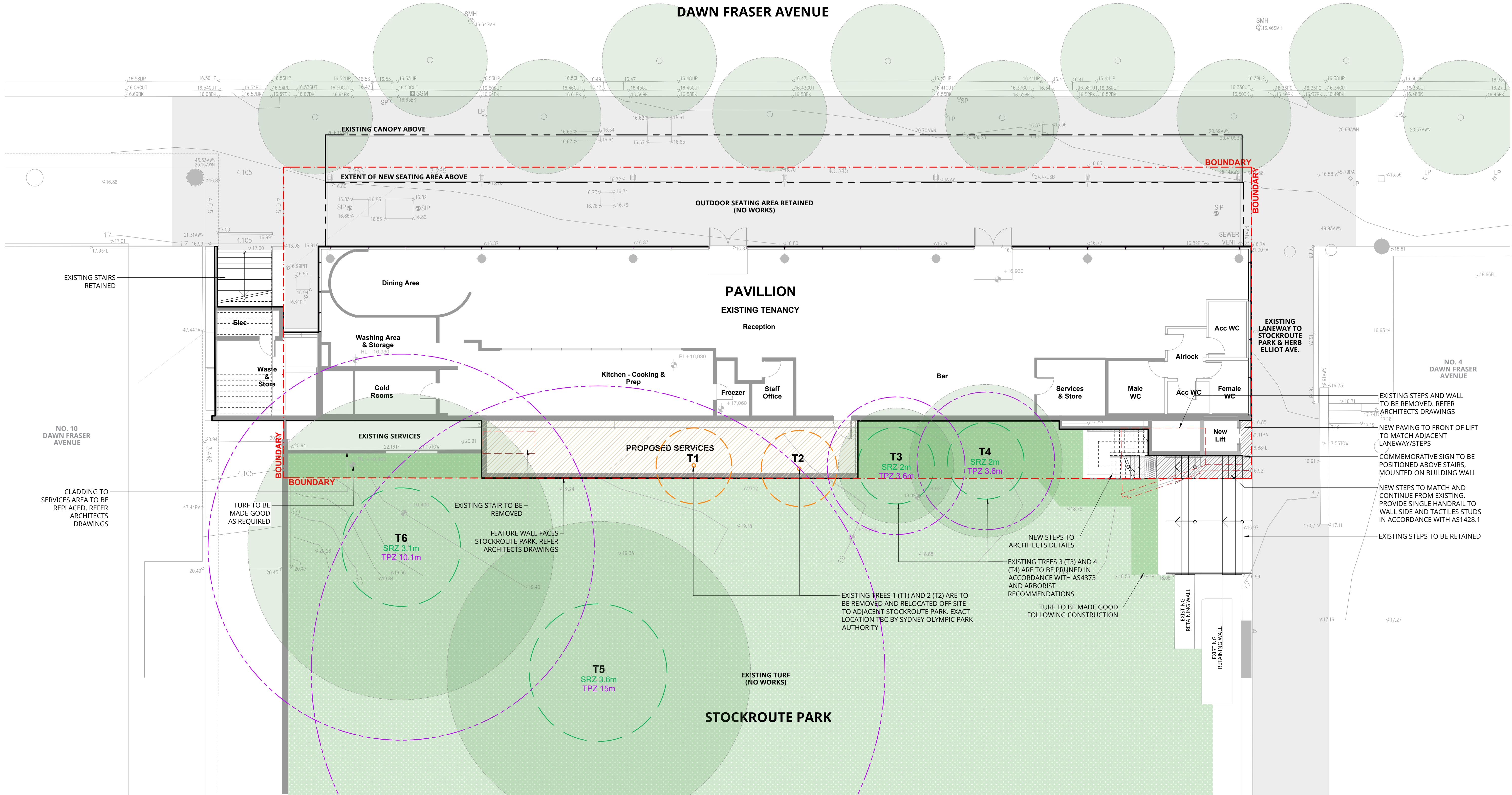


GENERAL NOTES

- DRAWING TO BE READ IN CONJUNCTION WITH LA102-LEVEL 1 LANDSCAPE PLAN
- REFER LA102 FOR LANDSCAPE MAINTENANCE NOTES, TYPICAL DETAILS AND PLANTING SCHEDULE
- DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DOCUMENTATION BY BKA ARCHITECTURE



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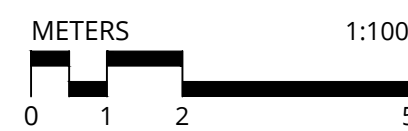
CLIENT

LIFE FINANCIAL INVESTMENTS PTY LTD
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NSW 2101

REVISION DETAILS

REVISION	DESCRIPTION	DATE
A	ISSUED FOR DA	21.11.23

SCALES @A1



1:200 @ A3



PROJECT

8 DAWN FRASER AVENUE
SYDNEY OLYMPIC PARK, NSW 2127

DRAWING TITLE

LANDSCAPE PLAN
GROUND FLOOR

CAD FILE NAME

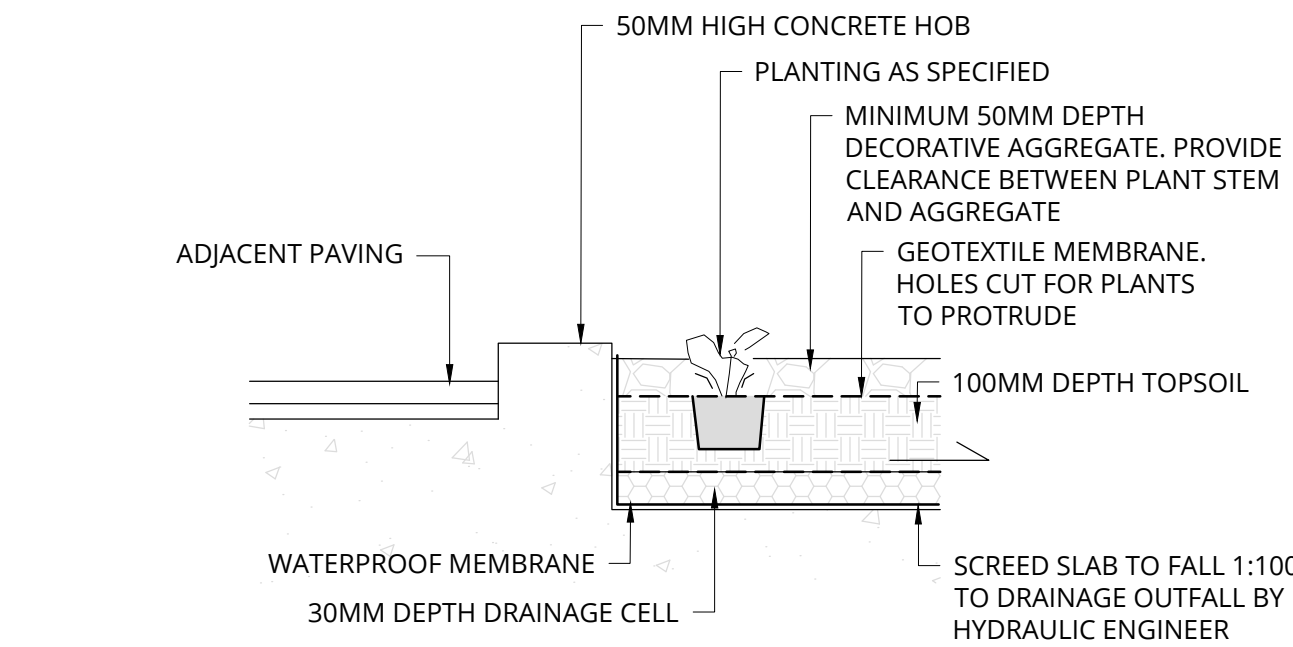
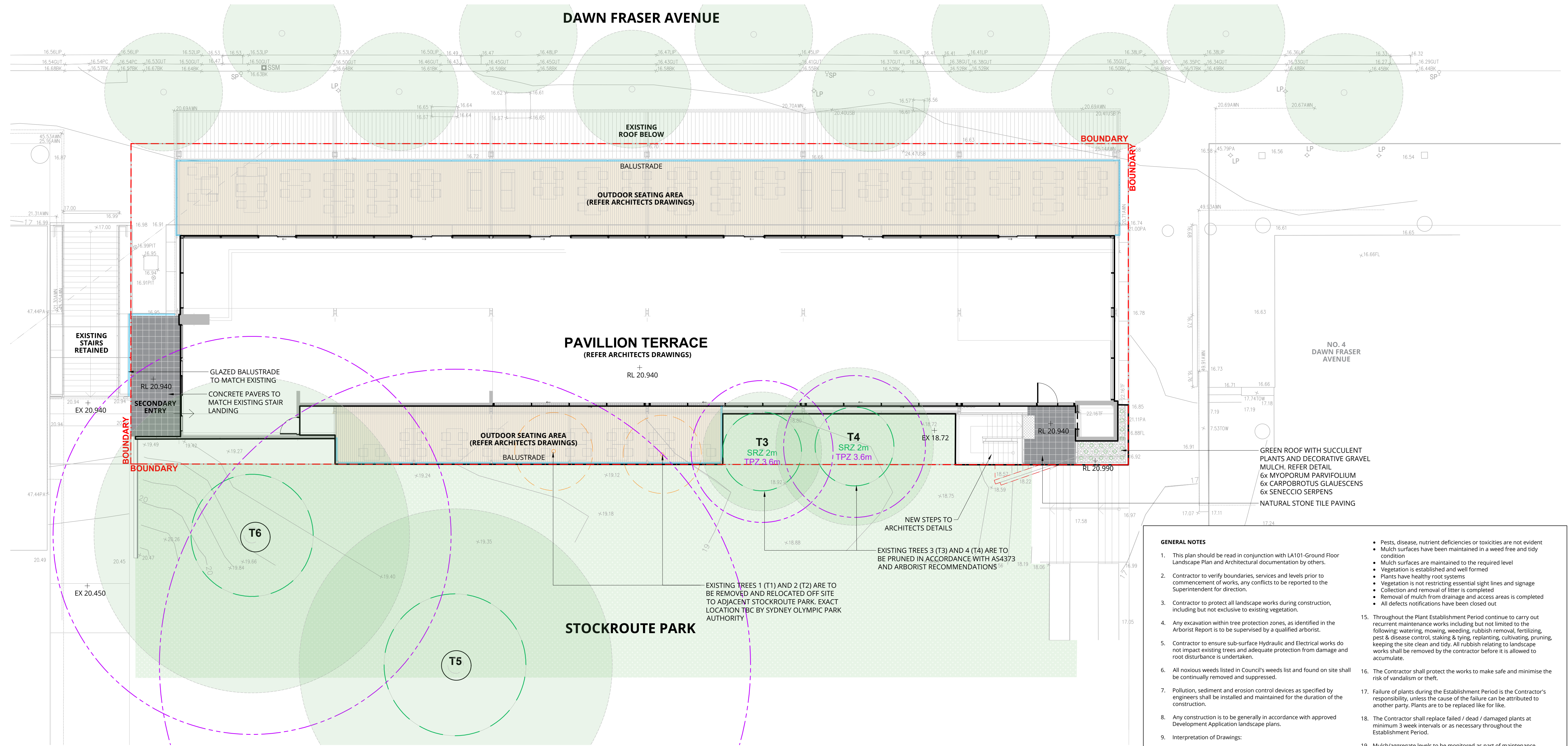
PROJECT REF. DRAWING NUMBER REVISION

23003 LA101 A

DRAWN	CHECKED	APPROVED	DATE
MG	MG	GJ	21.11.23

STATUS

ISSUED FOR DA
NOT TO BE USED FOR CONSTRUCTION



GREEN ROOF DETAIL
1:10

PLANT SCHEDULE								
CODE	BOTANIC NAME	COMMON NAME	QTY	INSTALLATION SIZE	MATURE SIZE (H x W) m	DENSITY (/m2)	SPACING (mm)	STATUS
SUCCULENTS								
CAR GLA	<i>Carpobrotus glauescens</i>	Pig Face	6	100mm	0.1 x 2	5	400	N
SEN SER	<i>Senecio serpens</i>	Blue Chalk Sticks	6	100mm	0.2 x 0.9	5	400	E
MYO PAR	<i>Myoporum parvifolium</i> 'Yareena'	Creeping Boobialla	6	100mm	0.1 x 4	5	400	N

N: Native I: Indigenous E: Exotic

PLANTING SCHEDULE
NTS

GENERAL NOTES

- This plan should be read in conjunction with LA101-Ground Floor Landscape Plan and Architectural documentation by others.
- Contractor to verify boundaries, services and levels prior to commencement of works, any conflicts to be reported to the Superintendent for direction.
- Contractor to protect all landscape works during construction, including but not exclusive to existing vegetation.
- Any excavation within tree protection zones, as identified in the Arborist Report is to be supervised by a qualified arborist.
- Contractor to ensure sub-surface Hydraulic and Electrical works do not impact existing trees and adequate protection from damage and root disturbance is undertaken.
- All noxious weeds listed in Council's weeds list and found on site shall be continually removed and suppressed.
- Pollution, sediment and erosion control devices as specified by engineers shall be installed and maintained for the duration of the construction.
- Any construction is to be generally in accordance with approved Development Application landscape plans.
- Interpretation of Drawings:
 - The Contractor shall verify all relevant dimensions on site before proceeding with the works.
 - Under no circumstances shall dimensions be scaled from the Drawings. No claim for extras arising from failure to obtain measurements and other information on site will be allowed.
 - The origin of levels is generally to the Australian Height Datum (AHD) or as otherwise shown on the Drawings.
- Pests, disease, nutrient deficiencies or toxicities are not evident
- Mulch surfaces have been maintained in a weed free and tidy condition
- Mulch surfaces are maintained to the required level
- Vegetation is established and well formed
- Plants have healthy root systems
- Vegetation is not restricting essential sight lines and signage
- Collection and removal of litter is completed
- Removal of mulch from drainage and access areas is completed
- All defects notifications have been closed out
- Throughout the Plant Establishment Period continue to carry out recurrent maintenance works including but not limited to the following: watering, mowing, weeding, rubbish removal, fertilizing, pest & disease control, staking & tying, replanting, cultivating, pruning, keeping the site clean and tidy. All rubbish relating to landscape works shall be removed by the contractor before it is allowed to accumulate.
- The Contractor shall protect the works to make safe and minimise the risk of vandalism or theft.
- Failure of plants during the Establishment Period is the Contractor's responsibility, unless the cause of the failure can be attributed to another party. Plants are to be replaced like for like.
- The Contractor shall replace failed / dead / damaged plants at minimum 3 week intervals or as necessary throughout the Establishment Period.
- Mulch/aggregate levels to be monitored as part of maintenance program. Levels to be reinstated as required during the establishment period to take into account settlement.
- Mulch/aggregate level to be maintained to a finished depth of 50mm to planting areas. Set mulch 20mm below the surrounding surface or edge restraint. Do not allow the mulch to remain in contact with the stem of any plant or tree and form a dish for water retention.
- The Contractor shall commence grass maintenance works at completion of turfing and continue throughout the contract and establishment period, maintaining healthy, weed free growth.
- The Contractor shall ensure drains are working in an efficient manner, free from sediment build-up, litter and obstructions. The Contractor is responsible for flushing out and cleaning drain as required.
- Inspections shall be made to ensure green roof areas are draining efficiently.

LANDSCAPE MAINTENANCE NOTES

Establishment Period

- The contractor shall maintain the contract areas for a period of 16 weeks after the date of Practical Completion, unless otherwise specified. Maintenance of the works prior to the date of Practical Completion shall not be included in this period.
- Maintenance and establishment works are to be performed by suitably qualified personnel with industry qualification in landscape management or horticulture.
- The general appearance, presentation of the landscape works and quality of plant material as seen at Practical Completion is to be maintained throughout the Establishment period.
- The contractor is to maintain and submit monthly a maintenance schedule/ logbook and records of maintenance activities or/and soil test results required for fertilising programs, maintenance or plant replacement.
- Plant establishment shall be deemed complete subject to the following:
 - Repairs to planting media completed

Maintenance Period

- The maintenance period shall be 52 weeks from the award of practical completion, unless otherwise agreed with the principal.
- During the maintenance period, the Contractor shall undertake periodic site reviews during the defects period and record any issues encountered on site, their cause and solution.
- The contractor shall carry out all tasks listed in the Establishment Period maintenance schedule above and is responsible for ensuring the health of the planting across the site.

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SCALES @A1



PROJECT

8 DAWN FRASER AVENUE
SYDNEY OLYMPIC PARK, NSW 2127

DRAWING TITLE

LANDSCAPE PLAN
LEVEL 1

CAD FILE NAME

PROJECT REF. DRAWING NUMBER REVISION

23003 LA102 A

DRAWN CHECKED APPROVED DATE

MG MG GJ 21.11.23

STATUS

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