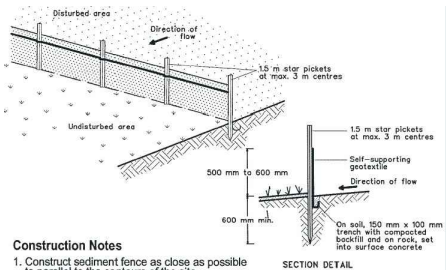
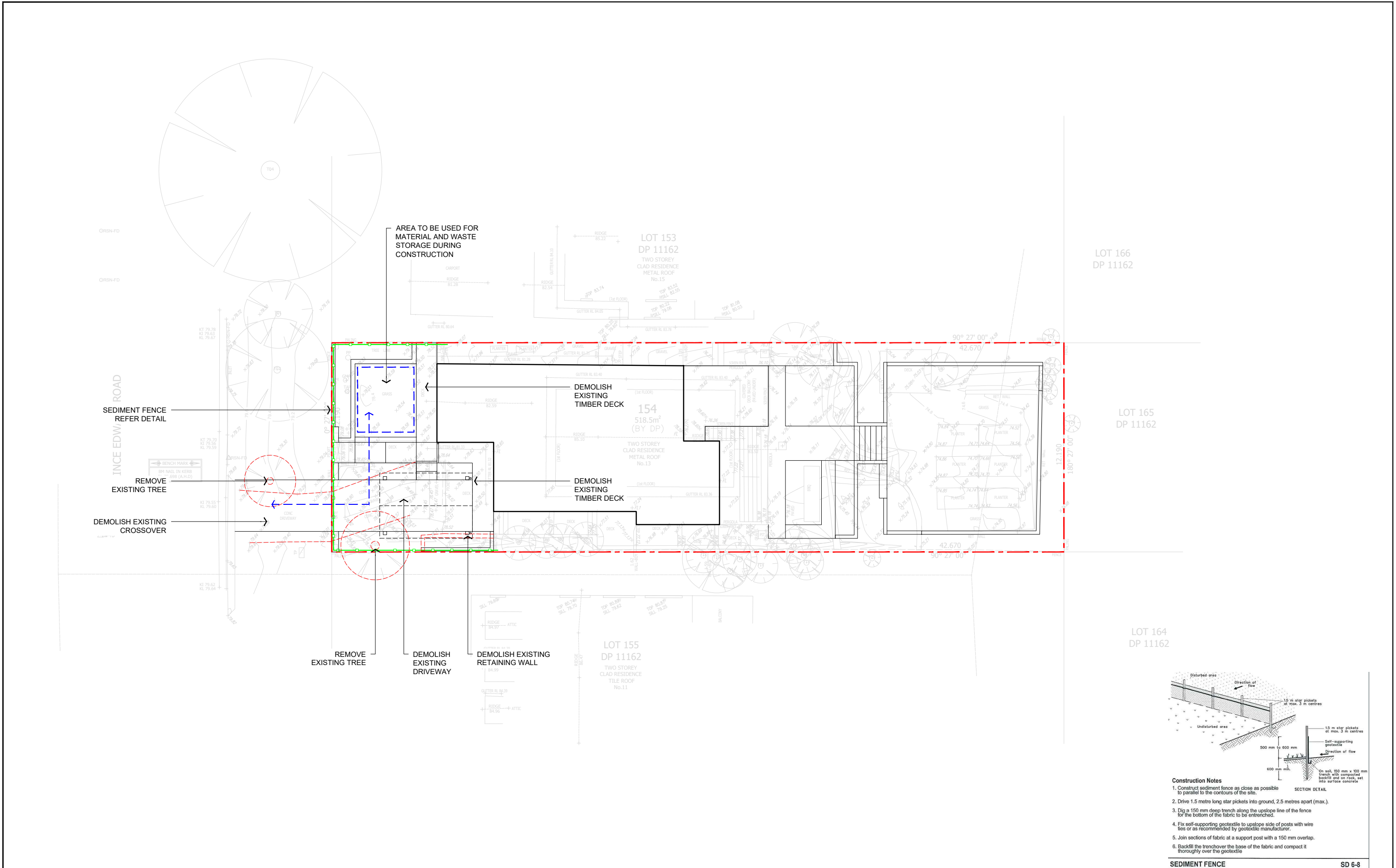


DEVELOPMENT APPLICATION

13 PRINCE EDWARD ROAD SEAFORTH NSW 2092

SHEET No	SHEET NAME	REVISION
LPL_0001	TITLE SHEET	02
LPL_0101	SITE PLAN	02
LPL_0102	WASTE MANAGEMENT PLAN	02
LPL_0103	LANDSCAPE AREA PLAN	02
LPL_0104	ROOF PLAN	02
LPL_0105	STORMWATER PLAN	02
LPL_1101	LANDSCAPE PLAN	02
LPL_2001	SECTIONS & ELEVATIONS	02



- Construction Notes**
1. Construct sediment fence as close as possible to parallel to the contours of the site.
 2. Drive 1.5 metre long star pickets into ground, 2.5 metres apart (max.).
 3. Dig a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
 4. Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
 5. Join sections of fabric at a support post with a 150 mm overlap.
 6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

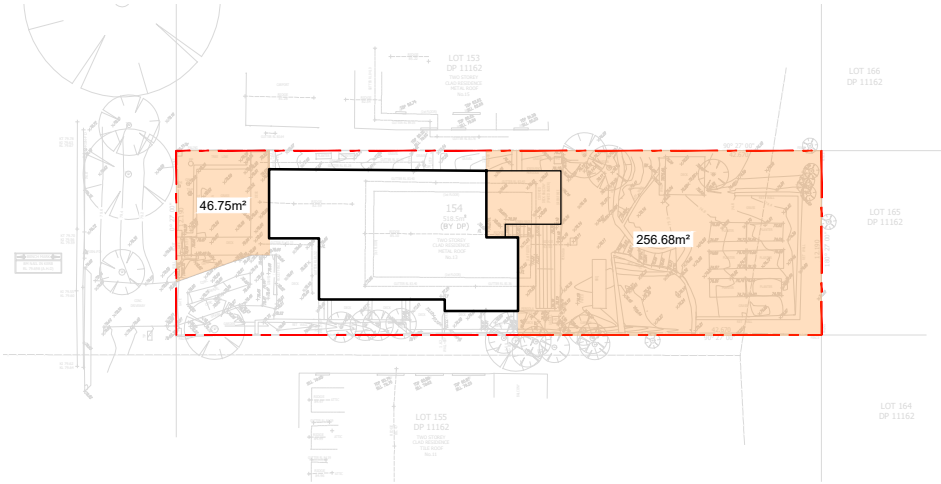
SEDIMENT FENCE SD 6-8

<div>LONE PINE</div> <div>LANDSCAPES</div> <div>531 Sydney Road Seaforth 02 9907 0988 www.lonepinelandscapes.com.au</div>	<div>NOTES</div> <div>1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.</div> <div>2. DIMENSIONS ARE IN MILLIMETRES UNLESS NOTATED DIFFERENTLY.</div> <div>3. CHECK AND VERIFY LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.</div> <div>4. THIS DRAWING IS COPYRIGHT OF LONE PINE LANDSCAPES</div> <div>5. THIS DRAWING MAY NOT BE REPRODUCED, ALTERED OR TRANSMITTED IN ANY FORM WITHOUT PERMISSION.</div> <div>6. THIS DRAWING ISSUE IS NOT FOR CONSTRUCTION</div>	<div>02</div> <div>01</div>	<div>SET-BACKS UPDATED</div> <div>ISSUED FOR DEVELOPMENT APPLICATION</div>	<div>31.03.25</div> <div>16.12.24</div>	<div>NORTH</div> <div>SCALE</div> <div><div><div></div></div><div><div>0</div><div>2</div><div>4</div><div>8m</div></div></div>	<div>PROJECT</div> <div>HODGES / CASTILLO</div> <div>13 PRINCE EDWARD ROAD</div> <div>SEAFORTH</div> <div>2092</div>	<div>DRAWING TITLE</div> <div>WASTE MANAGEMENT PLAN</div>	<div>STATUS</div> <div>DEVELOPMENT APPLICATION</div>			
		<div>SCALE @ A3</div> <div>1:200</div>		<div>DRAWN</div> <div>CN</div>				<div>REVIEWED</div> <div>NR</div>	<div>APPROVED</div> <div>RF</div>		
		<div>PROJECT NUMBER</div> <div>LPL_2730</div>		<div>DRAWING NUMBER</div> <div>LPL_0102</div>				<div>REV</div> <div>02</div>			

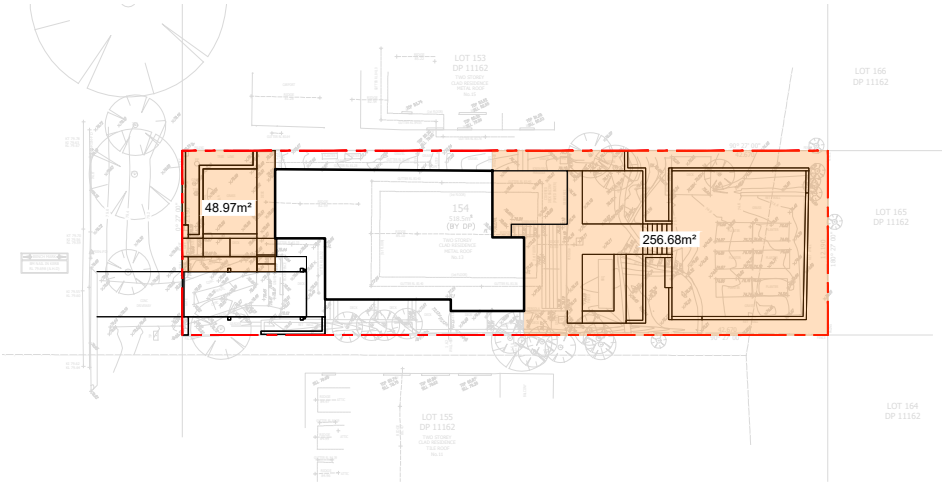
LANDSCAPE OPEN SPACE CALCULATIONS			
SITE AREA: 518.5m²			
CONTROLS	REQUIRED	CURRENT	PROPOSED
OPEN SPACE	55% 285.18m²	58.52% 303.43m²	58.94% 306.87m²
LANDSCAPED OPEN SPACE	35% 99.81m²	72.08% 205.58m²	62.78% 179.04m²
35% OF REQUIRED OPEN SPACE			

- NOTES
- ABOVE CALCULATIONS IN ACCORDANCE WITH MANLY DEVELOPMENT CONTROL PLAN 2013 AND MANLY LOCAL ENVIRONMENTAL PLAN 2013

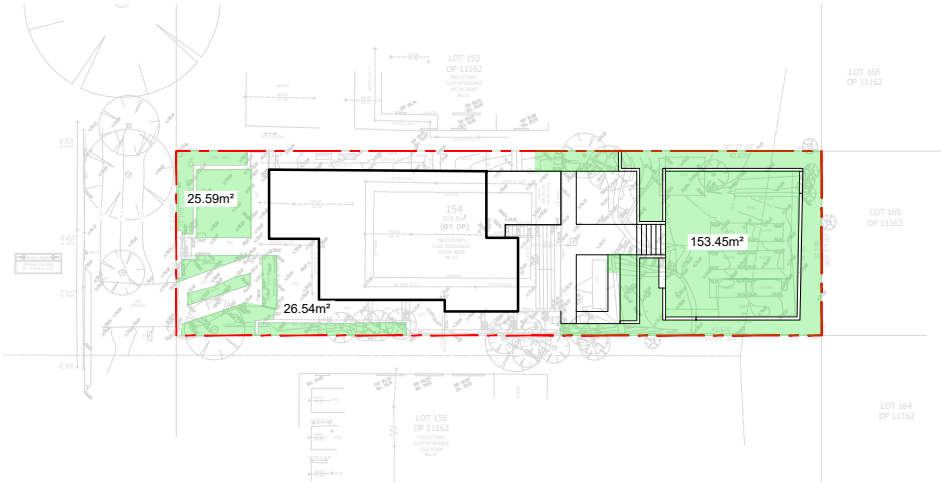
TOTAL OPEN SPACE - *EXISTING*



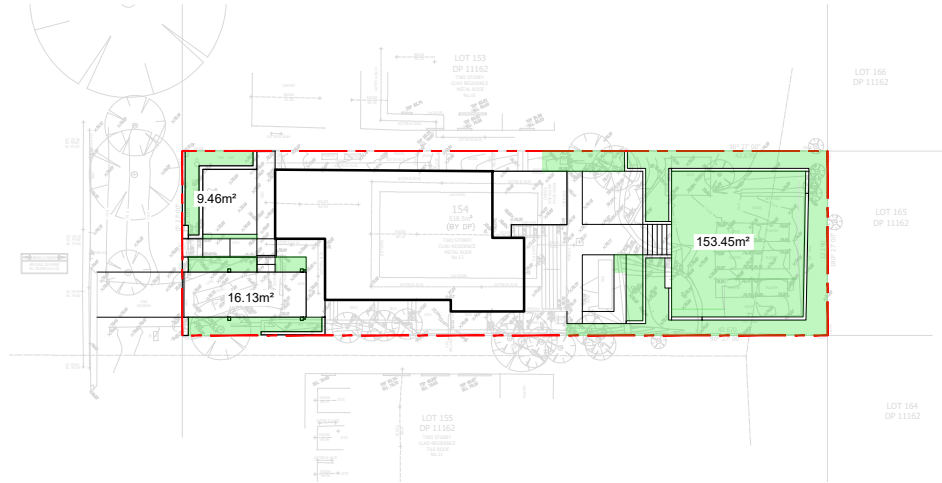
TOTAL OPEN SPACE - *PROPOSED*



LANDSCAPE AREA - *EXISTING*



LANDSCAPE AREA - *PROPOSED*

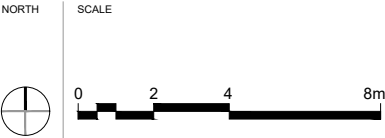


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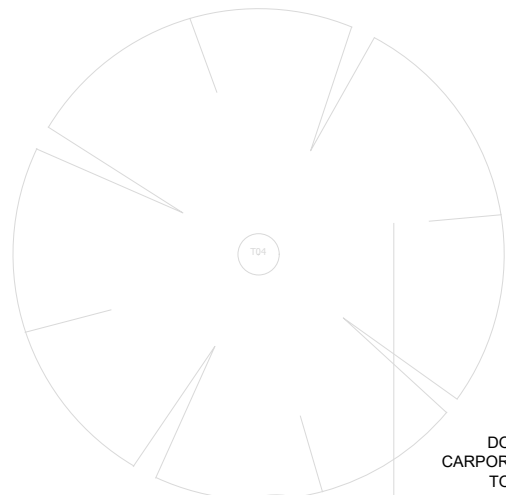
02	SET-BACKS UPDATED	31.03.25
01	ISSUED FOR DEVELOPMENT APPLICATION	16.12.24
REV	DESCRIPTION	DATE



PROJECT
HODGES / CASTILLO
13 PRINCE EDWARD ROAD
SEAFORTH
2092

DRAWING TITLE
LANDSCAPE AREA PLAN

STATUS DEVELOPMENT APPLICATION			
SCALE @ A3 #####	DRAWN CN	REVIEWED NR	APPROVED RF
PROJECT NUMBER LPL_2730	DRAWING NUMBER LPL_0103	REV 02	



ORSN-FD

ORSN-FD

DOWN PIPE FROM
CARPORT TO CONNECT
TO EXISTING SITE
PROVISIONS

LOT 153
DP 11162

TWO STOREY
CLAD RESIDENCE
METAL ROOF
No.15

LOT 166
DP 11162

LOT 165
DP 11162

LOT 164
DP 11162

LOT 155
DP 11162

TWO STOREY
CLAD RESIDENCE
TILE ROOF
No.11

COLORBOND STEEL
ROOF TO CAR PORT
*FINISH TO MATCH
EXISTING HOUSE

DOWN PIPE TO
CONNECT TO
EXISTING SITE
PROVISIONS

LOT 155
DP 11162

TWO STOREY
CLAD RESIDENCE
TILE ROOF
No.11

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02
01

SET-BACKS UPDATED
ISSUED FOR DEVELOPMENT APPLICATION

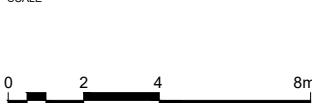
31.03.25
16.12.24

DATE

NORTH



SCALE



PROJECT

HODGES / CASTILLO
13 PRINCE EDWARD ROAD
SEAFORTH
2092

DRAWING TITLE

ROOF PLAN

STATUS

DEVELOPMENT APPLICATION

SCALE @ A3
1:200

DRAWN
CN

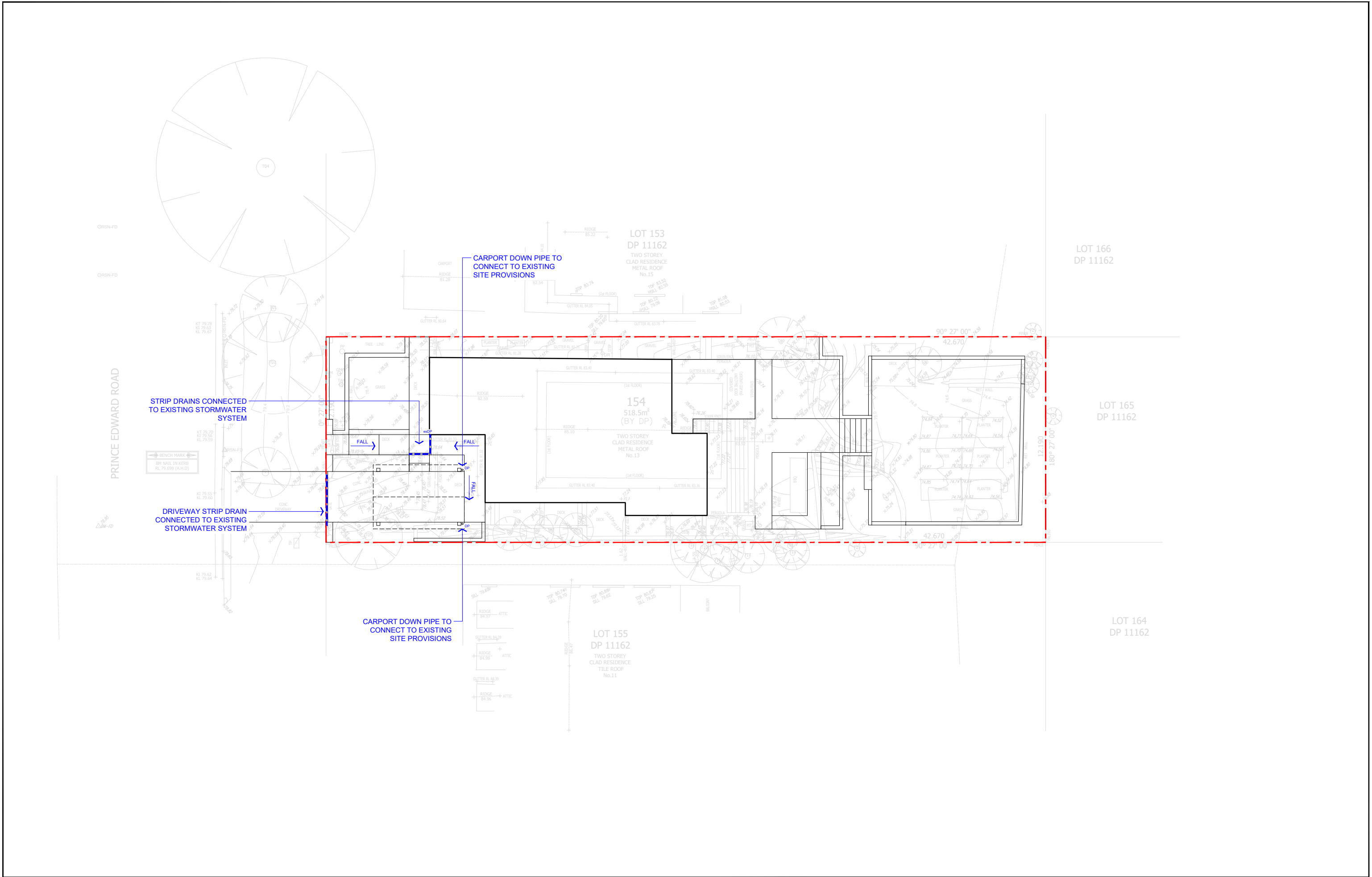
REVIEWED
NR

APPROVED
RF

PROJECT NUMBER
LPL_2730

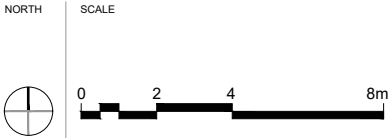
DRAWING NUMBER
LPL_0104

REV
02



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02	SET-BACKS UPDATED	31.03.25
01	ISSUED FOR DEVELOPMENT APPLICATION	16.12.24
REV	DESCRIPTION	DATE



PROJECT
HODGES / CASTILLO
13 PRINCE EDWARD ROAD
SEAFORTH
2092

DRAWING TITLE
STORMWATER PLAN

STATUS DEVELOPMENT APPLICATION			
SCALE @ A3 1:200	DRAWN CN	REVIEWED NR	APPROVED RF
PROJECT NUMBER LPL_2730	DRAWING NUMBER LPL_0105	REV 02	

LEGEND

- SITE BOUNDARY
- 13.53

EXISTING LEVELS
- RL 13.785 +

PROPOSED LEVELS
- TO BE DEMOLISHED
- CONCRETE
- NATURAL STONE PAVING
- TIMBER DECKING
- MASONRY RETAINING WALL
- TIMBER BATTEN FENCE / SCREEN
- SYNTHETIC TURF
- MULCHED GARDEN BED
- SHRUB PLANTING
- EXISTING TREE PLANTING RETAINED

PLANTING SCHEDULE

TREE PLANTING

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	TOTAL
LAG ind	Lagerstroemia indica	Crape Myrtle	45L	3
WAT flo	Waterhousea floribunda	Weeping Lilly Pilly	45L	3

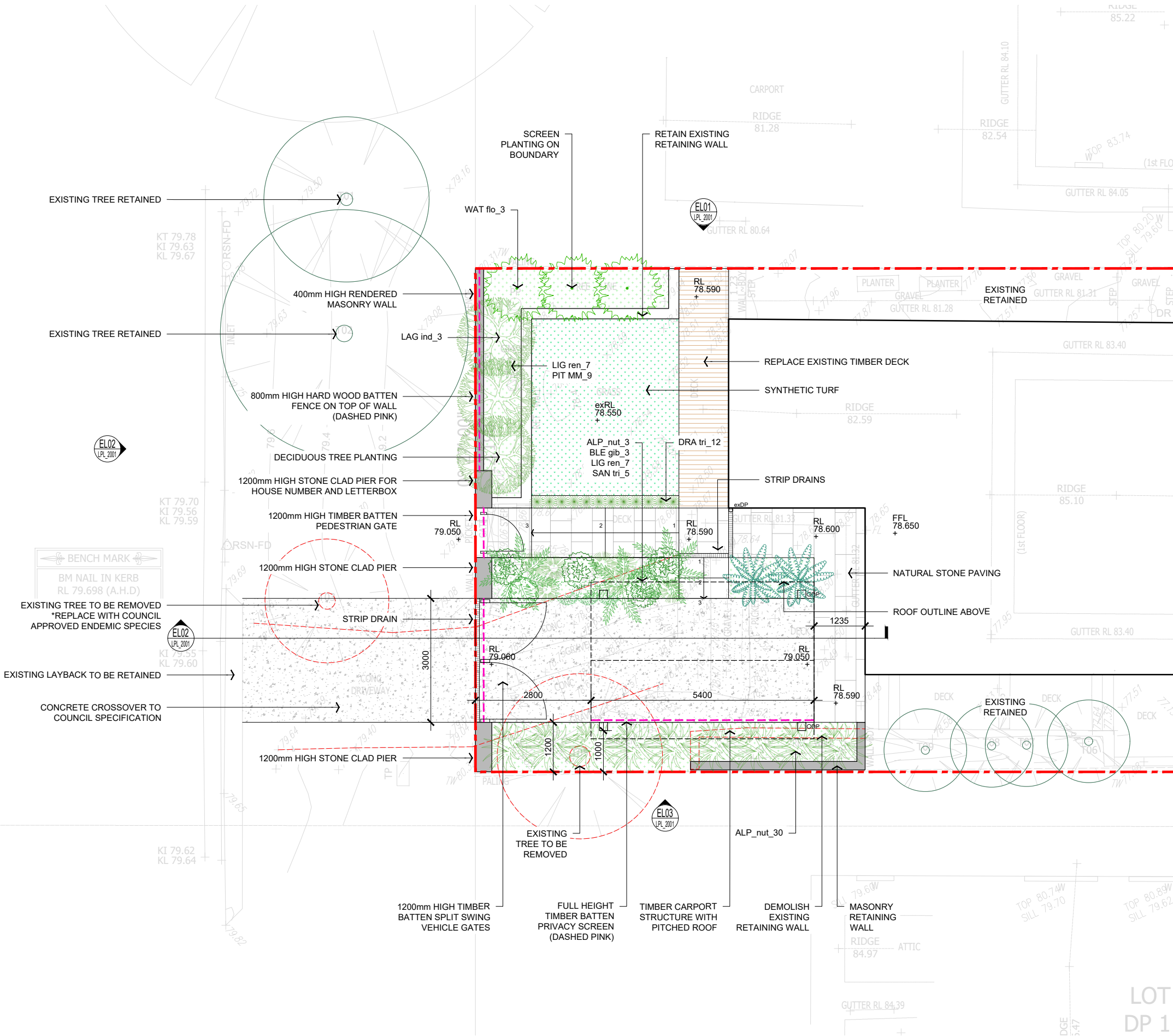
SHRUB PLANTING

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	TOTAL
ALP nut	Alpinia nutans	Dwarf cardamon	200mm	33
BLE gib	Blechnum Gibbum 'Silver Lady'	Silver Lady Fern	200mm	3
DRA tri	Dracaena trifasciata	Mother in Laws Tongue	200mm	5
LIG ren	Ligularia reniformis	Tractor Plant	200mm	14
SAN tri	Sansevieria trifasciata	Snake Plant	200mm	5

NOTE:
The plant symbols shown do not represent the exact placement of individual species but rather shows design intent. The plant numbers allow for plants to be spaced according to their growth habit and potential mature size. Exact plant locations will be confirmed prior to construction.

ORSN-FD

PRINCE EDWARD ROAD



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02
01

SET-BACKS UPDATED
ISSUED FOR DEVELOPMENT APPLICATION

31.03.25
16.12.24

REV

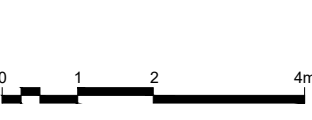
DESCRIPTION

DATE

NORTH



SCALE



PROJECT

HODGES / CASTILLO
13 PRINCE EDWARD ROAD
SEAFORTH
2092

DRAWING TITLE

LANDSCAPE PLAN

STATUS

DEVELOPMENT APPLICATION

SCALE @ A3

1:100

PROJECT NUMBER
LPL_2730

DRAWN

CN

DRAWING NUMBER
LPL_1101

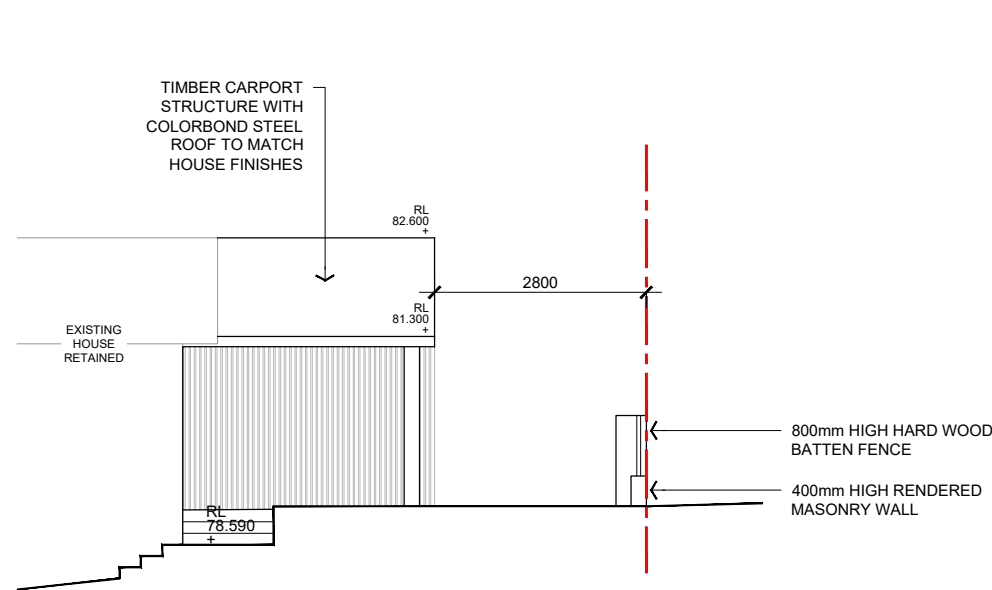
REVIEWED

NR

REV
02

APPROVED

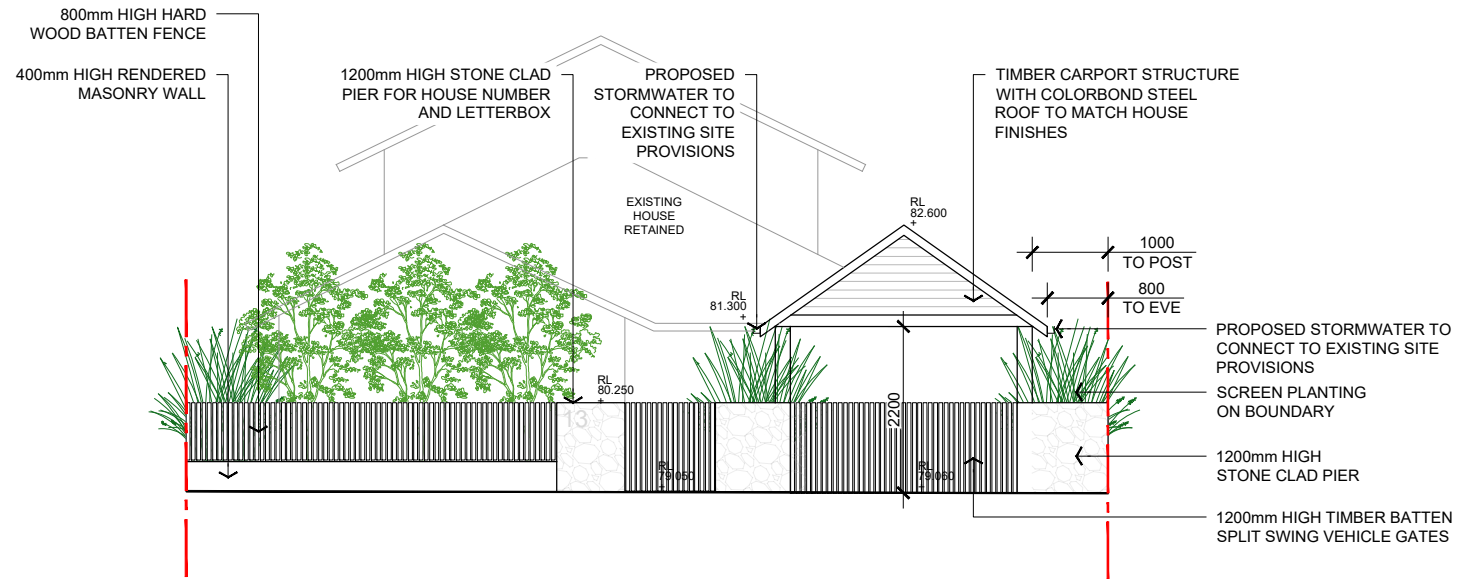
RF



EL01
LPL_1101

ELEVATION 01 - NORTH

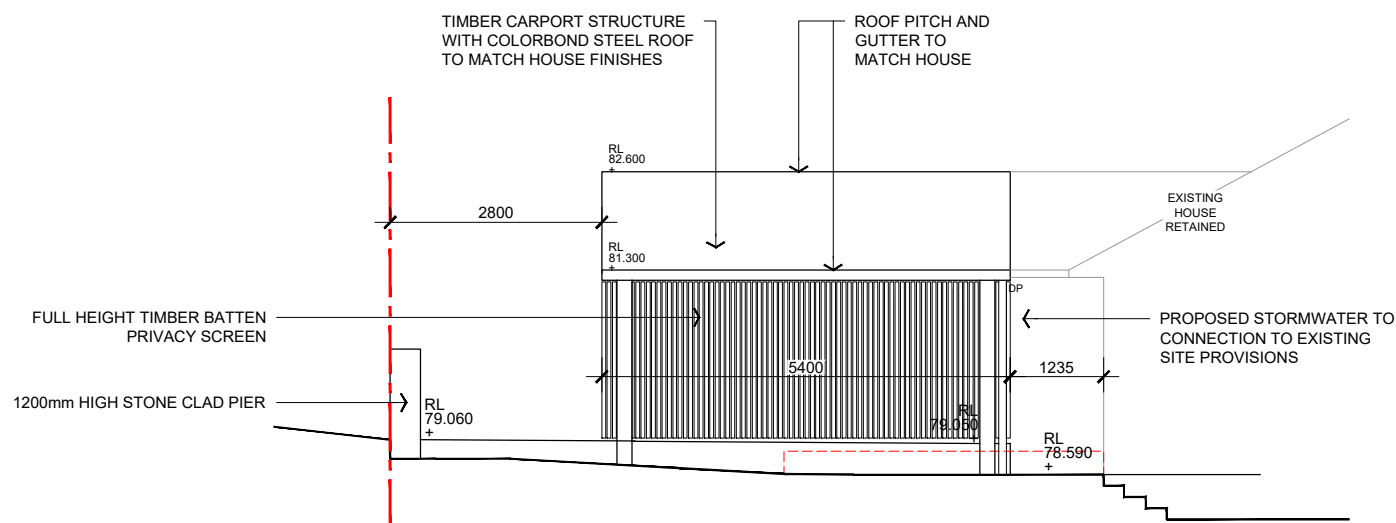
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EL02
LPL_1101

ELEVATION 02 - WEST

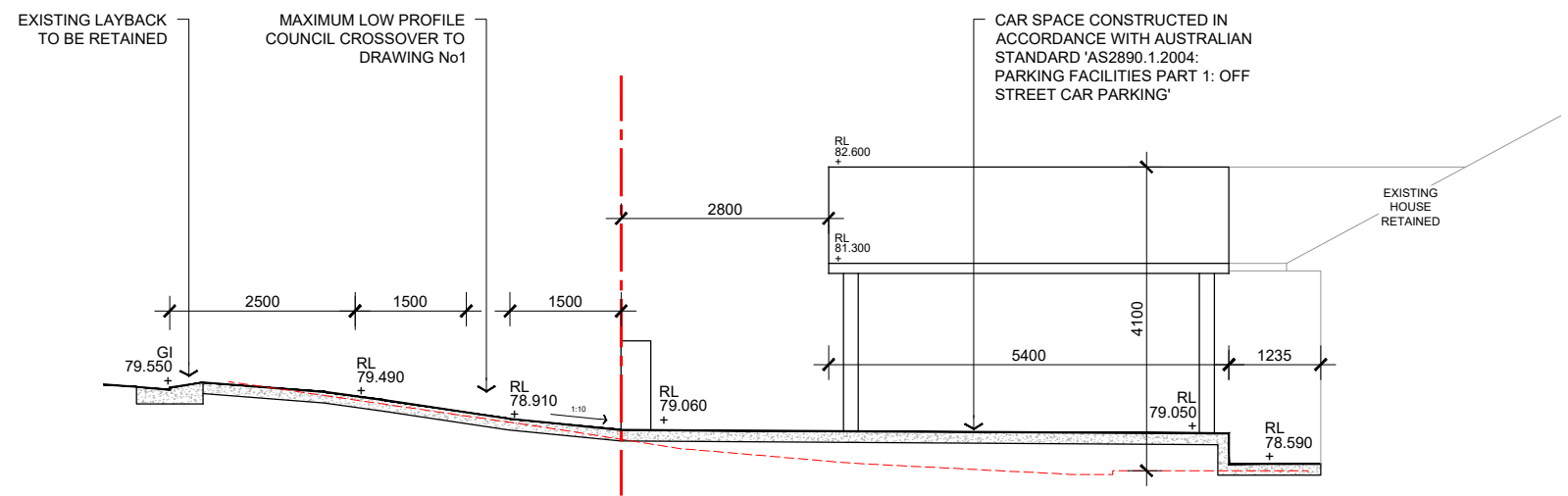
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EL03
LPL_1101

ELEVATION 03 - SOUTH

Scale: 1:100@A3



SE01
LPL_1101

SECTION 01 - CROSSOVER

Scale: 1:100@A3