control			◆				Inspect plant material for pests/diseases. Identify problem and investigate non-chemical controls. Only spray for disease control if absolutely necessary.
8	Fertilising						◆	Fertilise gardens every 3 months or in accordance with manufactures directions.
9	Watering	◆	◆	◆	◆	◆	◆	Monitor & adjust irrigation as necessary.



Darlington Primary School. Stg 1  
 Duration - 1 year Finish 17.3.23

Maintenance Log book ~~\_\_\_\_\_~~ \_\_\_\_\_

Employee Name:		Completed tasks to be ticked off and signed Make notes as necessary below.							
Date of visit	Photos taken	Plant replacements	Mulch	Mowing	Weeding	Pruning	Pest control	Fertilizing	Irrigation check
27.5.22	✓			Watering			✓		
16.6.22	✓			Watering			✓		
30.6.22	✓			Watering			✓		
19.7.22	✓	Re plant	Plants	Watering			✓		
1.8.22	✓			Watering			✓		
15.8.22	✓			Watering			—		
12.9.22	✓			✓	✓				

Notes

12.9.22 Water all Plants, Wiper Hill Stage 2  
 Fix water lecture Stage 1

9.10.22 Could Not get in School Holidays

18.10.22 Water all indoor plants.

31.10.22 Water Endless and Deer plants

23.11.22 Water All Plants

8.12.22 Water All Plant Pruning

12.1.23 Water All Plants Frank



**Maintenance Log book** – Project: *Darlington Public School.* Duration – *TBC.*

Employee Name:		Completed tasks to be ticked off and signed Make notes as necessary below.								
Date of visit	Photos taken	Plant replacements	Mulch	Mowing	Weeding	Pruning	Pest control	Fertilizing	Irrigation check	
<i>24.2.23</i>	<i>✓</i>		<i>Water</i>	<i>all</i>	<i>Plants</i>					
<i>03.2.23</i>			<i>"</i>	<i>"</i>	<i>Plants - Frank</i>					
<i>31.3.23</i>	<i>✓</i>		<i>Water</i>	<i>all</i>	<i>plants</i>					
<i>3.4.23</i>	<i>✓</i>		<i>Worked</i>	<i>on</i>	<i>Stage 11</i>					
<i>12.5.23</i>	<i>✓</i>		<i>Water</i>	<i>all</i>	<i>plants</i>	<i>Wipie</i>	<i>Fence</i>	<i>line</i>	<i>and</i>	<i>Weed</i>

Notes

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# Emergency Contact Information

## Head Office

10 Sydney Road, Hornsby Heights 2077

Contact: 02 9940 4868

Email: [martin@precisionlandscapes.biz](mailto:martin@precisionlandscapes.biz)

**Project Manager** : Bradley Naden 0412 210 438

[brad@precisionlandscapes.biz](mailto:brad@precisionlandscapes.biz)

**Director**: Martin Saunders 0438 009 701 [martin@precisionlandscapes.biz](mailto:martin@precisionlandscapes.biz)

Impact Rubber Pty Ltd  
Darren Anderson  
19 Figtree Cr, Figtree, NSW, 2525  
Ph: 0438 235 045  
Email: darren@impactrubber.com.au  
Web: www.impactrubber.com.au



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Tested to AS/NZS 4422.96

**SOFTFALL RUBBER**

E.P.D.M Granules  
S.B.R Pre- Coloured Granules

**PLAYGROUND EQUIPMENT**

Design & Installation

**SYNTHETIC GRASS**

**SITE FURNITURE**

Benches, BBQ's, Bubblers, Bike racks

**SANDPIT CONSTRUCTION**

**RUBBER BARK**

**SHADE & SAILS**

**TILES & PAVERS**

**SPORTS COURTS**

**WATER PLAY**

**LANDSCAPING**

SCHOOLS

CHILDCARE CENTERS

COUNCIL PARKS

PLAYGROUNDS

DEVELOPERS

GYMNASIUMS

EQUESTRIAN

POOL AREA'S

GOLF COURSES

PATIO & GARDEN FEATURES

AGED CARE RAMPS & FACILITIES

COMMERCIAL KITCHENS & BAR AREA'S

16/06/2023

## CERTIFICATE OF COMPLIANCE.

Att: Precision Landscapes Pty Ltd

Impact Rubber Pty Ltd certifies that the installation of Softfall Rubber installed at Darlington P.S has been completed to the Manufacturers specifications as per the construction documentation.

Impact Rubber Pty Ltd are pleased to provide a 12month installation and workmanship warranty.

Installation completion date: 16/06/2023

Yours Sincerely,

Darren Anderson  
Director  
0438235045





# Downes Wholesale Nursery

*...our business is growing*

ABN 37 002 324 156

111 Stanhope Road, THERESA PARK NSW 2570

Telephone 02 4651 0999

Facsimile 02 4651 1605

[info@downesnursery.com.au](mailto:info@downesnursery.com.au)

[www.downesnursery.com.au](http://www.downesnursery.com.au)

16 June 2023

Precision Landscapes  
Attention: Martin Saunders

*Re: Darlington Public School*

Hi Martin

All plants supplied to you for your project at the above-mentioned site were, to the best of my knowledge,

- True to type
- Pest, weed and disease free
- Grown to Australian Standard AS2303:2015 Tree Stock for Landscape Use

If you have any questions, please don't hesitate to contact me.

Kind Regards

Warren Downes

## EXPRESS WARRANTY

Products sold by Botton + Gardiner (registered as Baresque Australia Pty Limited ABN 39 097 110 846) and its subsidiaries come with guarantees that cannot be excluded under Australian Consumer Law. Consumers are entitled to a replacement or refund for a major failure and compensation for any other reasonably foreseeable loss or damage. Consumers are also entitled to have the goods repaired or replaced if the goods fail to be of acceptable quality and the failure does not amount to a major failure.

In addition to all rights and remedies to which consumers may be entitled under Australian Consumer Law and any other relevant legislation, Botton + Gardiner offers a further express warranty on the terms set out below (Express Warranty).

The benefits given to consumers by this Express Warranty are in addition to other rights and remedies that may be available under a law in relation to the products to which this Express Warranty relates. This Express Warranty does not exclude, restrict or modify any such statutory rights or remedies.

Botton + Gardiner warrants the products sold by it and its subsidiaries to be free from defects in material and workmanship for the warranty periods specified below.

The following products, listed below, are backed by a **5 year warranty**.  
All remaining items not listed are backed by a **2 year warranty**.

### BINS

Airlie Bin  
Avoca Bin  
Bellerive Bin  
Bondi Bins (all designs)  
Bowen Bin  
Brighton Bin  
Bronte Bin  
Bronte Post Bin  
Byron Bin  
Coogee Bins (all designs)  
Corindi Bin  
Cottesloe Bin  
Dunalley Cigarette Bin  
Fremantle Bin  
Henley Bin  
Leura Bin  
Maitland Bin  
Mandalay Bin  
Manly Bin  
Maroubra Bin  
Maroubra Capsule Bin  
Mindil Bin  
Moreton Bin  
Noose Bin  
Prospect Bin Corral  
Torakina Bin  
Whitehaven Bin

### URBAN FURNITURE

Avenue Range  
Ambra Bench  
Austen Modular Bench  
Botanist Range  
Diamante Seating  
FGP Bench and Seat  
FGP Collaborative Range\*\*  
\*\*External grade finishes only  
Giada Bench  
Harris Bench and Seat  
Ideas Bench and Seat  
Isolaurbana Modular Range  
Libre Modular Seating  
Lorenz Modular Seating  
Moonstone Bench  
Multiplicity Table, Bench and Seat  
Puzzle Bench  
Nuvola Table, Bench and Seat  
Parallel 42 Bench  
Pic Bull Table and Bench  
Prospect Truss and Block Ranges  
Sarah bench  
Sorrento Range  
Stone bench  
Terrain Table, Bench and Seat  
Treeline Modular Seating  
Urban Pop Table  
Urban Range  
Verge Table, Bench and Seat

### URBAN FIXTURES

Austen Modular Planter  
Avenue Bollard  
Corallo Bollard  
FGP Bike Rack  
Mamba Planter  
Multiplicity Bike Rack  
Onice Planter  
Prospect Drinking Fountain\*\*  
\*\*excludes bubbler head & tap  
Prospect Bike Rack  
Prospect Bollards  
Smeraldo Bike Rack  
Urban Bollard  
Vaso Tree Guard  
Verge Bollard  
Zaffiro Bollard

Botton + Gardiner will pass through to the original purchaser any warranty supplied by other manufacturers to the extent possible.

This Express Warranty covers the sale of Botton + Gardiner products in all countries. Not all of the product lines are marketed by Botton + Gardiner in all countries, and promotion does not imply an offer for sale of a product line in a particular place.

During the applicable warranty period, Botton + Gardiner, as its sole obligation, will repair or replace (at its option) any product, part, or component covered by this warranty and sold after the effective date of this Express Warranty which fails under normal use as a result of a defect in material or workmanship; Botton + Gardiner will repair or replace the aforementioned product, part, or component with a comparable product, part, or component.

This Express Warranty extends only to the original purchasers who acquire new product from Botton + Gardiner, its subsidiaries, or its authorised resellers. Without excluding, restricting or modifying any rights or remedies to which you may be entitled under the Australian Consumer Law or other applicable law, where a product has been purchased second hand, Botton + Gardiner will no longer be liable for claims against product warranties.

The warranty period starts from the date of invoice.

Subject to any rights or remedies to which you may be entitled under the Australian Consumer Law or other applicable law, and without excluding, restricting or modifying any such rights or remedies this document inclusively describes all of the warranties given and remedies available with respect to the Botton + Gardiner's products and services. Botton + Gardiner and its subsidiaries disclaim any other warranty whether express or implied, statutory or otherwise, in relation to the products.

Without excluding, restricting or modifying any rights or remedies to which you may be entitled under the Australian Consumer Law or other applicable law, Botton + Gardiner does not warrant, and this Express Warranty does not cover any claim, damage, loss or expense arising out of or relating to:

- Accident or vandalism;
- Abuse, misuse, neglect or unapproved or abnormal use of the product, or damage or accident beyond the product's limitations (including but without limitation environmental conditions);
- Installation contrary to the instructions provided by Botton + Gardiner or manufacturer and good installation practices;
- Installation costs of incorrectly supplied or defective material
- Defects caused by the materials on the surface to which the product is applied or affixed
- Water damage including from steam or excessive moisture
- Heat damage including damage consisting of cracks in and scorching of the product
- Heavy weight or impact damage
- Abnormal conditions of use, including use on surfaces subject to moisture infiltration or accumulation;
- Mould or mildew;
- Improper maintenance or failure to maintain;
- Improper storage or handling
- Use of incompatible adhesive, materials, tools or equipment; and
- Design, installation or construction deficiencies of any kind or nature.

Without excluding, restricting or modifying any rights or remedies to which you may be entitled under the Australian Consumer Law or other applicable law, Botton + Gardiner does not warrant, and this Express Warranty does not apply in the case of:

- Colour variation within commercial tolerance when compared to samples supplied or within material delivered
- Natural variations in wood grain or figure or the presence of character marks;
- Changes in surface finishes due to aging or exposure to light or smoke, or changes in environmental conditions, including exposure to sudden or frequent changes in temperature or humidity;
- Marks, scars, or wrinkles occurring naturally in leather;
- Veins, marks, voids, fissures, or cracks found naturally in stone or concrete;
- Failure resulting from normal wear and tear;
- Rust resulting from normal wear and tear or chipping of powder coat
- The matching of colours, grains, or textures of natural materials;
- The colourfastness or the matching of colours of textiles, including an exact match to cuttings, samples, or to swatch cards;
- Damage, marking, or staining of veneer surfaces due to contact with rubber or similar compounds; damage from sharp objects or imprinting from writing instruments, or prolonged exposure to direct sunlight; or
- Discolouration of textiles due to soiling, stains, or dye transfer from clothing including denim

Botton + Gardiner tests customer supplied items for manufacturing quality only and, without excluding, restricting or modifying any rights or remedies to which you may be entitled under the Australian Consumer Law or other applicable law, does not provide any warranty with regard to these materials.

Botton + Gardiner does not warrant products that are exposed to extreme environmental conditions or that have been subject to improper storage.

Botton + Gardiner's products meet the requirements of national and specific local codes as stated in the website and other written publications.

TO THE EXTENT ALLOWED BY LAW AND WITHOUT EXCLUDING, RESTRICTING OR MODIFYING THE APPLICATION OR EXERCISE OF ANY RIGHT OR REMEDY TO WHICH YOU MAY BE ENTITLED UNDER AUSTRALIAN CONSUMER LAW OR ANY LIABILITY OF BOTTON + GARDINER IN RELATION TO A FAILURE TO COMPLY WITH A GUARANTEE THAT APPLIES UNDER AUSTRALIAN CONSUMER LAW TO A SUPPLY OF GOODS OR SERVICES, ANY IMPLIED WARRANTIES ARE DISCLAIMED AND, TO THE EXTENT THEY ARE LEGALLY REQUIRED, ARE LIMITED IN DURATION TO THE DURATION OF THIS EXPRESS WARRANTY.

UNLESS REQUIRED BY THE AUSTRALIAN CONSUMER LAW OR OTHER APPLICABLE LAW THAT CANNOT BE EXCLUDED, BOTTON + GARDINER SHALL NOT BE LIABLE FOR LOSS OF TIME, INCONVENIENCE, COMMERCIAL LOSS, OR INCIDENTAL OR CONSEQUENTIAL DAMAGES.

Except as stated above, Botton + Gardiner will not be liable for any loss or damage (including costs) however caused, whether direct or consequential, incurred or suffered by the purchaser or any third party in respect of the products. Nothing contained herein will or will be considered to exclude, restrict or modify the application or exercise of any right or remedy to which a consumer may be entitled under the Australian Consumer Law, nor any liability on Botton + Gardiner's part in relation to a failure to comply with a guarantee that applies under the Australian Consumer Law to a supply of goods or services or for death or personal injury resulting from negligence.

## Warranty Claim Process

To make a warranty claim please ensure you have the following information:

- Proof of purchase (copy of your tax invoice, point of sale receipt or sales order);
- Image and description of fault;
- Address where the product is currently located; and
- Contact details of the claimant (must correspond to the purchaser's details).

Then please contact Botton + Gardiner on p) 1300 762 701 or via email at info@bottongardiner.com.au with the details of your warranty claim. Botton + Gardiner will usually respond within two (2) working days. Given the nature of the products sold and location of our manufacturing partners, warranty claims are usually finalised within 30 days if the products or parts are located in Australia. However if the product requires repair using parts that need to be sourced internationally or the product needs to be replaced, this could take up to 3 months.

Note that the customer is responsible for the cost of delivering the product to Botton + Gardiner and picking it up once the warranty process is complete. If the warranty claim is approved by Botton + Gardiner, the costs of providing the remedies as set out in this Express Warranty will be covered by Botton + Gardiner.

For more information about our products and services please call 1300 762 701 or visit us at [www.bottongardiner.com.au](http://www.bottongardiner.com.au)

This Warranty is valid from the date of issue of Tax Invoice number 29082 and expires seven (7) years from date of the Tax Invoice. This warranty is only valid for a claim by the original purchaser Precision Landscapes, is not transferrable to a third party and is valid only after the Tax Invoice has been paid in full. This warranty supersedes any and all other warranties for the product, expressed or implied.

PILA group® Pty Ltd (PILA) warrants the flag poles listed on Tax Invoice 29082 to be free from defects in materials and workmanship, when properly maintained and used for the purposes the flag poles were designed for under normal use. This warranty does not imply or claim any structural certification, engineer's certification or other certification or guarantee for the flag poles.

Repairs under this warranty shall be completed at the site where the flag poles are installed or at repair facilities designated by PILA. Repairs can only be completed by PILA's own staff or by another person or company authorised by PILA.

Only the aluminium flag pole shaft and base are covered under this warranty.

This warranty does not apply to, and PILA makes no warranties express or implied, with respect to:

1. Parts that are deemed to be consumables including but without limitation any coloured powdercoat or paint other than factory standard white on poles and fittings, ground sleeves, end caps, locking systems, flag clips, flags and banners, windspin banner arms, rotating banner arms, rotating heads, finials, rope, access doors, rivets, screws and bolts.
2. Flag poles that have been used to fly flags or banners larger than the size specified by PILA for that pole.
3. Flag poles that have been used to fly flags or banners that are anything other than single sided, lightweight material.
4. Flag poles that have been fitted with attachments or accessories not originally supplied by PILA.
5. Flag poles that have been altered in any way from the original product supplied by PILA.
6. Flag poles that are not professionally installed, regularly serviced and maintained.

PILA and the original purchaser agree that:

1. The purchaser must notify PILA in writing of any defects with goal posts within five (5) days from the date the defect was found. This notification must be accompanied by clear photos and a detailed description of the defect.
2. PILA's remedy for defects in flag poles deemed to be claimable under this warranty is limited to the repair or replacement of the faulty flag poles component only. A monetary refund or compensation will not be paid for any reason.
3. PILA will not pay for on-site labour or any other cost required to replace products under warranty. The extent of this warranty covers only the replacement of the product itself.
4. PILA is not liable in any way for loss or damage of goal posts once they are dispatched from PILA's factory. Any loss or damage during transport is to be covered under the clients own transport (marine) or business insurance.
5. PILA is not liable in any way for incidental or consequential losses which are alleged to have been caused by loss or damage of flag poles during transport, or delivery delays. PILA cannot and will not ever guarantee a specific delivery date or time and PILA makes no guarantees, express or implied, with respect to delivery times or delays.
6. PILA is not liable in any way for injury, loss or damage to people or property due to faulty or damaged flag poles whatsoever, and the original purchaser will make no claim for losses or damages against PILA, its Companies, its Directors, its Staff, its Contractors and it's Sub-Contractors in any way, unless directed by a Court of Law.
7. This warranty will not be valid for more than seven (7) years from the original Tax Invoice date for any reason.

The provisions of this warranty shall be interpreted and governed pursuant to the laws of the state of New South Wales in Australia. This warranty is valid for products sold and used in Australia only.



# Maintenance and Warranty

## Custom Playground Nets

All products are manufactured to comply with AS4685.1:2021



### Warranty

Billabong Playgrounds Pty Ltd warrants its products to be free from defects in materials or workmanship for a period of 24 months during normal use when installed correctly.

- Warranty covers major structural defects, or failures only.
- Warranty does not cover general wear and tear from regular use.
- Warranty does not cover discolouration or fading due to UV exposure or weathering.

All equipment present on a playground should minimise the possibility of children harming themselves and meet the AS4685 safety standard. Evaluate any existing equipment, ensuring it doesn't pose a risk of children getting trapped or harmed and stay informed on current playground safety requirements. It's also important that you periodically conduct thorough inspections for damage and potentially hazardous situations. Learn to identify potentially dangerous equipment issues like sharp edges or improperly secured moving parts that could hurt or entangle children. Equipment should also be assessed for general wear and tear. Long-term exposure to the elements can cause damage and all equipment deteriorates over time. Follow the specific inspection protocol for your playground's equipment. You should evaluate equipment and make maintenance decisions based on the type of structure and materials used.

If you come across an issue, assess the damage/problem and consult with a maintenance professional when necessary. It is important that you repair or remove any potentially hazardous playground equipment. While some issues are easily repaired, significant problems may require the purchase of replacement equipment.

Defects that occur during operation which put safety at risk should be corrected without delay. If this is not possible, the equipment should be secured against use e.g. by immobilisation or removal.

### Maintenance

Maintenance Checklist- What to look for:

- Worn, loose, damaged or missing parts, such as loose bolts, missing end caps and cracks.
- Visible cracking, bending, warping or breakage of metal parts.
- Rusted or corroded metal.
- Broken or missing components on equipment, such as handrails, guardrails, protective barriers, steps or rungs.
- Sharp points, edges or unsafe protrusions.
- Frayed cables, worn ropes, open hooks or chains.
- Deteriorated wood, splitting or splintering.
- Incorrectly anchored equipment.
- Exposed, cracked or loose footings.

In accordance with the Australian standards all equipment will require 3 levels of inspection.

#### Comprehensive Annual Inspection

There should be a comprehensive check of the equipment carried out at least every 12 months. This inspection should look at structural integrity, corrosion, or other critical damage that may have occurred.

#### Operational Inspection

A detailed operational inspection should be carried out every 1 - 3 months. This inspection should pay close attention to any moving parts to ensure that they are in good working order.

#### Weekly visual inspection

A weekly check of the activity net is recommended to ensure that no acts of vandalism, usage or weather event have damaged the rope or other equipment. Periodic tension assessment will also help prolong the product's durability.