CONTOUR LANDSCAPE ARCHITECTURE

PROJECT

Landscape Plan for Proposed Development

CLIENT



ADDRESS

Lot 11, Road 1, Frenchs Forest NSW 2086



Site Location

Mature Spread Scheduled Size Quantity **Latin Name Common Name Mature Height** Angophora costata* Sydney Red Gum 10000 8000 100lt 1 2 2000 1500 300mm Banksia spinulosa* Hairpin Banksia **BOUNDARY LINE** Callistemon 'Little John' Dwarf Bottlebrush 1000 1000 200mm PROPOSED GARDEN EDGE 500 800 Dampiera stricta* Blue Dampiera 7 200mm 12 700 700 Dianella caerulea* Blue Flax Lily 140mm CONCRETE SURFACE TREATMENT Dichondra repens* Kidney Weed 100 350 140mm 6 Elaeocarpus reticulatus* Blueberry Ash 12000 5000 75lt **GARDEN AREA** Leptospermum polygalifolium* 2000 1500 2 Tantoon 300mm 2000 1000 Syzygium 'Select' Lillypilly 300mm PROPOSED LAWN AREA 900 900 200mm Themeda australis* Kangaroo Grass * Local indigenous Duffys Forest species TILED SURFACE DECORATIVE PEBBLE 20mm Nepean River mix STEPPING STONES **RETAINING WALL** 1.8M HIGH LAPPED & CAPPED FENCE TO SIDE AND REAR BOUNDARY DECORATIVE PEBBLES (20mm Nepean River mix)— PROPOSED ACCESS STEPS (3 in total) (Refer to F2/C3 for fence details) 1.8M HIGH LAPPED AND CAPPED FENCE 1.8M HIGH VERTICAL SLAT FENCE & GATE 1-Angophora costata* (Refer to F1/C3 for fence details) EXISTING TREE TO BE REMOVED 7-Dianella caerulea* -RETAINING WALL ALONG BOUNDARY IS AS PART OF SWC CIVIL WORKS 6-Themeda australis* 160.45 e156.48 F157.50 6-Syzygium 'Select' (A) EASEMENT TO DRAIN WATER 2 WIDE (B) POSITIVE COVENANT (OSD) (B) RESTRICTION ON THE USE OF LAND (OSD) PROPOSED RETAINING WALL 5-Dianella caerulea* LAWN AREA PROPERTY NEIGHBOURHO SYRW12 (A) ALFRESCO STEPPING STONE PATH IN PEBBLE 7 TW 159.780 BW 158.815 P.O.S. R.L. 158.570 157.15 6x10 PROPOSED RESIDENCE 7 ENTRY F.L. 159.250 60.00 m2 -1.8M HIGH LAPPED & CAPPED FENCE TO 7-Dampiera stricta* 603.7m² MARY SIDE AND REAR BOUNDARY (Refer to F2/C3 for fence details) LETTER BOX 0 (Refer to L2/C3 for details) 40 OOD SEKISUI HOUSE LAWN AREA (Sir Walter buffalo) 6-Dichondra repens* RETAINING WALL IS AS PART OF SWC PROPOSED RETAINING WALL CIVIL WORKS TW & BW IN MIDDLE VARIES TO ÁD SUIT DRIVEWAY & STEPS CROSS OVER DRIVEWAY GARAGE F.L. 159.250 LAUNDRY F.L. 159.250 ^1-Elaeocarpus reticulatus* -SEWER LINE LOCATION IS DRAFT ONLY. 2-Callistemon 'Little John' SUBJECT TO FINAL WAE 158.00 9₉ 157.30 F 40.55 RETAINING WALL IS AS PART OF SWC CIVIL WORKS OSD TANK, PROPOSED DRAFT SEWER LINES (APPROX ONLY) SUBJECT TO FINAL WAE REFER DRG: C17.01 FOR DETAIL. 600x400mm STEPPING STONES IN PEBBLES (20mm Nepean River Mix) 1.8M HIGH VERTICAL SLAT FENCE & GATE -CLOTHES LINE PROPOSED ACCESS STEPS (3 in total) 2-Banksia spinulosa* (Refer to F1/C3 for fence details) 3000L RAINWATER TANK PODS TO UNDER GARAGE -DECORATIVE PEBBLES (20mm Nepean River mix) 2-Leptospermum polygalifolium* REFER TO ENGINEERS 1.8M HIGH LAPPED & CAPPED FENCE TO SIDE AND REAR BOUNDARY BIN STORAGE AREA--RETAINING WALL ALONG BOUNDARY IS AS PART OF SWC CIVIL WORKS (Refer to F2/C3 for fence details)



LEGEND

PO Box 698 MONA VALE NSW 1660 Tel: 0434 500 705 - AIDLM

PROJECT: PROPOSED DWELLING **ADDRESS:** LOT 11 **ROAD NO.1** FRENCHS FOREST NSW 2086

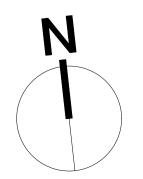
NOTES	DATE
comply with building code of australia and all relevant australian standards	24/01/25
all works shall be in accordence with development application and construction certificate conditions of consent all levels to and	29/04/25
refer to survey information relating to existing site data verify all dimensions prior to works	21/05/25
do not scale from drawings use figured dimentions in preference to scaling refer all descrepancies to landscape architect for determination	
this drawing is copyright and must not be retained, copied, used or reproduced in any way without prior written permission of	

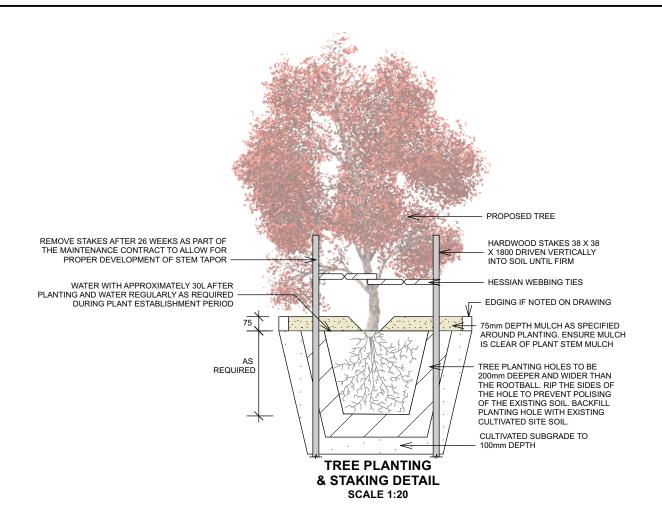
contour landscape architects

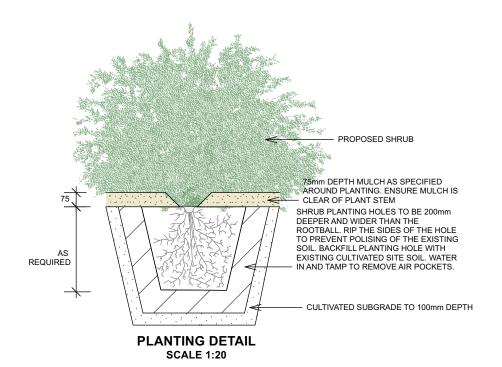
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29/04/25	В	DA	
21/05/25	С	DA	

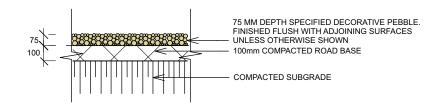
PLANT SCHEDULE

DATE:	21/05/2025	DRAWING LANDSCAPE PLAN	Й
SCALE:	1:100 @A1 1:200 @A3	DRAWING NO : C1	
DRAWN:	ВТ	REV: C	

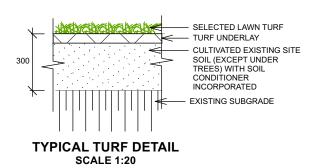


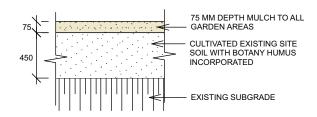






PEBBLE PATHWAY SCALE 1:10





SOIL TO GARDEN AREAS SCALE 1:20

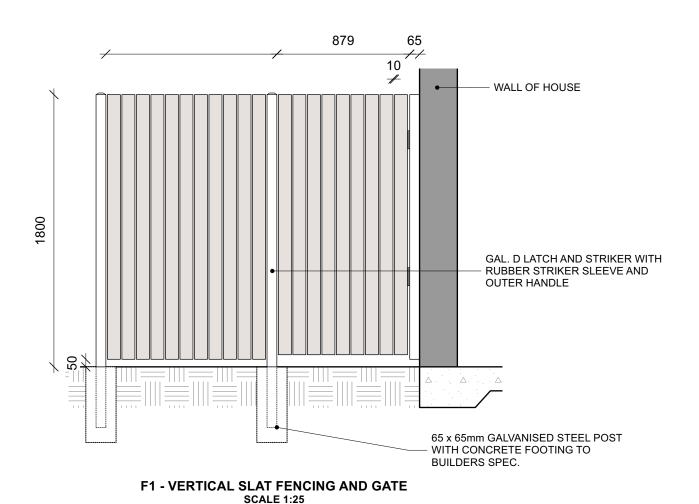


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PROJECT: PROPOSED DWELLING ADDRESS: LOT 11 **ROAD NO.1** FRENCHS FOREST NSW 2086 NOTES

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DATE:	21/05/2025	DRAWII LAND	NG SCAPE DETAILS 1
SCALE:	AS SHOWN @ A3	DRAWING C2	S NO :
DRAWN:	ВТ	REV:	С



WET SAWN PINE CAP

WET SAWN PINE LAPPED PALINGS

65 x 65mm GALVANISED STEEL POST

F2 - LAPPED AND CAPPED FENCE SCALE 1:25

'STANDLEFORD' 75MM NUMBER MOUNTED ON LETTERBOX
'THE STRATA' 180X360
LETTERBOX CENTRED ON WALL

RENDER TO MATCH HOUSE

CONCRETE FOOTING TO BUILDERS SPEC.

L2 - LETTER BOX TYPE 1 SCALE 1:25



Tel: 0434 500 705 - AIDLM

PROJECT:

PROPOSED DWELLING

LOT 11

ROAD NO.1

FRENCHS FOREST NSW 2086

NOTES

NOTES

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verify all dimensions prior to works do not scale from drawings use figured dimentions in preference to scaling refer all descripancies to landscape architect for determination

DATE:	21/05/2025	DRAWII LAND	NG DSCAPE DETAILS 2
SCALE:	AS SHOWN @ A3	DRAWING C3	G NO :
DRAWN:	ВТ	REV:	С

LANDSCAPE SPECIFICATION

ALL LANDSCAPE WORKS SHALL BE EXECUTED BY A COMPETENT LANDSCAPE CONTRACTOR EXPERIENCED IN HORTICULTURAL PRACTICE AND LANDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL HOLD A CURRENT NSW STRUCTURAL LANDSCAPE LICENSE OR BE A MEMBER OF THE NSW LANDSCAPE CONTRACTORS ASSOCIATION. IRRIGATION WORKS SHALL BE EXECUTED BY A CONTRACTOR SUITABLY QUALIFIED AND LICENSED BY THE NSW DEPARTMENT OF FAIR TRADING FOR URBAN IRRIGATION

THESE GENERAL LANDSCAPE SPECIFICATIONS SHALL BE READ IN CONJUNCTION WITH DETAILED DOCUMENTATION PREPARED BY CONTOUR LANDSCAPE ARCHITECTURE, STRUCTURAL ENGINEERING PLANS, STORMWATER ENGINEER PLANS, ARCHITECTURAL DUCUMENTATION AND ALL D.A. CONSENT

LANDSCAPE HARDWORKS DEMOLITION, BULK EARTHWORKS, RETAINING WALLS, STONE FACING, PLANTER BOXES, PAVING, DRAINAGE, WATERPROOFING, FENCING AND ALL SITE CONSTRUCTION INDICATED SHALL BE EXECUTED IN ACCORDANCE WITH LANDSCAPE ARCHITECTURAL, ARCHITECTURAL + ENGINEERING SPECIFICATIONS LANDSCAPE WORKS SHALL GENERALLY BE UNDERTAKEN IN ACCORDANCE WITH DA APPROVED PLANS AND CONSTRUCTION CERTIFICATE PLANS AND DETAILS AND SHALL BE COMPLIANT WITH:

AS4970-2009 Protection of trees on development sites AS 4970-2009/Amdt 1-2010 Protection of trees on development sites

AS4373-2007 Pruning of amenity trees

AS4419-2003 Soils for landscaping and garden use

AS4454-2012 Composts, soil conditioners and mulches

AS3743-2003 Potting mixes

AS/NZ3500:2015 Plumbing and drainage Set

BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICES LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICES LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOTE COVERED BY ANY LANDSCAPE FINISHES (TURNING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS

MANAGEMENT OF TREE PROTECTION (AS REQUIRED)

A QUALIFIED AND APPROVED ARBORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS THEY DEEM APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

CARE SHALL BE TAKEN DURING THE ENTIRE PERIOD OF WORKS TO ENSURE NO DAMAGE TO ROOTS OR CANOPIES OF TREES TO BE RETAINED. NO STORING OF BUILDING MATERIALS, WASHING OF EQUIPMENT, DISPOSAL OF CHEMICALS, ETC. SHALL BE PERMITTED BENEATH CANOPY OF TREES TO BE RETAINED.. NO EXCAVATION OR TRENCHING SHOULD OCCUR BENEATH CANOPIES EXCEPT FOR COUNCIL-APPROVED WORKS. ALL EXCAVATION BENEATH TREE CANOPIES SHALL BE UNDERTAKEN TO COUNCIL / PROJECT ARBORIST INSTRUCTIONS. PROJECT ARBORIST SHALL BE ADVISED AND ATTEND SITE IF TREE ROOTS GREATER THAN 50MM DIAMETER ARE ENCOUNTERED.

PREPARATION BY BUILDER

BUILDER SHALL REMOVE ALL EXISTING CONCRETE PATHWAYS, FENCES, FOOTINGS, WALLS, ETC. NOT NOTATED TO BE RETAINED AND COMPLETE ALL NECESSARY EXCAVATION WORK PRIOR TO COMMENCEMENT ON SITE BY LANDSCAPE CONTRACTOR. BUILDER SHALL ALSO INSTALL NEW RETAINING WALLS. KERBS, LAYBACK KERB, CROSSOVER, PATHWAYS, ETC. AND MAKE GOOD ALL EXISTING KERBS, GUTTERS, ETC. AS NECESSARY AND TO APPROVAL OF COUNCIL. BUILDER SHALL ENSURE THAT A MINIMUM 600MM OF TOPSOIL IN GARDEN AREA AND A MINIMUM 150MM OF TOPSOIL IN LAWN AREAS EXISTS. SHOULD REQUIRED DEPTHS NOT EXIST BUILDER SHALL CONTACT LANDSCAPE ARCHITECT AND ASK FOR INSTRUCTIONS PRIOR TO COMPLETION OF

ALL LEVELS AND SURFACE DRAINAGE SHALL BE DETERMINED BY OTHERS AND APPROVED ON SITE BY LANDSCAPE CONTRACTOR.

SOIL PREPARATION + PLANTING SOILS

CULTIVATE TO A DEPTH OF 450MM ALL PROPOSED GARDEN AREAS AND 300mm FOR ALL LAWN AREA. DO NOT CULTIVATE BENEATH EXISTING TREES TO BE RETAINED. IN AREAS WHERE FILL IS REQUIRED GAIN REQUIRED SHAPES AND LEVELS USING A PREMIUM GRADE SOIL MIX. IN AREAS WHERE EXCAVATION IS REQUIRED (IF IN CLAY) OVER EXCAVATE AS REQUIRED TO ALLOW FOR INSTALLATION OF 600MM DEPTH OF PREMIUM GRADE TOPSOIL MIX TO GARDEN AREAS AND 300M DEPTH OF PREMIUM GRADE TOPSOIL MIX TO LAWN AREAS.

BEFORE LAYING TOPSOIL, THE FOLLOWING SUBGRADE TREATMENT MUST BE APPLIED TO ALL FINISHED SUBGRADE AREAS:

- 1. FAIR + TRIM TO RELATIVE LEVEL TO ACCOMMODATE REQUIRE OVERALL SOIL DEPTH
- 2 REMOVE ROCK >100mm DIAMETER
- 3. REMOVE RUBBISH SUCH AS CONSTRUCTION GENERATED WASTER, PLASTICS, METALS, GLASS
- 4. APPLY GYPSUM AND LIME AT MANUFACTURER'S RECOMMENDED RATES
- 5. LOOSEN SUBGRADE TO 200mm DEPTH LEAVING SURFACE 'KEYED' TO ACCEPT TOPSOIL

CONTRACTOR SHALL UNDERTAKE PH TESTS AND ADJUST WHERE NECESSARY TO ACHIEVE A PH WITHIN THE 5.5 - 7.5 RANGE. MIX IN GYPSUM AT MANUFACTURER'S RECOMMENDED RATES IF CLAY SOIL ENCOUNTERED.

UNDERTAKE ALL REQUIRED ACTION TO ENSURE THAT NO ROOTBALLS OF PROPOSED PLANTS SIT IN CLAY WELLS AND THAT ALL GARDEN AREAS AND LAWN AREAS DRAIN SATISFACTORILY. NOTE IT IS INTENDED THAT WHEREVER POSSIBLE EXISTING LEVELS SHALL NOT BE ALTERED THROUGH GARDEN AND LAWN AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE END RESULT OF THE PROJECT IS THAT ALL LAWN AND GARDEN AREAS DRAIN SUFFICIENTLY (BOTH SURFACE AND SUBSTRATE), ARE AT REQURIED FINISH LEVELS AND HAVE SUFFICIENT SOIL DEPTHS TO ENABLE LAWN AND PLANTS TO THRIVE AND GROW. SHOULD ALTERNATIVE WORKS TO THOSE SPECIFIED REQUIRED TO ACHIEVE THAT RESULT, CONTRACTOR SHALL INFORM BUILDER AT TIME OF TENDER AND REQUEST INSTRUCTIONS

ALL PLANTS SHALL BE WELL GROWN AND DISEASE FREE. PLANTING SHALL BE IN ACCORDANCE WITH PLANTING SCHEDULE. TREES SHALL BE GROWN TO NATSPEC. GENERAL PLANT MATERIAL (EXOTICS AND ENDEMIC) SUPPLY PLANTS IN ACCORDANCE WITH PLANTING SCHEDULE. NO SUBSTITUTIONS ARE PERMITTED WITHOUT THE CONSENT OF THE SUPERVISING LANDSCAPE ARCHITECT. PLANT MATERIAL SHALL BE GROWN TO NATSPEC AND SHALL BE VIGOROUS, WELL ESTABLISHED, FREE OF DISEASE AND PESTS, HARDENED OFF, TRUE TO FORM, AND GROWN IN THEIR FINAL CONTAINERS FOR NOT LESS THAN 12 WEEKS. TREES SHALL HAVE A SINGLE LEADING SHOOT AND POTS FREE FROM WEEDS.

IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING.

PLANT HOLES SHALL BE DUG APPROXIMATELY TWICE THE WIDTH AND TO 100MM DEEPER THAN PLANT ROOTBALLS THAT THEY ARE TO RECEIVE. BASE AND SIDES OF HOLE SHALL BE FURTHER LOOSENED. FERTILISER, FOLLOWED BY 100MM DEPTH OF TOPSOIL MIX SHALL THEN BE PLACED INTO BASE OF HOLE AND LIGHTLY CONSOLIDATED. BASE OF HOLE SHALL THEN BE WATERED. REMOVE PLANT CONTAINER AND INSTALL PLANT INTO HOLE. ROOTBALL SHALL BE BACKFILLED WITH SURROUNDING TOPSOIL AND TOPSOIL FIRMED INTO PLACE. AN APPROVED SHALLOW DISH SHALL BE FORCED TO CONTAIN WATER AROUND BASE OF STEM. BASE OF STEM OF PLANT SHALL FINISH FLUSH WITH FINISHED SOIL LEVEL. ONCE INSTALLED PLANT SHALL BE THOROUGHLY WATERED AND MAINTAINED FOR THE DURATION OF THE CONTRACT.

THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE

STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO THE SIZE OF PLANTS TO BE

- 5-15 LITRE SIZE PLANT 1X 1200 X 25 X 25MM
- 35-75 LITRE SIZE PLANT 2X 1500 X 38 X 38MM
- 100+ LITRE SIZE PLANT 3X 1800 X 50 X 50MM

TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH AVOIDING DAMAGE TO THE ROOT SYSTEM ON THE WINDWARD SIDE OF THE PLANT

AT PLANTING SPREAD SLOW RELEASE FERTILIZER AROUND DRIP LINE OF ALL PLANTS AT MANUFACTURER'S RECOMMENDED RATES GENERAL APPLICATION:

EQUAL TO OSMOCOTE PLUS TRACE ELEMENTS - ALL PURPOSE NPK 19.4 : 1.6 : 6

NATIVE PLANTS: EQUAL TO OSMOCOTE PLUS TRACE ELEMENTS - NATIVE GARDENS NPK 17.9 : 0.8 : 7.3

SHALL BE WELL-ROTTED BEGETATIVE MATTER OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEEK GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

ENSURE ALL MULCH IS FREE OF WEED SEED AND VEGETATIVE MATERIAL. PROVIDE SAMPLE OF MULCH FOR CLIENT APPROVAL PRIOR TO DELIVERY.

PLACE MULCH TO REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

EDGING SHALL BE INSTALLED AT THE JUNCTION OF LAWN AND GARDEN AREAS AS INDICATED ON DRAWINGS (REFER TO DETAIL). EDGE SHALL BE FINISHED LEVEL WITH LAWN OR ADJOINING GRAVEL, EDGE

TURF SHALL BE 'SIR WALTER' BUFFALO. TURF ROLLS SHALL BE A MINIMUM OF 25mm THICK SUPPLIED FROM A SPECIALIST GROWER OF CULTIVATED TURF. IT SHALL BE OF EVEN THICKNESS, FREE FROM WEEDS. TURF SHALL BE DELIVERED WITHIN 24HRS OF CUTTING AND LAID WITHIN 24 HRS OF DELIVERY. CONTRACTOR SHALL LAY CLOSE BUTTED IN STRETCHER PATTERN WITH STAGGERED JOINTS TO FINISH FLUSH WITH ADJOINING SURFACES AFTER TAMPING. LIGHTLY TAMP TO AN EVEN SURFACE IMMEDIATELY AFTER LAYING. DO NOT USE ROLLER. ENSURE TURE ROLLS ARE NOT ALLOWED TO DRY OUT AND WATER IMMEDIATELY AFTER LAYING AS NECESSARY TO ENSURE TOPSOIL IS KEPT MOIST TO 100mm DEPTH. PROTECT NEWLY LAID TURF FROM PEDESTRIAN AND VEHICULAR TRAFFIC UNTIL ESTABLISHED. FERTILISE WITHIN 2 WEEKS OF LAYING WITH AN APPROVED LAWN FERTILISER APPLIED TO MANUFACTURER'S RECOMMENDATIONS. APPLY ADDITIONAL FERTILISER AS REQUIRED TO MAINTAIN HEALTHY GROWTH. ONCE ESTABLISHED, MOW TO MAINTAIN GRASS HEIGHT BETWEEN 30-50mm

AT SAME TIME MAKE GOOD ALL EXISTING LAWN AREAS USING SAME LAWN TYPE. LAWNS IN SHADE SHALL BE OVERSOWN WITH AN APPROVED SEED MIX. ALLOW TO RETRIM AND RETURF COUNCIL NATURE STRIP AS REQUIRED

(REFER TO DRAWINGS)

PAVING & CONCRETE WORKS

AREAS TO BE PAVED SHALL BE EXCAVATED OR FILLED TO ALLOW FOR INSTALLATION OF BEDDING MATERIALS, LEVELS AND FALLS SHALL BE AS PER PLAN. SURFACE DRAINAGE ON PAVING SHALL BE TOWARDS GRATED DRAINS INSTALLED BY BUILDER WITH ALL DRAINS CONNECTED TO STORMWATER SYSTEM.

(REFER TO DRAWINGS)



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REV. ISSUE NOTES DRAFT 24/01/25 all works shall be in accordence with development application and construction certificate conditions of consent all levels to abd refer to survey information relating to existing site data verify all dimensions prior to works do not scale from drawings use figured dimensions in preference to scaling refer all descrapancies to landscape architect for determination this drawing is copyright and must not be retained, copied, used or reproduced in 29/04/25 21/05/25

DATE:	21/05/2025	DRAWING	
		LANDSCAPE SPECIFICATIO	NS
SCALE:	N/A	DRAWING NO : C4	
DRAWN:	ВТ	REV: C	