Issue Description Date	Legend FLOOR LEVEL 27.25 LOT 33
A Submisson Plan 01/08/25	Coloured Concrete 27.25 CFC D
A1 RW Tank Relocated 26/08/29	Fidili Coliciete
A2 Council Requests 22/09/25	Tiles/Pavers
A3 Cabana Relocated 31/10/25	Pebble/Gravel Orass DP 860705 B.O.W.R.L:25.550 B.O.W.R.L:25.550
	Garden Beds
	Retaining Walls ROWRL:25.550 ROWRL:25.550 ROWRL:25.550
Notes: 1. This plan is indicative/conceptual and to be used for approvals only, not to be used for construction purposes unless otherwise specified.	1800mm High Fencing FLOOR + 16.29 + 26.37
Refer to architectural drawings or site survey for site levels, building setbacks, and extent of cut and fill where applicable.	1200mm High Pool Fencing 27.44
This landscape plan has been drawn to meet minimum council/developer requirements. Additional landscape works beyond	Existing Trees To Be Retained T.O.W.R.LE26.44E0 BOW.R.L:25.550
minimum requirements may also be proposed on this plan. All works may be subject to approvals, and it is the responsibility of the owner	2ND EAVE 1000 SH 29.59 1000 SH
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.	SH 26.4 B.O.W.R.L:25.550
S. 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	RIDGE FLOOR 31.46
are to finished levels, unless otherwise specified. 7. Always refer to engineer's plans for all civil, structural and	Refer to architectural plans for
hydraulic engineering details. Site Calculations	pool & pool fencing details T.O.W.R.L:26.400
Lot Area 696.50	TWO STOREY Clothes drying area
Site Coverage Ground Living Area 169.02	BRICK/CLAD RESIDENCE BALCONY/
Garage Area 37.31 Porch Area 2.55	RESIDENCE BALCONY/ TILE ROOF VERANDAH TOW.R.L:25.670 B.O.W.R.L:25.550
Outdoor Leisure Area 19.01	No. 154A
Cabana Area 25.00 Total 252.89 36.31	B.O.W.R.L:25.550 \$ 25.9
Hardscape Areas	Concrete sleeper retaining wall 6 15.74 RET. W LL 25.00
Driveway 44.54 Crossover 0.00	Control of the contro
Additional Concrete 52.49 Decking 0.00	Kitchen Signature Company and
Total (Excluding crossover) 97.03 13.93	
Front Soft Landscaped Area Lawn Areas 59.37	T.O.W.R.L:25.600 B.O.W.R.L:25.550 LOT 351 910 910 910 910 910 910 910 9
Garden Areas 45.20 Pebble/Gravel Areas 2.04	DD 96070F 696.50m ² 696.50m ²
Mulch Areas 0.00 Rear Soft Landscaped Area	
Lawn Areas 189.19	Decorative pebble path to side access WIP Wine Wine
Garden Areas 26.02 Pebble/Gravel Areas 18.51	FLOOR LEVEL 28.74 TO Guest Bed Guest Bed L'dry
Mulch Areas 0.00 Total Soft Landscaped Area 340.33 48.86	
Min Soft Landscape Requirement 278.60 40.00	
Client: Moosavian Mahdavi	RESIDENCE RESIDENCE TO THE RESIDENCE RESIDENCE TO THE RES
	31.79 * TILE ROOF No. 154
Address: Lot 34, 156 Wyadra Avenue North Manly	NO. 134
•	Bin storage location. Bins to be screened from street view
Drawing: Landscape Plan	Lounge & \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Lab. #	1800mm high colorbond/timber lapped and capped fence returns, set back in from front capped fence returns, set back in from front lawns and pebble areas
Job #: Scale 1:200 (Unless otherewise specified)	corner of dwelling, and aligned with neighbouring fence return if possible. Fences are not to extend forward of the fence return
Drawn by: LGA:	
JQ Northern Beaches	Coloured concrete to driveway 81 95 PRO 124.90 24.88 24.76 PRO 24.88 24.76
Sheet: Lodgement:	
01 of 05 D.A/C.C	Solution of the state of the st
Client	
Signatures:	12.5% Rendered letterbox, refer to detail 24.80 15.24 24.33 15.24 24.33 23.89
	RI Proposed 9 9 9 9 Existing crossover to be retained TP CONCRETE
	Distance 8 8 8 PPD DRIVEWAY 23.91 PPD DRIVEWAY PATT BENCH MARK BM 55 NAIL IN KERB
	24.33 24.21 24.15 CONCRETE 23.88 SIGN R.23.82 (A.H.D.)
	2000 4100 2000 APPROX. POSITION 24.01 23.93 23.17 SMH SEWER MAIN KERB 0 24.26 24.15 0 AND SITIER 23.93 SMH SEWER MAIN
Stop Outside	
Step Outside	Driveway Profile WYADRA AVENUE
LANDSCAPE DESIGN	OGGIO 1.200

Issue	Description Date	
Α	Submisson Plan	01/08/25
A1	RW Tank Relocated	26/08/25
A2	Council Requests	22/09/25
А3	Cabana Relocated	31/10/25

1. This plan is indicative/conceptual and to be used for approvals only 1. In this plan is indicative/conceptual and to be used for approvide smily, 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

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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.

Site Calculations		
Lot Area	696.50	
Site Coverage		
Ground Living Area	169.02	
Garage Area	37.31	
Porch Area	2.55	
Outdoor Leisure Area	19.01	
Cabana Area	25.00	
Total	252.89	36.31%
Hardscape Areas		
Driveway	44.54	
Crossover	0.00	
Additional Concrete	52.49	
Decking	0.00	
Total (Excluding crossover)	97.03	13.93%
Front Soft Landscaped Area		
Lawn Areas	59-37	
Garden Areas	45.20	
Pebble/Gravel Areas	2.04	
Mulch Areas	0.00	
Rear Soft Landscaped Area		
Lawn Areas	189.19	
Garden Areas	26.02	
Pebble/Gravel Areas	18.51	
Mulch Areas	0.00	
Total Soft Landscaped Area	340.33	48.86%
Min Soft Landscape Requirement	278.60	40.00%
min sort zanascape Requirement	2/0.00	70.00

Client: Moosavian Mahdavi

Address: Lot 34, 156 Wyadra Avenue North Manly

Drawing: Plant Schedule

Job #: J8120	Scale 1:200 (Unless otherewise specified)
Drawn by:	LGA: Northern Beaches
Sheet: 02 of 05	Lodgement: D.A/C.C

Client Signatures:



Plant Schedule				
Symbol	Botanical Name	Common Name	Qty	Size
A STANDARD OF THE STANDARD OF	Ceratopetalum gummiferum	NSW Christmas Bush	2	45L
	Glochidion fernandi	Cheese Tree	1	45L
	Callistemon citrinus 'Endeavour'	Endeavour Bottlebrush	14	300mm
0	Westringia fruticosa 'Zena'	Westringia Zena	9	200mm
	Acmena smithii var 'Minor'	Dwarf Lilly Pilly	29	200mm
٩	Scaevola aemula 'Mauve Clusters'	Fairy Fan Flower	20	200mm
*	Doryanthes excelsa	Gymea Lily	5	300mm
*	Alpinia caerulea 'Redback'	Redback Ginger	28	200mm
*	Dianella 'Silver Streak'	Silver Streak Flax Lily	7	150mm









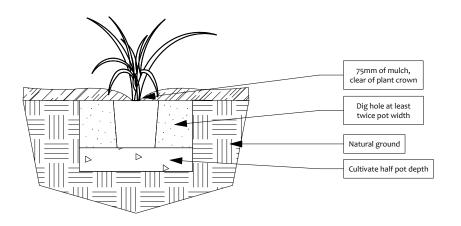




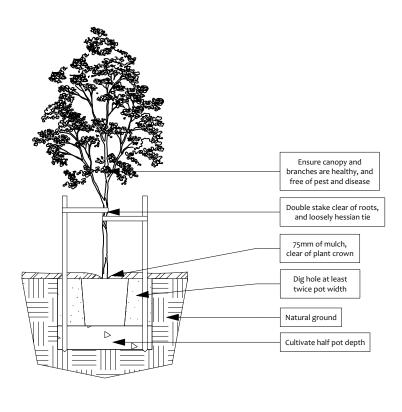














Issue	Description	Date	Legend	FLOOR LEVEL W SO.25 LOT 33	
А	Submisson Plan	01/08/25	-	27.25 W 30.23 27.25	
A1	RW Tank Relocated	26/08/25	Landscaped area <2m	30.03 32.17 N 1 25.22 V	
A2	Council Requests	22/09/25	Not included in LOS Area calculations	POWRI 26.626 7 T.O.W.R.L:26.380	
А3	Cabana Relocated	31/10/25		DP 860705	
Notes:				1.0,W.R.L:26.500 S Cabana S Cabana	
1. This plan	is indicative/conceptual and to be used for construction purposes unle			FLOOR + LEVEL 26.43 + 26.29 + 26.37	
2. Refer to	architectural drawings or site surve tbacks, and extent of cut and fill wh	ey for site levels,		27.44 T.O.W.R.LE26.460	
3. This land	Iscape plan has been drawn to mee veloper requirements. Additional la	et minimum		B(O)W.R.L:25.550	
may be sub	equirements may also be proposed oject to approvals, and it is the resp	onsibility of the owner		2ND EAVE 1000 GRA9S SH	
commence	that development approval has been ment of works.	·		W D 26.32 8 7.0.W.R.L:26.000 SH 26.00 SH B.O.W.R.L:25.550	
confirmed	cation of site boundaries and struct on site prior to commencement of acts and materials are to be installed	work.			
maintained	d according to manufacturer's speci s associated with proposed landsca	ifications.		RIDGE FLOOR 31.46	
are to finisl	hed levels, unless otherwise specifi efer to engineer's plans for all civil,	ied.		34.53	
	ngineering details.			T.O.W.R.L:26.400	
Lot Area		696.50		TWO STOREY 26.51 26.4	
Site Covera Ground Liv	-	169.02		BRICK/CLAD 26.11 S	
Garage Are	ea	37.31		RESIDENCE BALCONY/ TILE ROOF VERANDAH T.O.W.R.L:25.670 B.O.W.R.L:25.550	
	eisure Area	2.55 19.01		No. 154A	
Cabana Are	ea	25.00 252.89 36.31		B.O.W.R.L:25.0500 B.O.W.R.L:25.550 P. 25.94 25.95 25.94 Ct. N.C. 25.94 25.95 3,500	
Hardscape	e Areas			11 S.59416 25.9943 C.116. 25.9943 S.714 S.	
Driveway Crossover		44.54 0.00			
Additional Decking	Concrete	52.49 0.00		Kitchen Sylvin Kitchen	
Total (Excl	luding crossover)	97.03 13.93	š	T.O.W.R.L:25.600	
Front Soft Lawn Area	Landscaped Area	59-37		10T 351 25.60+ 34 cal S E Livin B	
Garden Are Pebble/Gra		45.20		696.50m ²	
Mulch Area	as	0.00		DP 860705 Living 50 50 50 50 50 50 50 50 50 50 50 50 50	
Rear Soft L Lawn Area	Landscaped Area	189.19		SFLRL 25.800	
Garden Are		26.02 18.51		FLOOR LEVEL 26.26 EAVE 28.74 Lidry Wine Guest Bed Guest Bed GMC	
Mulch Area		0.00		26.26 L'dry GMC / 90 C	
	Landscaped Area andscape Requirement	340.33 48.865 278.60 40.005		SE Robe	
Client:				CLAD RESIDENCE 31.79 TILE ROOF	
Addres	ss: Lot 34, 156 Wyad	lra Avenue		SFLRL 25.630 MS V	
	North Manly				
Drawin	ng: Landscaped Ope	n Snace		Lounge Lounge	
	Landscaped Ope	Пэрасс			
Job#:	Scale 1			25.14 SFIRL 25.630 (T.1)	
J8120	(Unless oth	herewise specified)		25.09 25.04 24.86 24.81 24.86 24.86 24.81 24.86 24.81 24.86 24.81 24.86 24.81 24.86 24.81 24.86 24.81 24.86 24.81 24.86 24.81 24.86 24.81 24.86 24.81 24.86 24.81 24.80	
Drawn	-			Appl 124.90	
JQ	North	nern Beaches			
Sheet:	Lodge		g ≥	9NI 24.80 24.80 1 24.92 GRASS 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
03 of 0	D.A/C	c		24.6 24.6 24.6 24.6 24.6 24.6 24.6 24.6	
Client			12.5% 12.9% M	24.80 24.64 \$ 24.64 \$ \tau \tau \tau \tau \tau \tau \tau \tau	
Signatu	ures:			7 ^{4.58} 7 ^{4.33+} 15.24 24.26 ¹	
		•	RL Proposed 97 88 88 88 88 88 88 88 88 88 88 88 88 88	CONCRETE 90° 26' 00" TP 14.01 PUT NUT NUT NUT NUT NUT NUT NUT NUT NUT N	
			Distance 0 0 0 0	PP BM 55 NAIL IN KERB RL 23.8 (24.H.D.)	Landscaped Open Space Area Calculation
			2000 4100 2000	OF 283 SIGN MAIN	(Min dimension 2m)
	V	7		APPROX. POSITION 24.01 Z3.93 Z3.81 Z3.81	Total Lot Area: 519.5
	Step Outs	ide	Driveway Profile	WYADRA AVENUE	Required: 207.8 40.00%
	LANDSCAPE DES		scale	E200 VVIADIA AVLINUL	Achieved: 302.21 58.17%
			_		

Issue	Description	Date
Α	Submisson Plan	01/08/25
A1	RW Tank Relocated	26/08/25
A2	Council Requests	22/09/25
А3	Cabana Relocated	31/10/25

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Lot Area	696.50	
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Garage Area	37.31	
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Cabana Area	25.00	
Total	252.89	36.31%
Hardscape Areas		
Driveway	44.54	
Crossover	0.00	
Additional Concrete	52.49	
Decking	0.00	
Total (Excluding crossover)	97.03	13.93%
Front Soft Landscaped Area		
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Mulch Areas	0.00	
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Lawn Areas	189.19	
Garden Areas	26.02	
Pebble/Gravel Areas	18.51	
Mulch Areas	0.00	
Total Soft Landscaped Area	340.33	48.86%
Min Soft Landscape Requirement	278.60	40.00%

Client: Moosavian Mahdavi

Address: Lot 34, 156 Wyadra Avenue North Manly

Drawing: Concept Imagery

Job #:	Scale 1:200
J8120	(Unless otherewise specified)
Drawn by:	LGA: Northern Beaches
Sheet:	Lodgement:
04 of 05	D.A/C.C

Client Signatures:







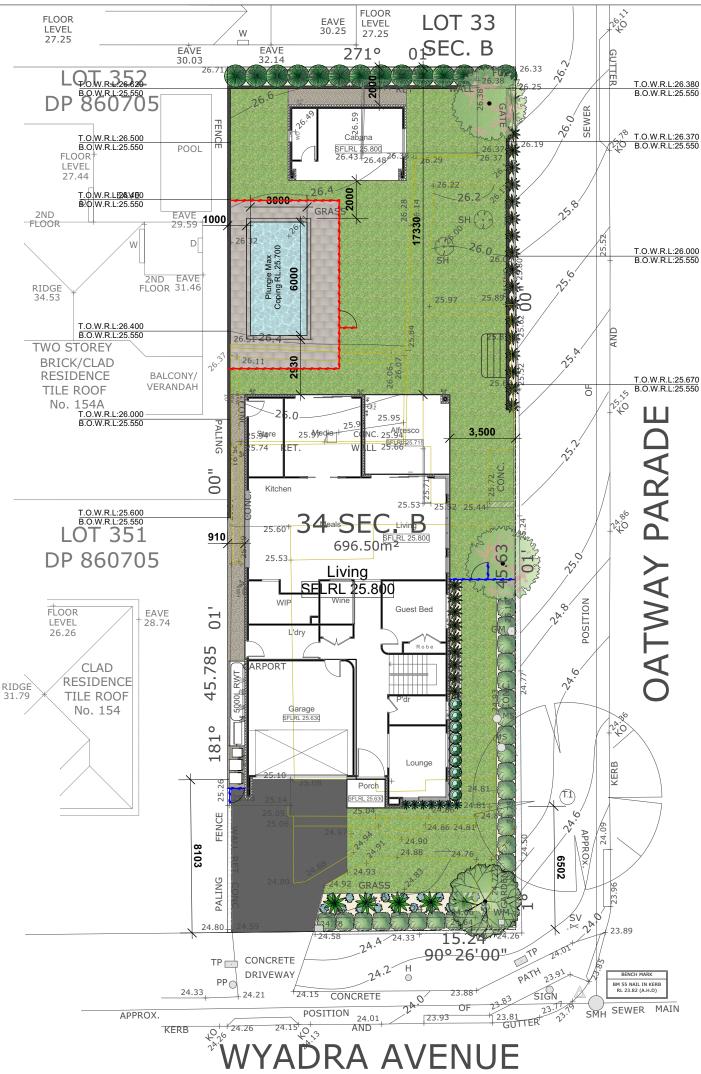
Mulch to gardens - Suggest pine bark mulch



Bullaflo lawns - Suggest 'Sir Walter' or 'Matilta

Coloured concrete driveway







Colorbond fence



Folding clothesline





Issue	Description	Date
Α	Submisson Plan	01/08/25
A1	RW Tank Relocated	26/08/25
A2	Council Requests	22/09/25
А3	Cabana Relocated	31/10/25

Notes:

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Mulch Areas	0.00	
Rear Soft Landscaped Area		
Lawn Areas	189.19	
Garden Areas	26.02	

Client: Moosavian Mahdavi

Address: Lot 34, 156 Wyadra Avenue North Manly

340.33

48.869

Drawing: Details

Pebble/Gravel Areas

Total Soft Landscaped Area

Min Soft Landscape Requirer

Mulch Areas

Job #:	Scale 1:200
J8120	(Unless otherewise specified)
Drawn by:	LGA: Northern Beaches
Sheet:	Lodgement:
05 of 05	D.A/C.C

Client Signatures:



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 precidence.

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.

