

LEGEND:

PROPOSED DRIVEWAY

PRINCIPAL PRIVATE OPEN SPACE

PROPOSED DWELLING

ALL WEATHER ACCESS CROSSING
BLUE METAL OR EQUIVALENT

CONSTRUCTION STORAGE
BIN/AREA

SITE BENCHING NOTE:

FINISHED GROUND LEVELS ARE TO BE +/- 100MM FROM
NOMINATED LEVEL, SUBJECT TO MAXIMUM DRIVEWAY
GRADIENTS & FLOOD RELATED DEVELOPMENTS

BEFORE ENTERING SITE

Before entering site please review and make yourself
familiar with Emergency Contacts. Site Specific Hazards
and the Site Specific Induction information that is located
on the Site Induction Sign. If you have any trouble
understanding this instruction, contact the Site Supervisor
or Emergency Contact Number located on the sign.

CONSTRUCTION NOTES:

1. Figured dimensions are to be taken in preference to scaling

2. No allowance has been made for shrinkage or milling

3. All Levels shown are approximate and should be verified on site during construction

4. Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.

5. Dimensions are to be verified on site by builder before the commencement of work

6. All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.

7. Refer to the builders scope of works for inclusions & exclusions

8. All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.

9. All service positions, air conditioning droppers, outlets, return air grills, manholes and bulkheads to be determined on site at supervisor / contractors discretion

10. All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.

11. Termite protection in accordance with Australian Standards

12. Refer to Basix Certificate for energy, water & thermal requirements

14. All 1st floor windows with a sill height less than 1700mm to have a max opening width of 125mm

15. Final Construction Joints, steel posts & Beams, Floor Joist to structural engineer plans

16. Meter Box, Gas Meter to be confirmed with Builder on site.

17. Downpipes to be confirmed with plumber on site.

18. All Dimensions are structural dimensions and do not account for coverings and finishes.

SEDIMENT CONTROL NOTES:

1. ALL EROSION & SEDIMENT CONTROL MEASURES, INCLUDING REVEGETATION & STORAGE OF SOIL & TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.

2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED & STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.

4. ALL SEDIMENT BASINS & TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

6. SOIL & TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES & AREA WHERE WATER MAY CONCENTRATE.

7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POSTS AT 2.0M CENTRES.

8. REFER TO PROPOSED SEDIMENT FENCE DETAIL.

D.A
LODGEMENT

LANDSCAPE AREA

SITE AREA

696.50m²

MIN. REQUIRED
40% Site Area

278.60m²

PROPOSED LANDSCAPE AREA

295.20m²

PRIVATE OPEN SPACE

REQUIRED:

60.00m²

PROPOSED AREA

264.00m²

MINIMUM 5.0M X 5.0M

YES

PRINCIPAL PRIVATE OPEN SPACE

DRIVEWAY / PATHWAY AREAS

DRIVEWAY CROSSOVER AREA:

TBC

DRIVEWAY AREA:

TBC

PATHWAY AREA:

N/A

COMPLIANCE TABLE

WARRAGAH DEVELOPMENT CONTROL PLAN 2011

CRITERIA	ALLOWED/ REQUIRED	PROPOSED
FRONT SETBACK:	6.5M	6.502M
ARTICULATION ZONE:	6.5M	6.502M
GARAGE SETBACK:	6.5M	8.103M
REAR SETBACK:	6.0M	17.329M
GF SIDE SETBACK (A):	0.9M	0.91M
FF SIDE SETBACK (A):	1.5M	1.025M
SECONDARY FRNTONAGE:	3.5M	3.5M
BUILDING HEIGHT:	8.5M	TBC
CAR PARKING SPACES:	2 SPACES	2 SPACES
DRIVEWAY WIDTH:	4.5M	EXISTING

www.dialbeforeyoudig.com.au

DIAL1100
BEFORE YOU DIG

Plungie Max
Coping RL.25.700

1,500

Pool Section

scale 1:200

3

4

2

1

Elevation
Markers

Garage

12.5%

12.9%

12.5%

Boundary

Garage

9,100 25,630

6,100 25,380

2,000 24,850

0 24,600

Distance

2,000

4,100

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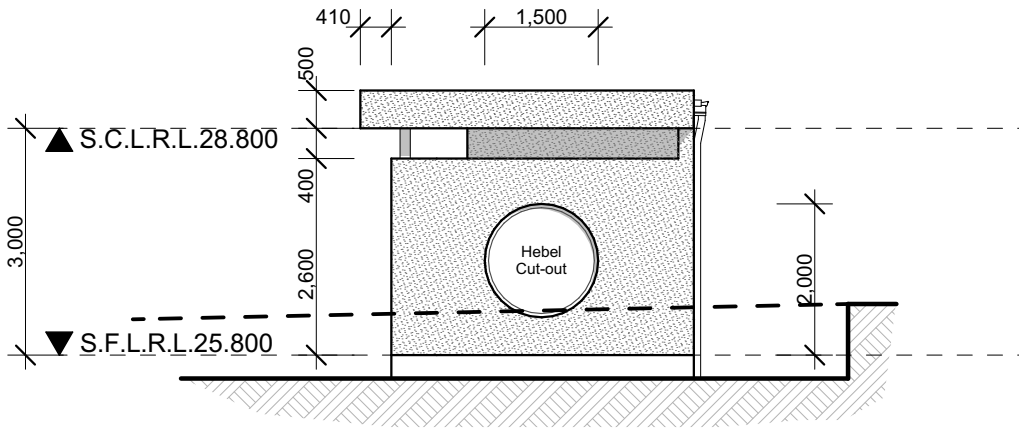
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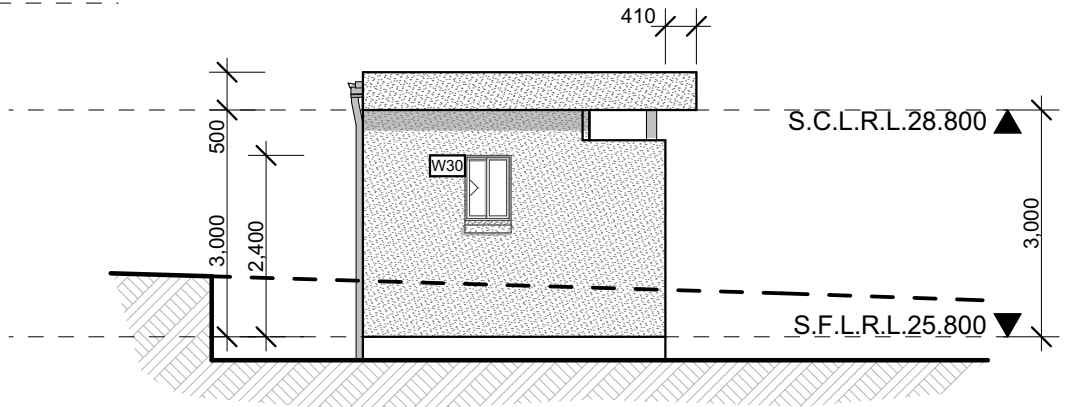
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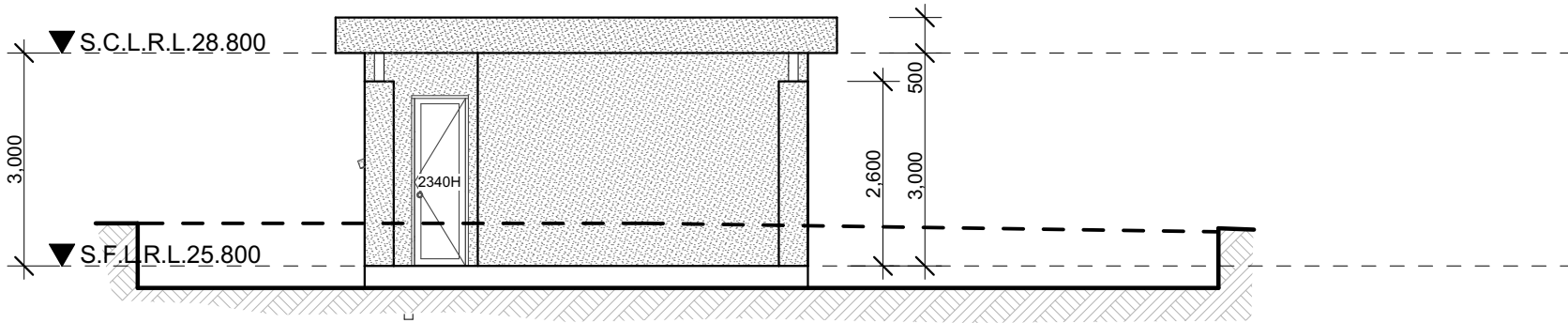
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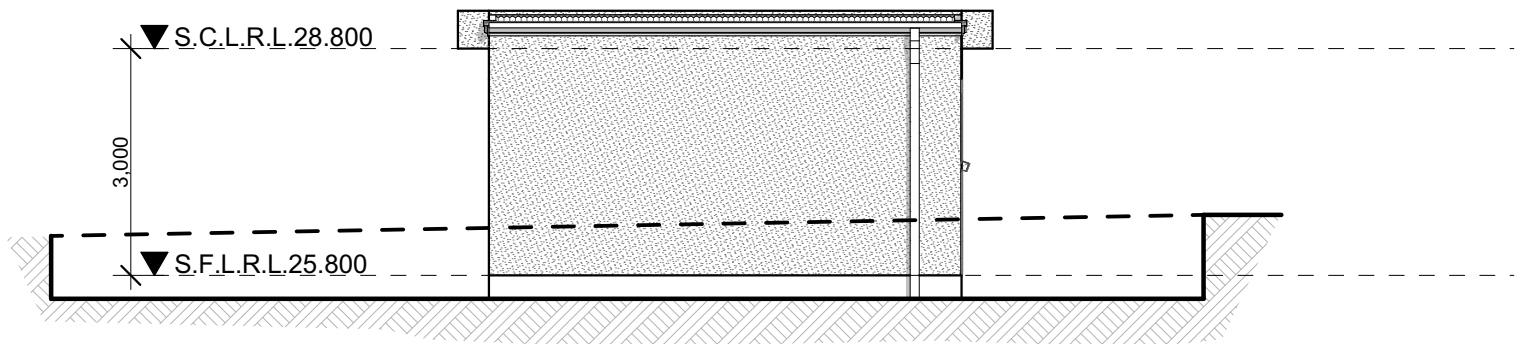
Western Elevation
Elevation 2 scale 1:100



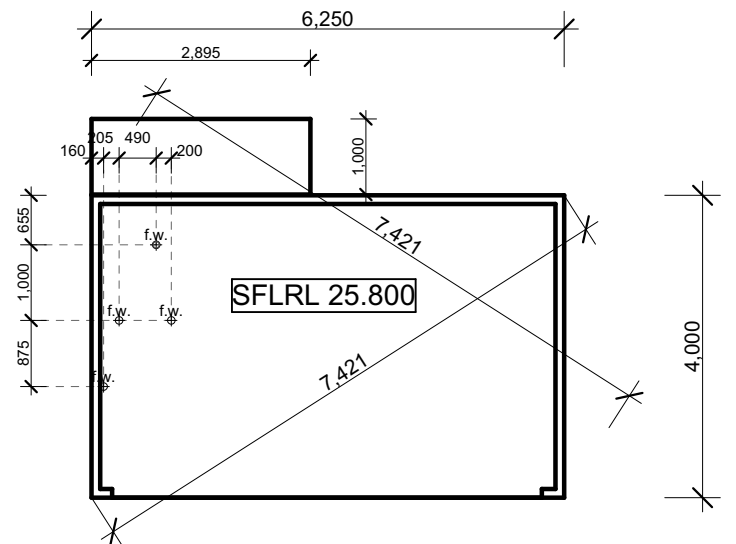
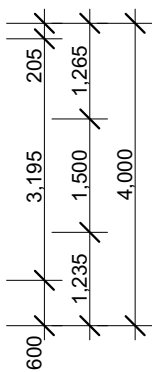
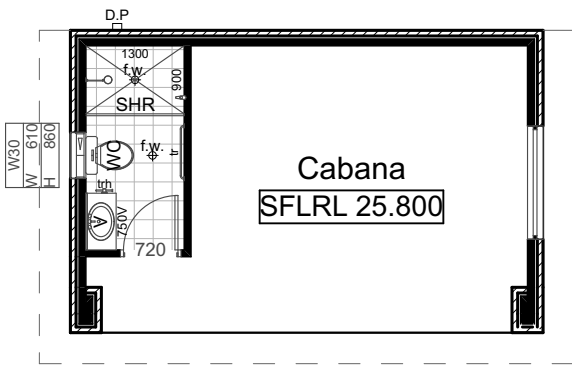
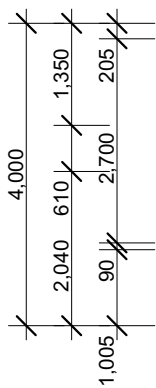
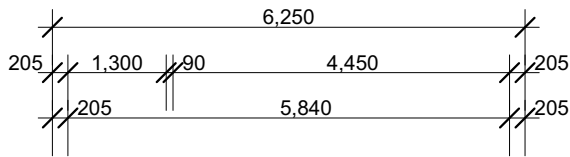
Eastern Elevation
Elevation 4 scale 1:100



Northern Elevation
Elevation 1 scale 1:100



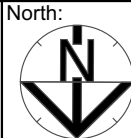
Southern Elevation
Elevation 3 scale 1:100



Cabana Floor Plan
scale 1:100

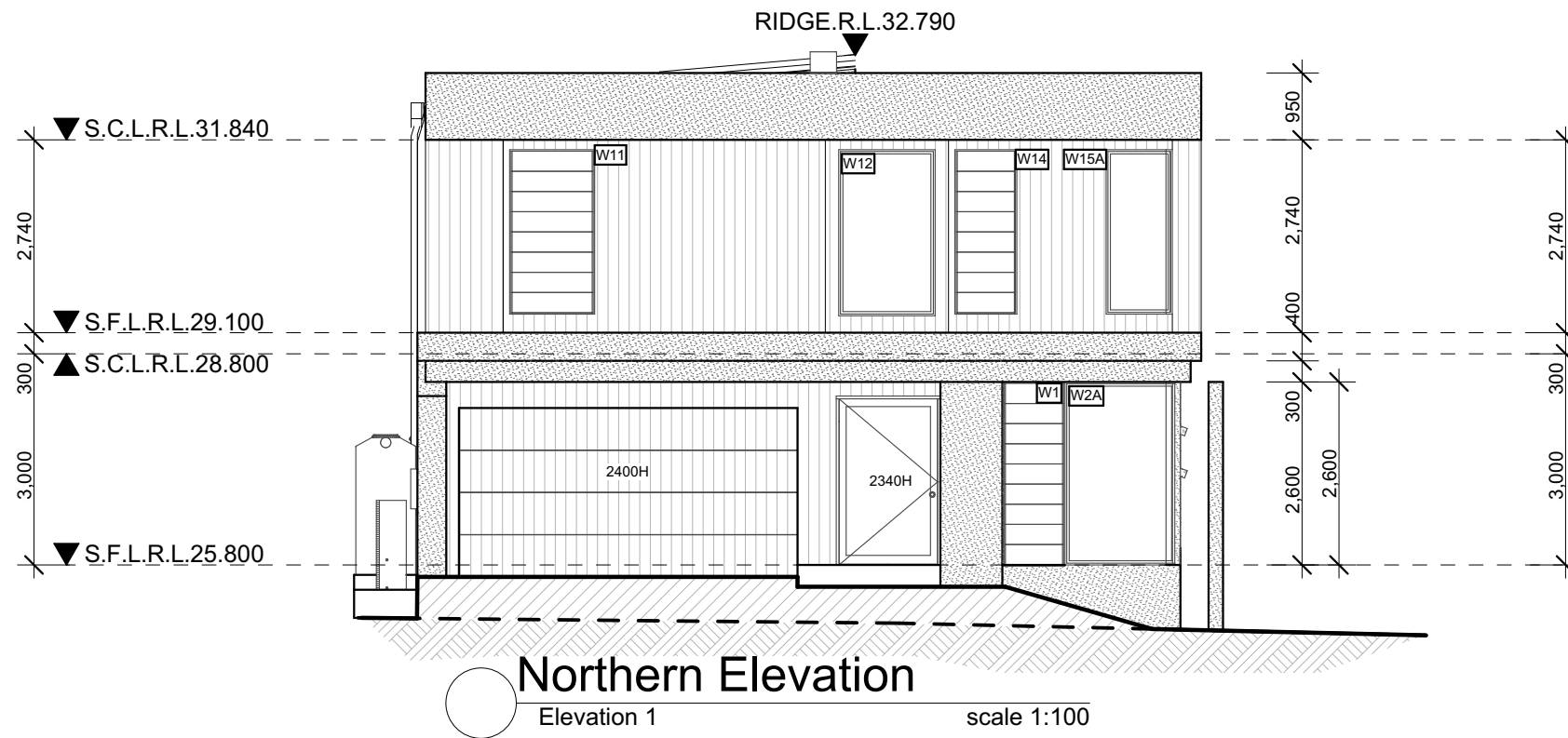
Cabana Slab Plan
scale 1:100

Issue	Amendment	Date:
7	DA Submission	28.10.25



Proposed: New Two Storey Dwelling	Drawing Title:
Location: Lot 34 in DP 6171 No.156 Wyadra Avenue, North Manly, NSW	L.G.A Northern Beaches Council
Client: Moosavian Mahdavi	Facade : CUSTOM
	Date: 28.10.25
	Scale: 1:100
	Sheet: 6 of 17

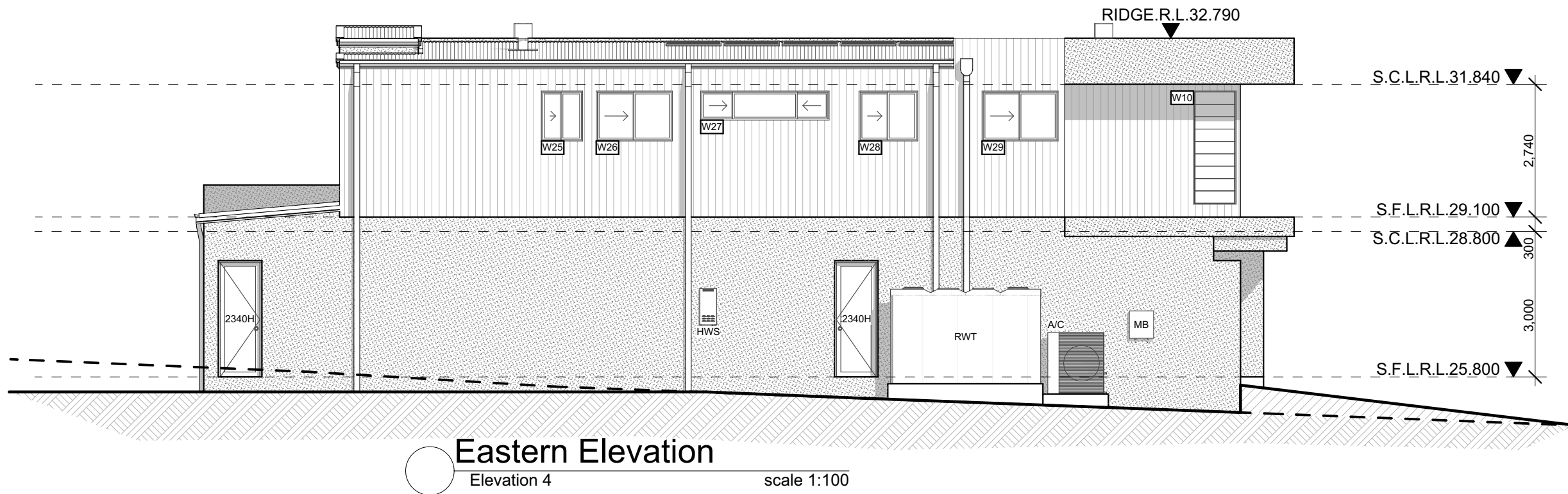
Revision: 7	Design: CUSTOM
TC Job No: 8120	JR Job No: IH2501



MATERIALS LEGEND:

Note: All materials on plan are to be confirmed with the associated building tender/selections document. Where a discrepancy occurs, the building tender/selections document takes precedence.

	FACE BRICKWORK
	HEBEL RENDERED & PAINT FINISH
	PAINTED TIMBER POSTS
	FINE TEXTURED CLADDING TO AS 2908.2
	SCYON AXON SMOOTH CLADDING TO AS 2908.2
	METAL ROOF SHEETING



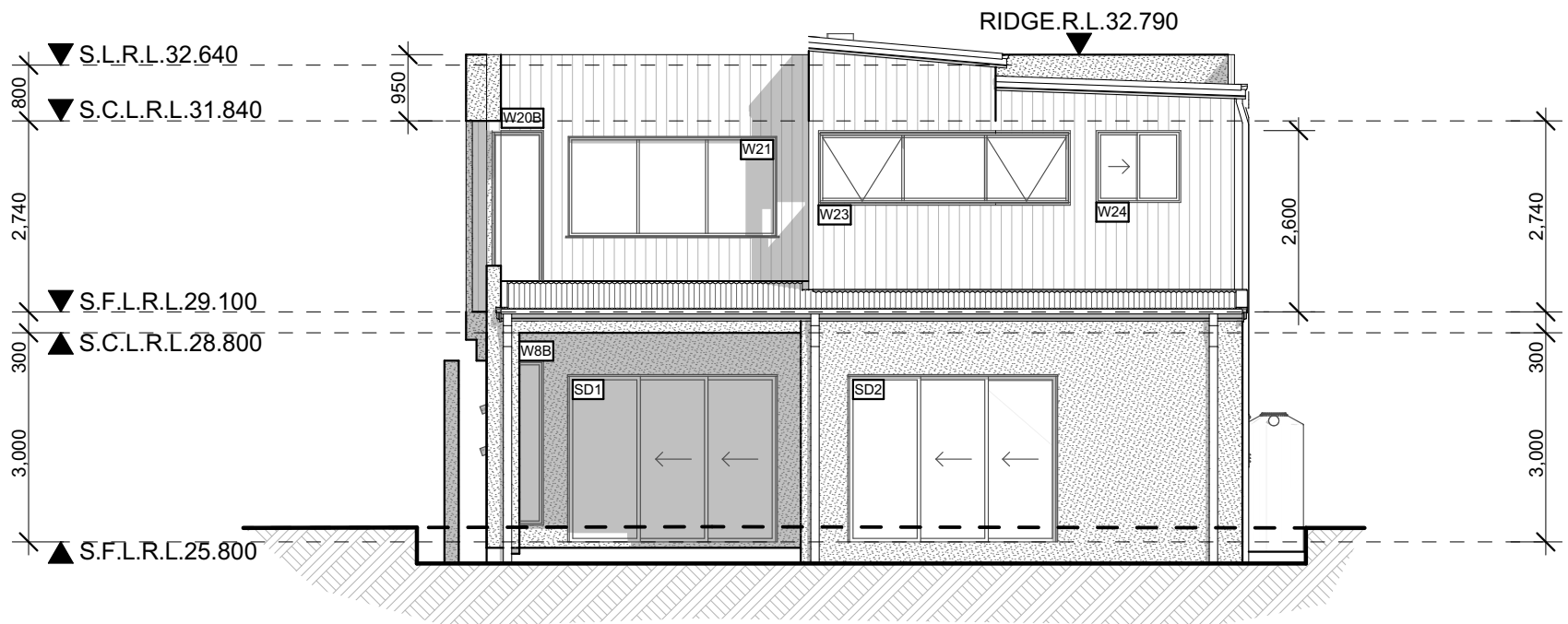
Issue	Amendment	Date:
7	DA Submission	28.10.25

North:

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IMSU

Proposed:	Drawing Title:	Revision:
New Two Storey Dwelling	Elevations	7
Location:	L.G.A	Design:
Lot 34 in DP 6171 No.156	Northern Beaches Council	CUSTOM
Wyadra Avenue, North Manly, NSW	Facade : CUSTOM	TC Job No:
Client:	Date 28.10.25	8120
Moosavian Mahdavi	Scale 1:100	JR Job No:
	Sheet 7 of 17	IH2501



Southern Elevation
Elevation 3 scale 1:100

MATERIALS LEGEND:
Note: All materials on plan are to be confirmed with the associated building tender/selections document. Where a discrepancy occurs, the building tender/selections document takes precedence.

FACE BRICKWORK

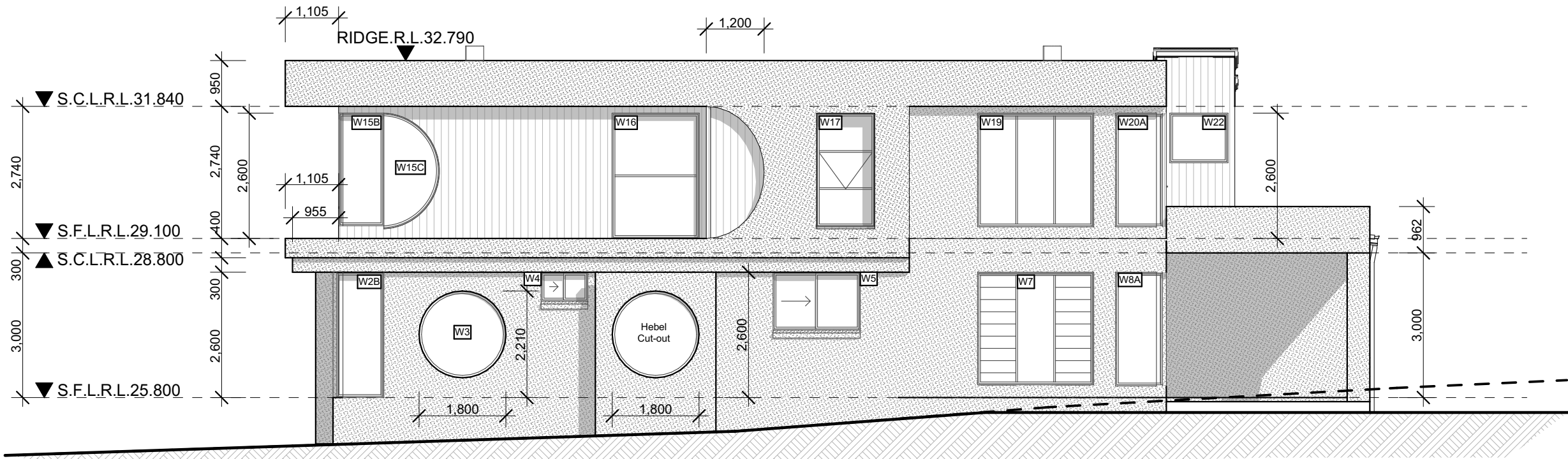
HEBEL RENDERED & PAINT FINISH

PAINTED TIMBER POSTS

FINE TEXTURED CLADDING TO AS 2908.2

SCYON AXON SMOOTH CLADDING TO AS 2908.2

METAL ROOF SHEETTING



Western Elevation
Elevation 2 scale 1:100

Issue	Amendment	Date:
7	DA Submission	28.10.25

North:

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IMSU

Proposed:	New Two Storey Dwelling
Location:	Lot 34 in DP 6171 No.156 Wyadra Avenue, North Manly, NSW
Client:	Moosavian Mahdavi

Drawing Title:	Elevations	Revision:	7
L.G.A	Northern Beaches Council	Design:	CUSTOM
Facade :	CUSTOM	Date	28.10.25
Scale	1:100	Sheet	8 of 17
TC Job No:	8120	JR Job No:	IH2501

Legend:

--- - 9.00am

— - 12noon

- - - - 3.00pm

Site Analysis Legend

solar path

prevailing winds

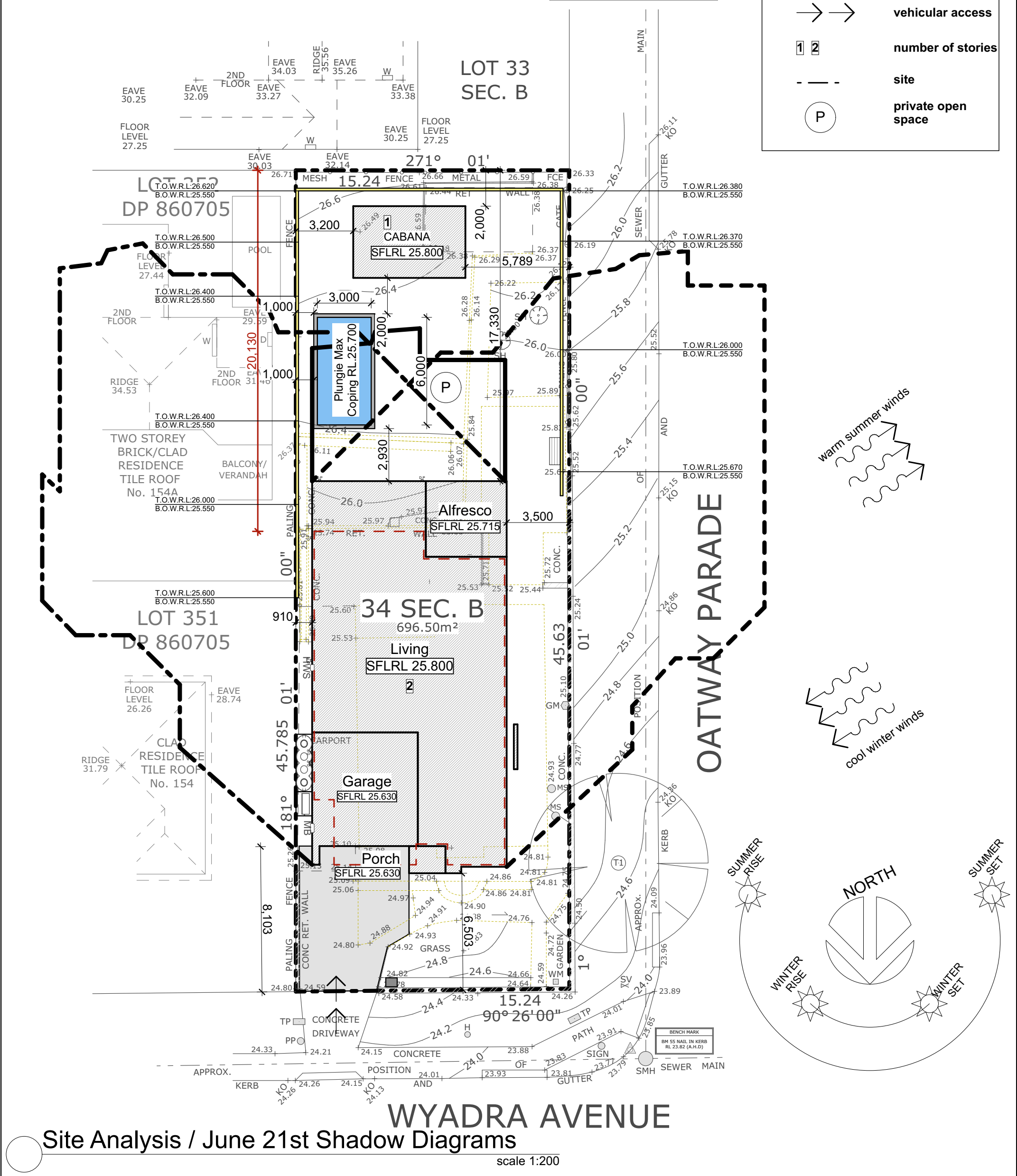
noise

vehicular access

number of stories

site

private open space



JR Design & Drafting Residential Design & Drafting Services Phone: (02) 9757 - 4002 Fax: (02) 9757 - 4003 Email: jr.design.drafting@gmail.com Address: Suite 304 No. 447 Victoria Street, Wetherill Park, NSW 2164	Issue	Amendment	Date:
	7	DA Submission	28.10.25
IMSU	North: 		
	Proposed: New Two Storey Dwelling		
	Location: Lot 34 in DP 6171 No.156 Wyadra Avenue, North Manly, NSW		
	Client: Moosavian Mahdavi		
	Drawing Title: Site Analysis / Shadow Diagrams Plan		
L.G.A Northern Beaches Council			
Facade : CUSTOM		Date: 28.10.25	Revision: 7
Scale: 1:200		Sheet: 9 of 17	Design: CUSTOM
			TC Job No: 8120
			JR Job No: IH2501