

Issue	Description	Date
A	Submission Plan	01/08/25
A1	RW Tank Relocated	26/08/25
A2	Council Requests	22/09/25
A3	Cabana Relocated	31/10/25

Notes:
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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%

Client: Moosavian Mahdavi

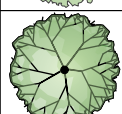
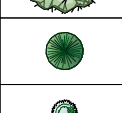
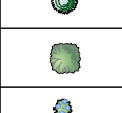
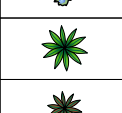
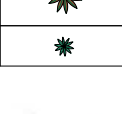
Address: Lot 34, 156 Wyadra Avenue
North Manly

Drawing: Plant Schedule

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

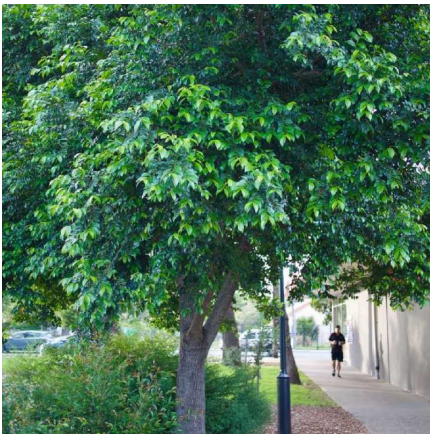
Client Signatures:



Plant Schedule				
Symbol	Botanical Name	Common Name	Qty	Size
	Ceratopetalum gummiferum	NSW Christmas Bush	2	45L
	Glochidion fernandi	Cheese Tree	1	45L
	Callistemon citrinus 'Endeavour'	Endeavour Bottlebrush	14	300mm
	Westringia fruticosa 'Zena'	Westringia Zena	9	200mm
	Acmena smithii var 'Minor'	Dwarf Lilly Pilly	29	200mm
	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



Ceratopetalum gummiferum



Glochidion fernandi



Callistemon citrinus 'Endeavour'



Westringia fruticosa 'Zena'



Acmena smithii var 'Minor'



Scaevola aemula 'Mauve Clusters'



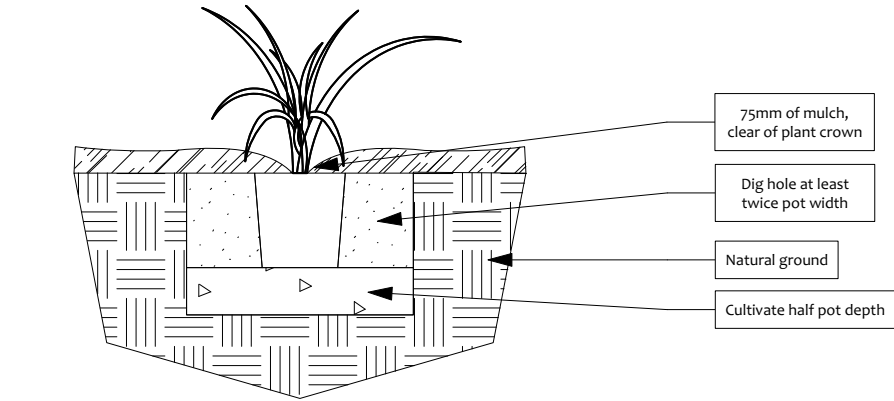
Doryanthes excelsa



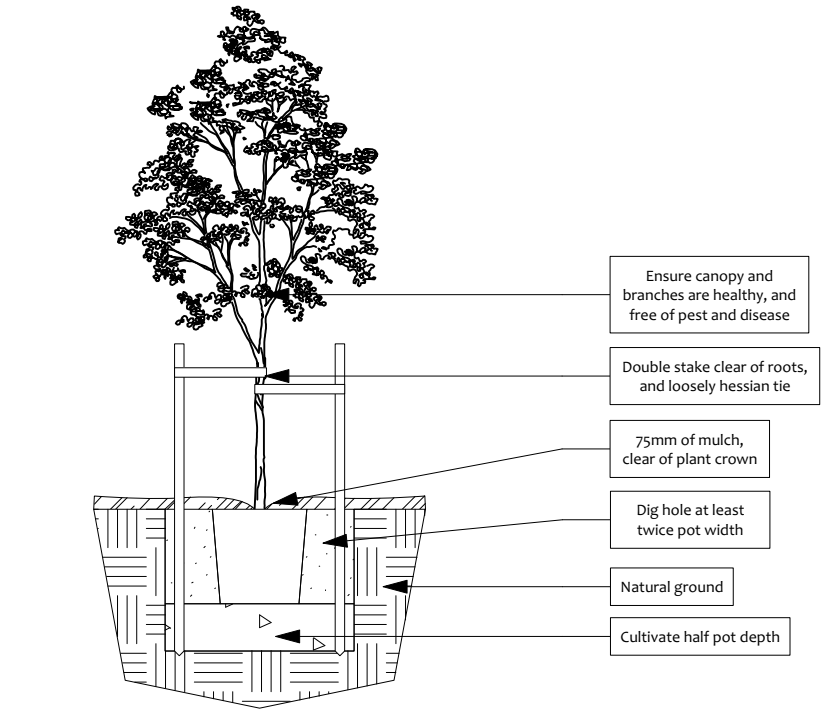
Alpinia caerulea 'Redback'



Dianella 'Silver Streak'



SHRUB PLANTING DETAIL
Scale 1:20



TREE PLANTING DETAIL
Scale 1:40

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Client: Moosavian Mahdavi	
Address: Lot 34, 156 Wyadra Avenue North Manly	
Drawing: Concept Imagery	
Job #: J8120	Scale 1:200 (Unless otherwise specified)
Drawn by: JQ	LGA: Northern Beaches
Sheet: 04 of 05	Lodgement: D.A/C.C
Client Signatures:	



Nepean river pebble



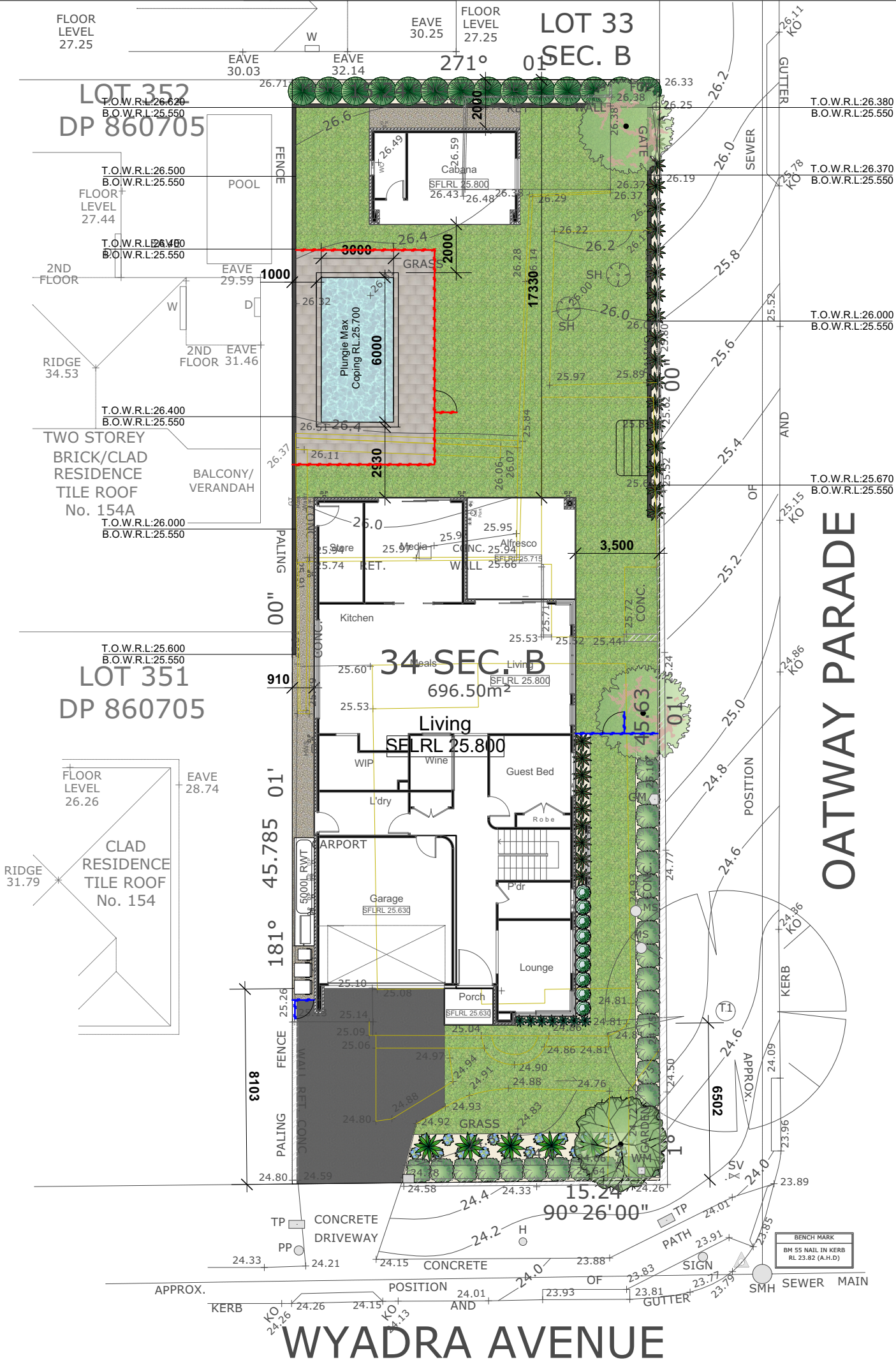
Mulch to gardens - Suggest pine bark mulch



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



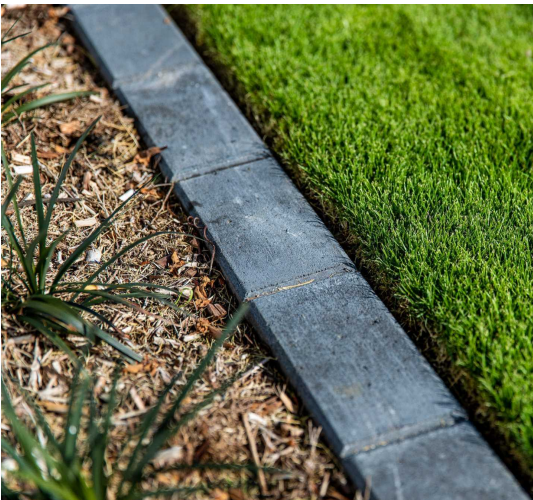
Coloured concrete driveway



Colorbond fence



Folding clothesline



Paved garden edging



Concrete sleeper retaining wall

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



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

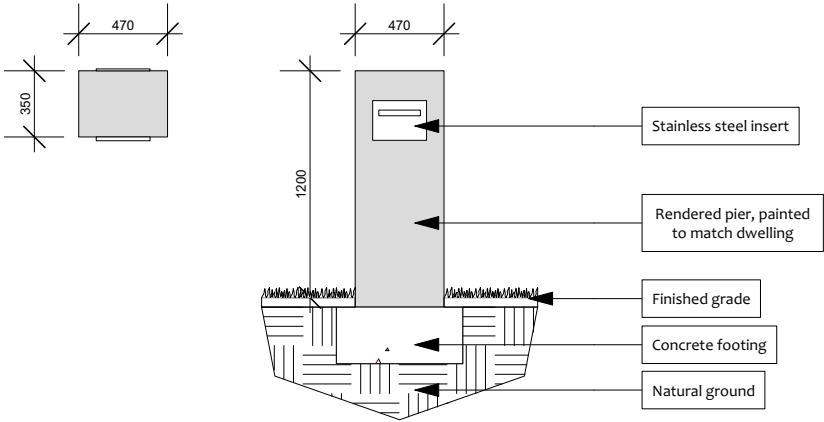
All plants should be inspected prior to installation to be confirmed disease and pest free, and in good health. Hole for planting to be dug minimum twice the diameter of the root ball, and cultivated half the depth. Remove from pot and gently tease roots, being careful not to cause damage to roots or 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

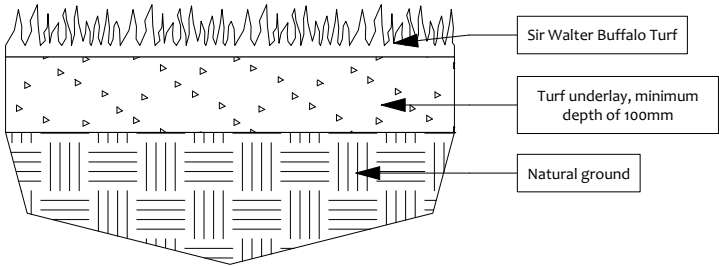
Excavate all lawn areas to 100mm below proposed finished ground levels where practically possible. Ensure area to be turfed is weed free, using a glyphosate spray as necessary. Install a high quality top soil to a depth of 100mm, taking care not to create any low points where water may pool. Grade lawns 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

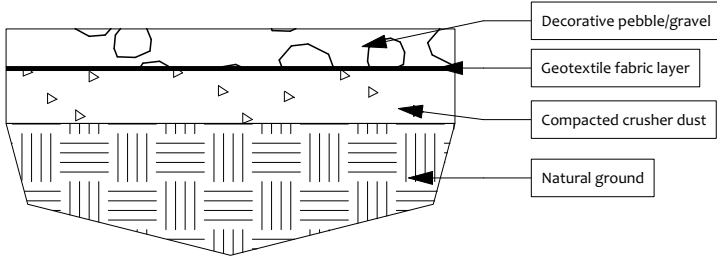
Excavate all gravel pathways approx 120mm below proposed finished levels. Install 70mm of compacted crusher dust, a layer of geotextile fabric, finishing with 50mm of decorative pebble/gravel. Stepping stones should be laid on a mortal bed on top of the excavated level, with the surface of the stepping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



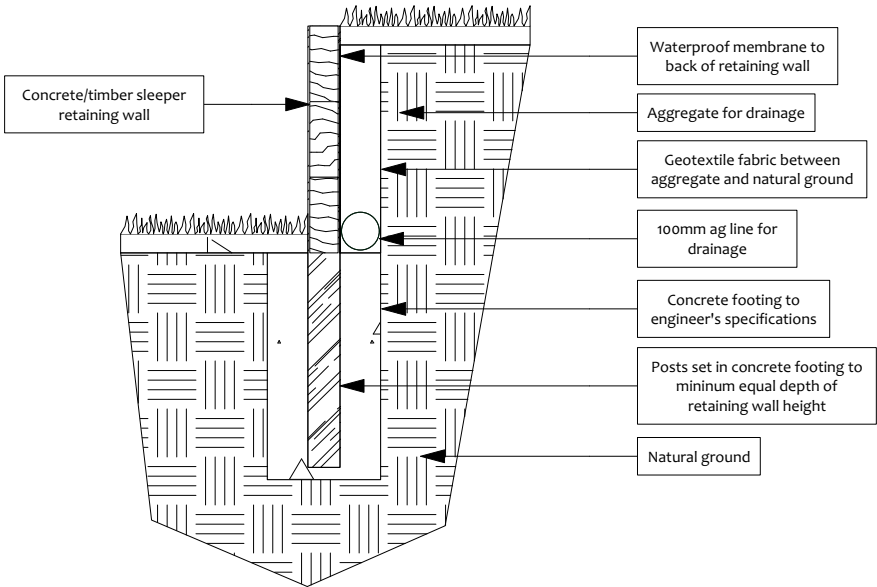
RENDERED LETTERBOX DETAIL
Scale 1:40



TURF DETAIL
Scale 1:10



GRAVEL PATH DETAIL
Scale 1:10



SLEEPER RETAINING WALL DETAIL
Scale 1:20