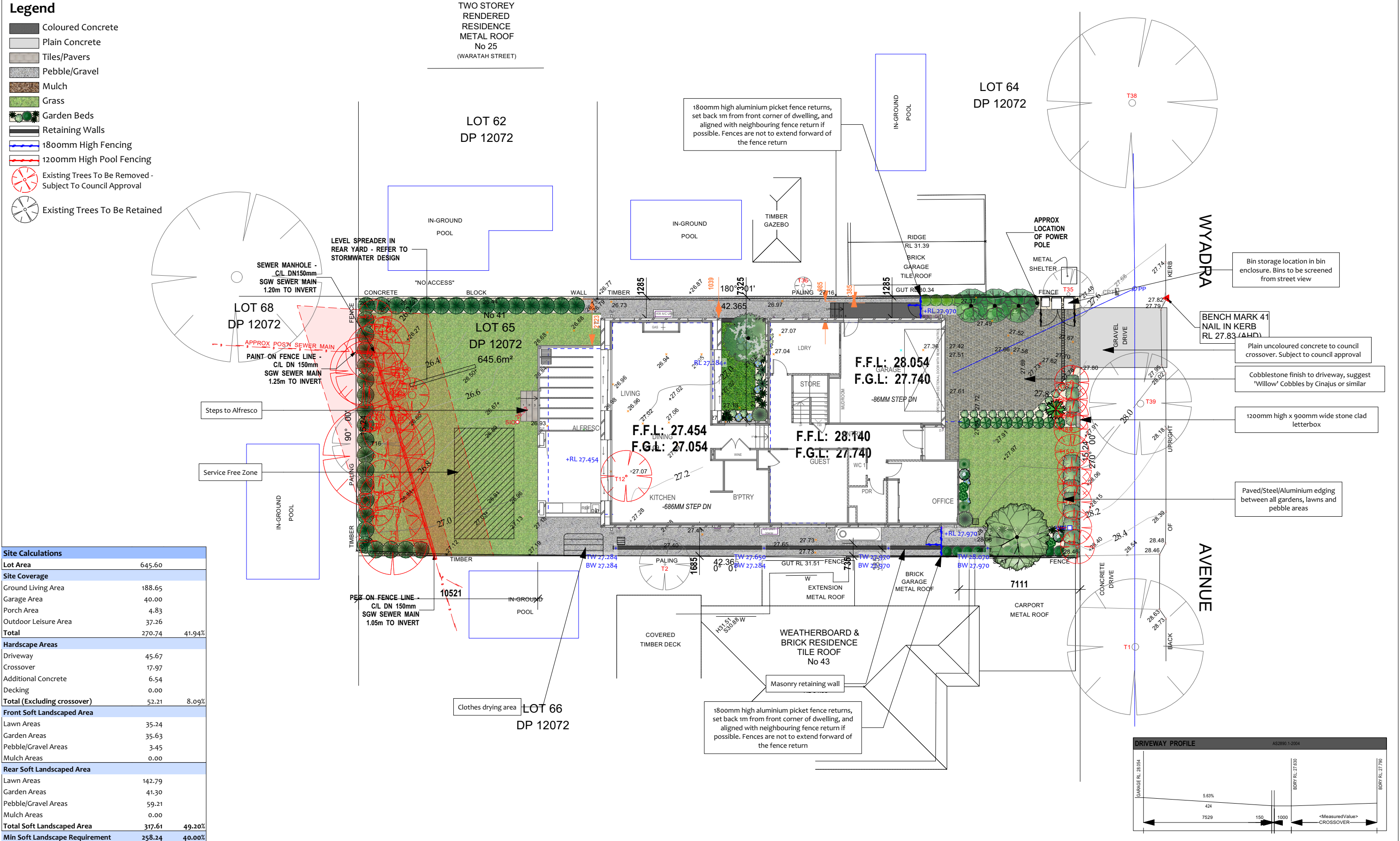


Legend

- Coloured Concrete
- Plain Concrete
- Tiles/Pavers
- Pebble/Gravel
- Mulch
- Grass
- Garden Beds
- Retaining Walls
- 1800mm High Fencing
- 1200mm High Pool Fencing
- Existing Trees To Be Removed - Subject To Council Approval
- Existing Trees To Be Retained



Site Calculations			
Lot Area	645.60		
Site Coverage			
Ground Living Area	188.65		
Garage Area	40.00		
Porch Area	4.83		
Outdoor Leisure Area	37.26		
Total	270.74	41.94%	
Hardscape Areas			
Driveway	45.67		
Crossover	17.97		
Additional Concrete	6.54		
Decking	0.00		
Total (Excluding crossover)	52.21	8.09%	
Front Soft Landscaped Area			
Lawn Areas	35.24		
Garden Areas	35.63		
Pebble/Gravel Areas	3.45		
Mulch Areas	0.00		
Rear Soft Landscaped Area			
Lawn Areas	142.79		
Garden Areas	41.30		
Pebble/Gravel Areas	59.21		
Mulch Areas	0.00		
Total Soft Landscaped Area	317.61	49.20%	
Min Soft Landscape Requirement	258.24	40.00%	

	Notes:
	1. This plan is indicative/conceptual and to be used for approvals only, not to be used for construction purposes unless otherwise specified.
	2. Refer to architectural drawings or site survey for site levels, building setbacks, and extent of cut and fill where applicable.
	3. This landscape plan has been drawn to meet minimum council/developer requirements. Additional landscape works beyond minimum requirements may also be proposed on this plan. All works may be subject to approvals, and it is the responsibility of the owner to confirm that development approval has been obtained prior to commencement of works.
	4. Exact location of site boundaries and structures are to be confirmed on site prior to commencement of work.
	5. All products and materials are to be installed/constructed & maintained according to manufacturer's specifications.
	6. All levels associated with proposed landscape areas shown on plan are to finished levels, unless otherwise specified.
	7. Always refer to engineer's plans for all civil, structural and hydraulic engineering details.


















Issue	Description	Date
A	Submission Plan	14/01/25
A1	Dwelling Changes	09/05/25
A2	Driveway Reduced	26/06/25

Client: Brocklehurst & Macdiarmid		
Address: Lot 65, 41 Wyadra Avenue, Freshwater		
Drawing: Landscape Plan	Job #: H0665	Scale 1:200 (Unless otherwise specified)

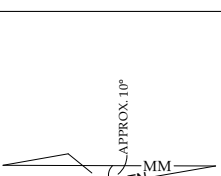
Client Signatures:	
Drawn by: JQ	LGA: Northern Beaches
Sheet: 01 of 06	Lodgement: D.A/C.C





Plant Schedule				
Symbol	Botanical Name	Common Name	Qty	Size
	Pyrus calleryana 'Capital'	Ornamental Pear	3	45L
	Olea europaea (Standard)	Standard Olive	1	45L
	Fraxinus oxycarpa 'Raywoodii'	Claret Ash	1	45L
	Laurus nobilis	Bay Tree	35	300mm
	Syzygium australe 'Straight & Narrow'	Straight & Narrow Lilly Pilly	4	300mm
	Strobilanthes gossypinus	Persian Shield	5	300mm
	Westringia fruticosa 'Zena'	Westringia Zena	4	200mm
	Santolina chamaecyparissus	Lavender Cotton	7	200mm
	Raphiolepis indica 'Snow Maiden'	Snow Maiden Indian Hawthorn	18	200mm
	Rosmarinus officinalis	Rosemary	10	200mm
	Murraya paniculata	Mock Orange	12	200mm
	Stachys byzantina	Lamb's Ears	25	150mm
	Limonium perezii	Statice	9	200mm
	Cycas revoluta	Sago Palm	1	300mm
	Pennisetum alopecuroides 'Cream Lea'	Pennisetum 'Cream Lea'	5	200mm
	Arthropodium cirratum	New Zealand Rock Lily	5	200mm
	Liriope muscari 'Evergreen Giant'	Liriope Evergreen Giant	24	150mm

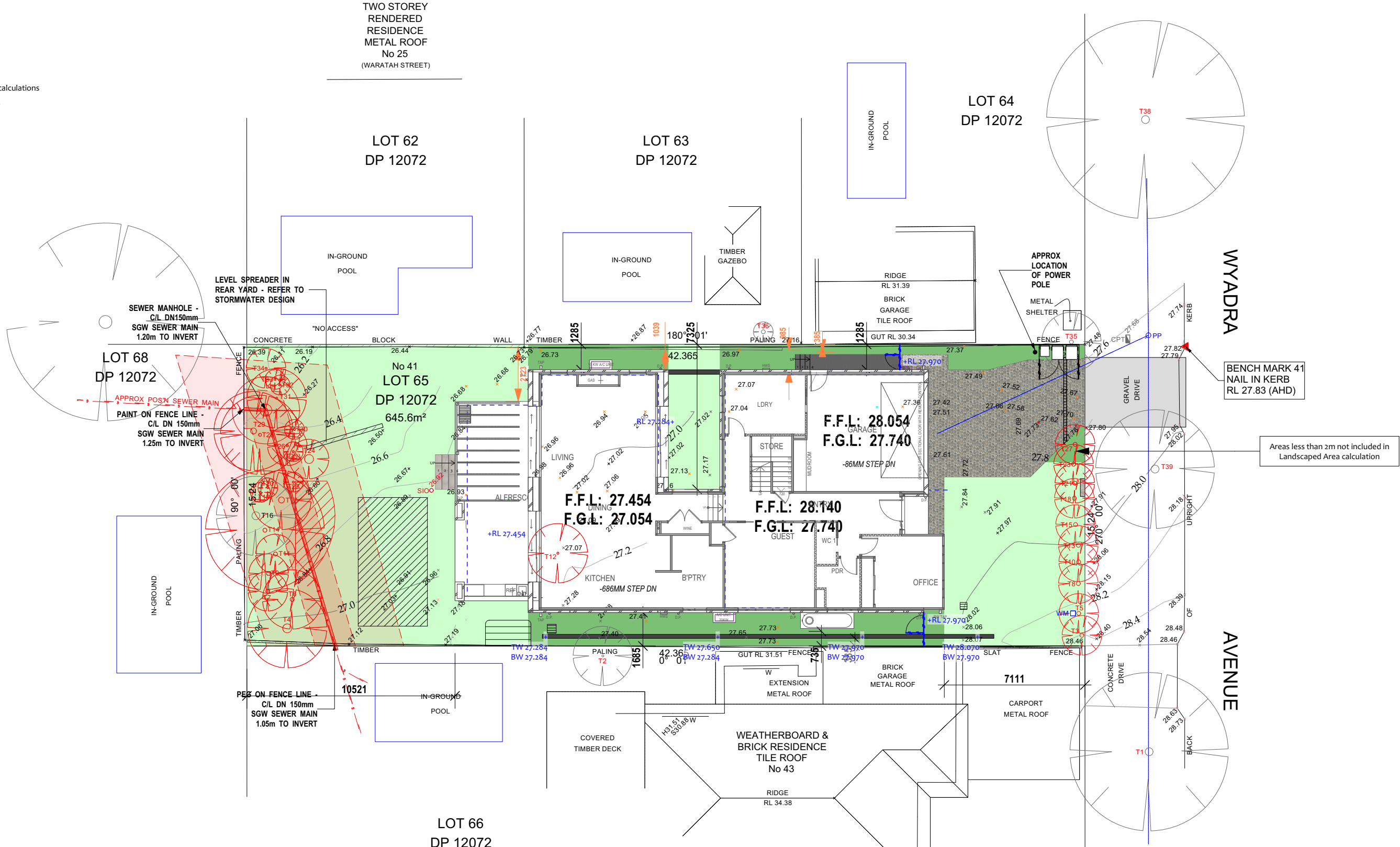


	Notes:	Issue			Description			Date	Client:			Client Signatures:	
	1. This plan is indicative/conceptual and to be used for approvals only, not to be used for construction purposes unless otherwise specified.	A	Submission Plan			14/01/25			Brocklehurst & Macdiarmid				
	2. Refer to architectural drawings or site survey for site levels, building setbacks, and extent of cut and fill where applicable.	A1	Dwelling Changes			09/05/25			Address:			Drawn by:	LGA:
	3. This landscape plan has been drawn to meet minimum council/developer requirements. Additional landscape works beyond minimum requirements may also be proposed on this plan. All works may be subject to approvals, and it is the responsibility of the owner to confirm that development approval has been obtained prior to commencement of works.	A2	Driveway Reduced			26/06/25			Lot 65, 41 Wyadra Avenue, Freshwater			JQ	Northern Beaches
	4. Exact location of site boundaries and structures are to be confirmed on site prior to commencement of work.								Drawing:			Job #:	Scale 1:200 (Unless otherwise specified)
	5. All products and materials are to be installed/constructed & maintained according to manufacturer's specifications.								Plant Schedule			H0665	
	6. All levels associated with proposed landscape areas shown on plan are to finished levels, unless otherwise specified.												
7. Always refer to engineer's plans for all civil, structural and hydraulic engineering details.													



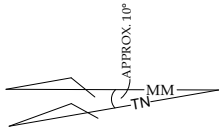
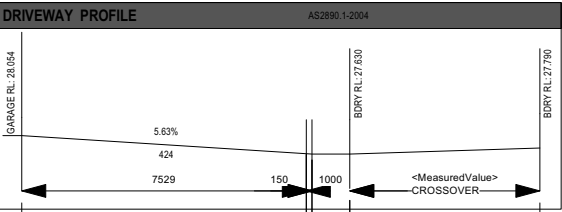
**Legend**

- Hardstand Areas/Paving
- Landscaped area >2m
- Landscaped area <2m  
Not included in Landscaped Area calculations
- Proposed Retaining Walls



**Landscaped Area Calculation**  
(Min dimension 2m)

Total Lot Area:	645.6	
Required:	258.24	40.00%
Achieved:	259.14	40.14%



- Notes:**
- This plan is indicative/conceptual and to be used for approvals only, not to be used for construction purposes unless otherwise specified.
  - Refer to architectural drawings or site survey for site levels, building setbacks, and extent of cut and fill where applicable.
  - This landscape plan has been drawn to meet minimum council/developer requirements. Additional landscape works beyond minimum requirements may also be proposed on this plan. All works may be subject to approvals, and it is the responsibility of the owner to confirm that development approval has been obtained prior to commencement of works.
  - Exact location of site boundaries and structures are to be confirmed on site prior to commencement of work.
  - All products and materials are to be installed/constructed & maintained according to manufacturer's specifications.
  - All levels associated with proposed landscape areas shown on plan are to finished levels, unless otherwise specified.
  - Always refer to engineer's plans for all civil, structural and hydraulic engineering details.

Issue	Description	Date
A	Submission Plan	14/01/25
A1	Dwelling Changes	09/05/25
A2	Driveway Reduced	26/06/25

<b>Client:</b> Brocklehurst & Macdiarmid		
<b>Address:</b> Lot 65, 41 Wyadra Avenue, Freshwater		
<b>Drawing:</b> Landscaped Area	<b>Job #:</b> H0665	<b>Scale 1:200</b> (Unless otherwise specified)

<b>Client Signatures:</b>	
<b>Drawn by:</b> JQ	<b>LGA:</b> Northern Beaches
<b>Sheet:</b> 03 of 06	<b>Lodgement:</b> D.A/C.C







Planting style example



Planting style example



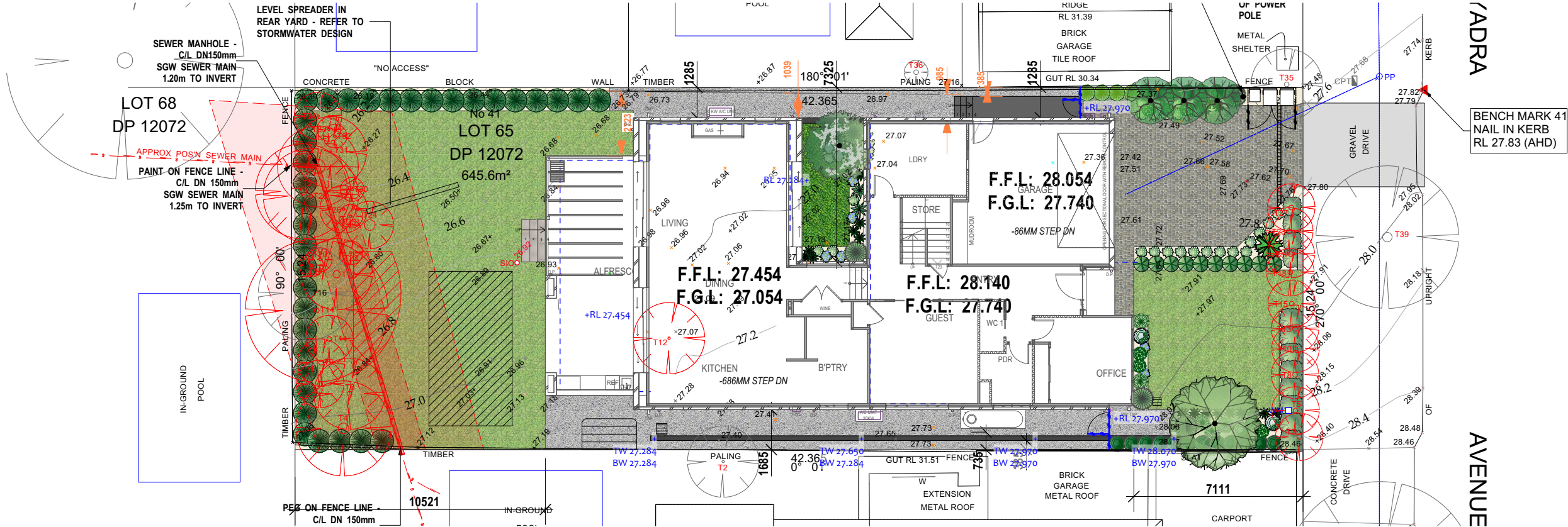
Suggest 'Willow' Cobblestones by Cinajus



Suggest 'Leo Random' wall cladding by Cinajus



Concrete sleeper retaining wall



Crushed limestone pebble



Mulch to gardens - Suggest pine bark mulch



Bullaflor lawns - Suggest 'Sir Walter' or 'Matilda'



Aluminium garden edging

APPROX. 10°

MM

TN

Notes:

1. This plan is indicative/conceptual and to be used for approvals only, not to be used for construction purposes unless otherwise specified.

2. Refer to architectural drawings or site survey for site levels, building setbacks, and extent of cut and fill where applicable.

3. This landscape plan has been drawn to meet minimum council/developer requirements. Additional landscape works beyond minimum requirements may also be proposed on this plan. All works may be subject to approvals, and it is the responsibility of the owner to confirm that development approval has been obtained prior to commencement of works.

4. Exact location of site boundaries and structures are to be confirmed on site prior to commencement of work.

5. All products and materials are to be installed/constructed & maintained according to manufacturer's specifications.

6. All levels associated with proposed landscape areas shown on plan are to finished levels, unless otherwise specified.

7. Always refer to engineer's plans for all civil, structural and hydraulic engineering details.

Issue	Description	Date	Client:			Client Signatures:	
A	Submission Plan	14/01/25	Brocklehurst & Macdiarmid				
A1	Dwelling Changes	09/05/25					
A2	Driveway Reduced	26/06/25					
			Address:			Drawn by:	LGA:
			Drawing:	Job #:	Scale 1:200	Sheet:	Lodgement:
			Concept Imagery	H0665	(Unless otherwise specified)	04 of 06	D.A/C.C

Step Outside

LANDSCAPE DESIGN



## LANDSCAPE SPECIFICATIONS

## Site Preparation

Any weeds are to be hand removed where possible, with remnant weeds sprayed with a glyphosate spray at manufacturer's rate of application. Final levels and grades are to be confirmed on site, landscape plan is to be used as a guide only. Where there is a conflict in levels between landscape plan and architectural or engineering plans, the architectural or engineering plans latter take precedence.

## Garden Areas

All new garden areas should be excavated to minimum 200mm below finished levels. Install high quality garden mix and cultivate into existing soil to a depth of 100mm below excavated level. Choose garden mix suitable for planting to be installed; i.e native garden mix for native plant species. Mulch garden areas to a depth of 75mm using a course wood chip.

## Garden edging

All garden areas are to be suitably edged between any gravel or lawn areas. Paved edging should be installed on a 40mm bed of mortar and haunched, with no mortar between pavers.

Aluminium or steel edging is to be installed according to manufacturer's guidelines, and haunched as required.

## Planting

All plants should be inspected prior to installation to be confirmed disease and pest free, and in good health. Hole for planting to be dug minimum twice the diameter of the root ball, and cultivated half the depth. Remove from pot and gently tease roots, being careful not to cause damage to roots or stems. Install plant so that the crown is level with the surrounding ground level. Back fill and compress soil by hand to ensure no movement during plant establishment. Install mulch to a depth of 75mm, keeping mulch clear of plant trunk. Water in well after installation.

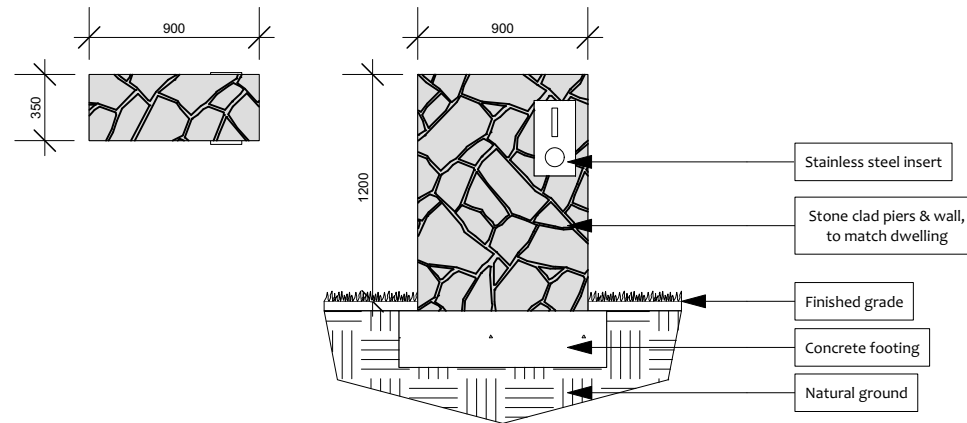
If staking is required for tree species, install 2x 50mm stakes at opposite sides of the tree, with hessian tie loosely wrapped around the trunk and stapled to the stakes. Take care to avoid installing stakes into root ball.

## Lawn Areas

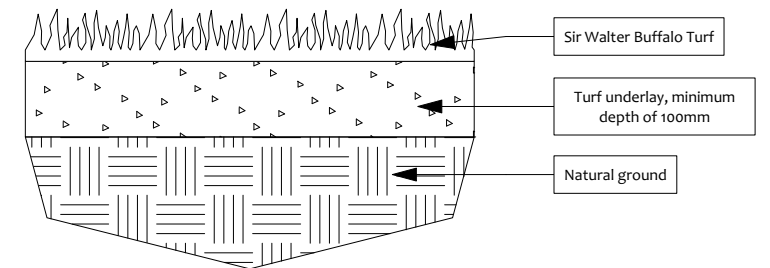
Excavate all lawn areas to 100mm below proposed finished ground levels where practically possible. Ensure area to be turfed is weed free, using a glyphosate spray as necessary. Install a high quality top soil to a depth of 100mm, taking care not to create any low points where water may pool. Grade lawns towards any surface pits or grated drains as required. Install turf rolls in a stretcher-bond pattern, with turf roll edges closely abutting. Fill in any gaps between rolls with top soil, and water in well. Continue lawn maintenance following turf supplier's recommended maintenance guidelines.


## Gravel Paths

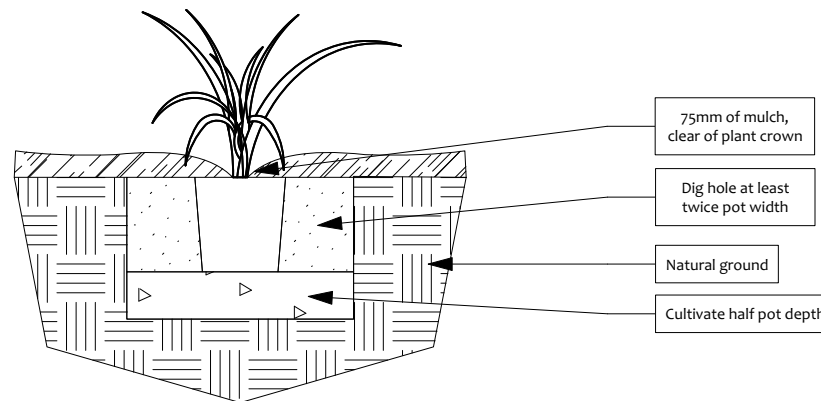
Excavate all gravel pathways approx 120mm below proposed finished levels. Install 70mm of compacted crusher dust, a layer of geotextile fabric, finishing with 50mm of decorative pebble/gravel. Stepping stones should be laid on a mortal bed on top of the excavated level, with the surface of the stepping stone finishing 10-20mm above the finished gravel level.



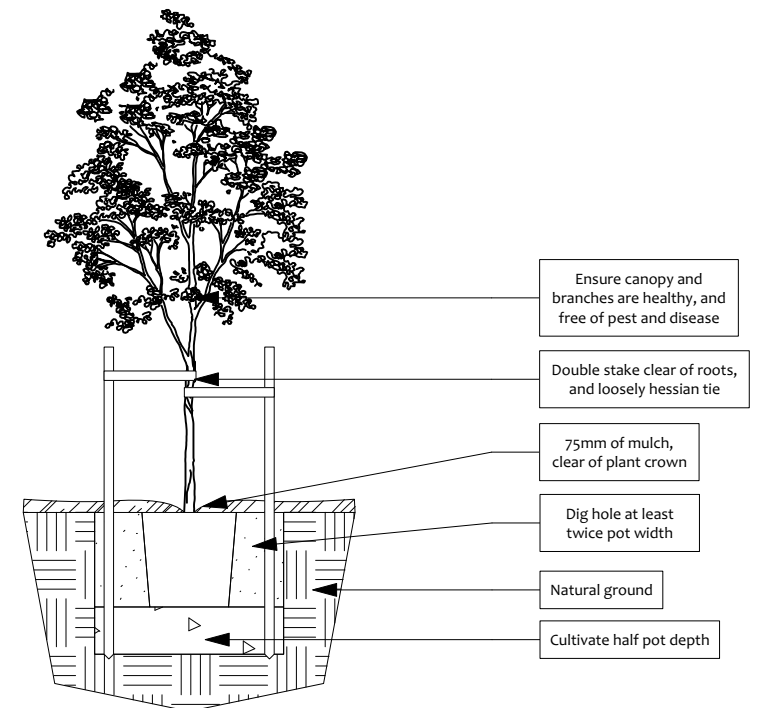
STONE CLAD LETTERBOX DETAIL  
Scale 1:40



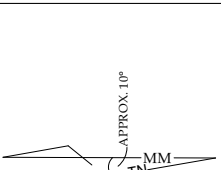
 TURF DETAIL  
Scale 1:10




○ SHRUB PLANTING DETAIL  
Scale 1:20



 TREE PLANTING DETAIL  
Scale 1:40

	<b>Notes:</b> 1. This plan is indicative/conceptual and to be used for approvals only, not to be used for construction purposes unless otherwise specified. 2. Refer to architectural drawings or site survey for site levels, building setbacks, and extent of cut and fill where applicable. 3. This landscape plan has been drawn to meet minimum council/developer requirements. Additional landscape works beyond minimum requirements may also be proposed on this plan. All works may be subject to approvals, and it is the responsibility of the owner to confirm that development approval has been obtained prior to commencement of works. 4. Exact location of site boundaries and structures are to be confirmed on site prior to commencement of work. 5. All products and materials are to be installed/constructed & maintained according to manufacturer's specifications. 6. All levels associated with proposed landscape areas shown on plan are to finished levels, unless otherwise specified. 7. Always refer to engineer's plans for all civil, structural and hydraulic engineering details.		<b>Issue</b>	<b>Description</b>	<b>Date</b>	<b>Client:</b> Brocklehurst & Macdiarmid			<b>Client Signatures:</b>	
	A	Submission Plan	14/01/25	<b>Address:</b> Lot 65, 41 Wyadra Avenue, Freshwater			<b>Drawn by:</b> JQ	<b>LGA:</b> Northern Beaches		
	A1	Dwelling Changes	09/05/25							
	A2	Driveway Reduced	26/06/25	<b>Drawing:</b> Details			<b>Job #:</b> H0665	<b>Scale 1:200</b> (Unless otherwise specified)	<b>Sheet:</b> 05 of 06	<b>Lodgement:</b> D.A/C.C



Step Outside  
LANDSCAPE DESIGN



## LANDSCAPE SPECIFICATIONS

## Site Preparation

Any weeds are to be hand removed where possible, with remnant weeds sprayed with a glyphosate spray at manufacturer's rate of application. Final levels and grades are to be confirmed on site, landscape plan is to be used as a guide only. Where there is a conflict in levels between landscape plan and architectural or engineering plans, the architectural or engineering plans latter take precedence.

## Garden Areas

All new garden areas should be excavated to minimum 200mm below finished levels. Install high quality garden mix and cultivate into existing soil to a depth of 100mm below excavated level. Choose garden mix suitable for planting to be installed; i.e native garden mix for native plant species. Mulch garden areas to a depth of 75mm using a course wood chip.

## Garden edging

All garden areas are to be suitably edged between any gravel or lawn areas. Paved edging should be installed on a 40mm bed of mortar and haunched, with no mortar between pavers. Aluminium or steel edging is to be installed according to manufacturer's guidelines, and haunched as required.

## Planting

All plants should be inspected prior to installation to be confirmed disease and pest free, and in good health. Hole for planting to be dug minimum twice the diameter of the root ball, and cultivated half the depth. Remove from pot and gently tease roots, being careful not to cause damage to roots or stems. Install plant so that the crown is level with the surrounding ground level. Back fill and compress soil by hand to ensure no movement during plant establishment. Install mulch to a depth of 75mm, keeping mulch clear of plant trunk. Water in well after installation.

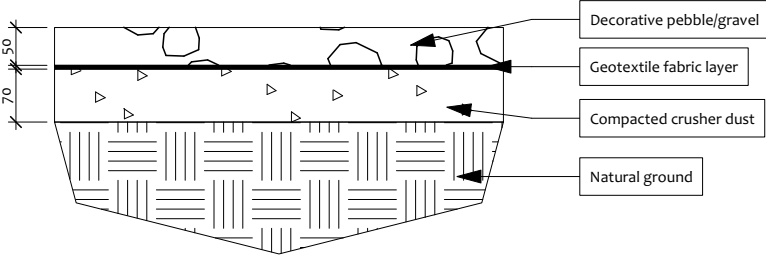
If staking is required for tree species, install 2x 50mm stakes at opposite sides of the tree, with hessian tie loosely wrapped around the trunk and stapled to the stakes. Take care to avoid installing stakes into root ball.

## Lawn Areas

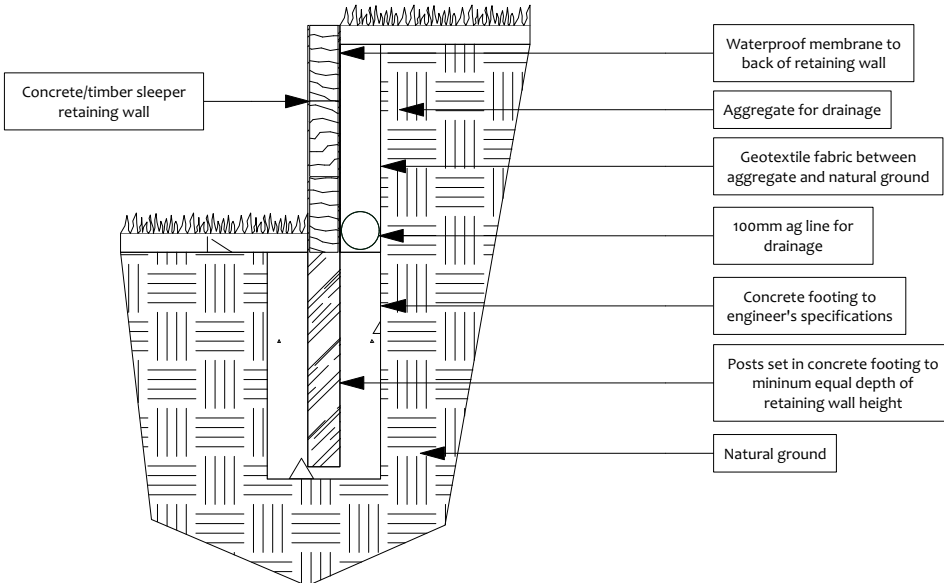
Excavate all lawn areas to 100mm below proposed finished ground levels where practically possible. Ensure area to be turfed is weed free, using a glyphosate spray as necessary. Install a high quality top soil to a depth of 100mm, taking care not to create any low points where water may pool. Grade lawns towards any surface pits or grated drains as required. Install turf rolls in a stretcher-bond pattern, with turf roll edges closely abutting. Fill in any gaps between rolls with top soil, and water in well. Continue lawn maintenance following turf supplier's recommended maintenance guidelines.

## Gravel Paths

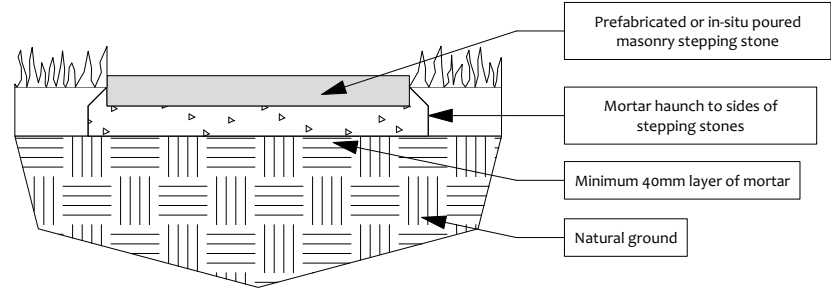
Excavate all gravel pathways approx 120mm below proposed finished levels  
Install 70mm of compacted crusher dust, a layer of geotextile fabric,  
finishing with 50mm of decorative pebble/gravel. Stepping stones should be  
laid on a mortal bed on top of the excavated level, with the surface of the  
stepping stone finishing 10-20mm above the finished gravel level.



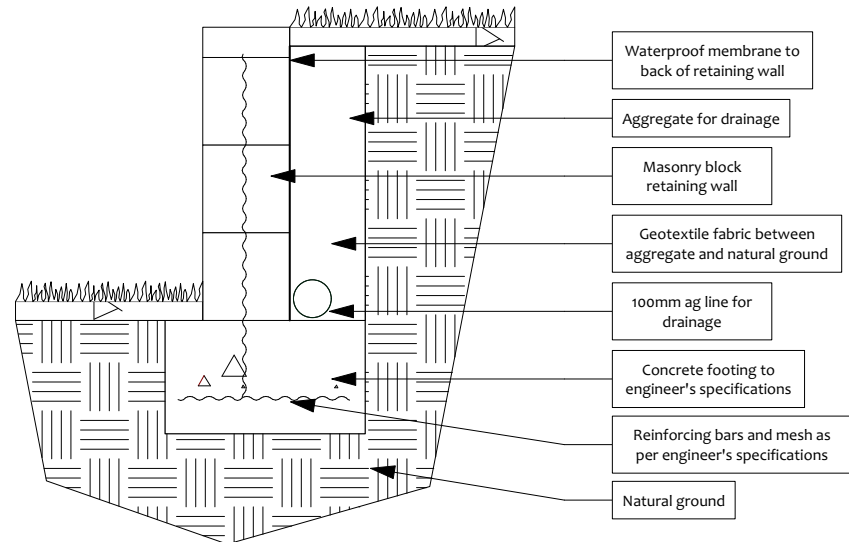
GRAVEL PATH DETAIL  
Scale 1:40



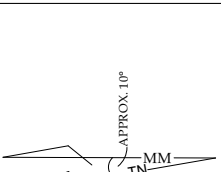
 SLEEPER RETAINING WALL DETAIL  
Scale 1:20




STEPPING STONE DETAIL  
Scale 1:10



○ BLOCK RETAINING WALL DETAIL  
Scale 1:20

	<b>Notes:</b> 1. This plan is indicative/conceptual and to be used for approvals only, not to be used for construction purposes unless otherwise specified. 2. Refer to architectural drawings or site survey for site levels, building setbacks, and extent of cut and fill where applicable. 3. This landscape plan has been drawn to meet minimum council/developer requirements. Additional landscape works beyond minimum requirements may also be proposed on this plan. All works may be subject to approvals, and it is the responsibility of the owner to confirm that development approval has been obtained prior to commencement of works. 4. Exact location of site boundaries and structures are to be confirmed on site prior to commencement of work. 5. All products and materials are to be installed/constructed & maintained according to manufacturer's specifications. 6. All levels associated with proposed landscape areas shown on plan are to finished levels, unless otherwise specified. 7. Always refer to engineer's plans for all civil, structural and hydraulic engineering details.		<b>Issue</b>	<b>Description</b>	<b>Date</b>	<b>Client:</b> Brocklehurst & Macdiarmid			<b>Client Signatures:</b>	
	A	Submission Plan	14/01/25	<b>Address:</b> Lot 65, 41 Wyadra Avenue, Freshwater			<b>Drawn by:</b> JQ	<b>LGA:</b> Northern Beaches		
	A1	Dwelling Changes	09/05/25							
	A2	Driveway Reduced	26/06/25	<b>Drawing:</b> Details			<b>Job #:</b> H0665	<b>Scale 1:200</b> (Unless otherwise specified)	<b>Sheet:</b> 06 of 06	<b>Lodgement:</b> D.A/C.C

  
**Step Outside**  
LANDSCAPE DESIGN