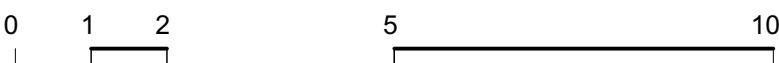




MONTPELIER PLACE

BOWER STREET

75
D.P.8075



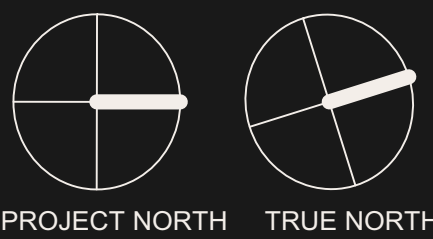
D 26/02/21 For DA submission
C 18/02/21 For client review & discussion
B 15/07/20 For DA submission

DWG NO	REVISION
LMP	D

landart.
HOME+GARDEN+BEYOND

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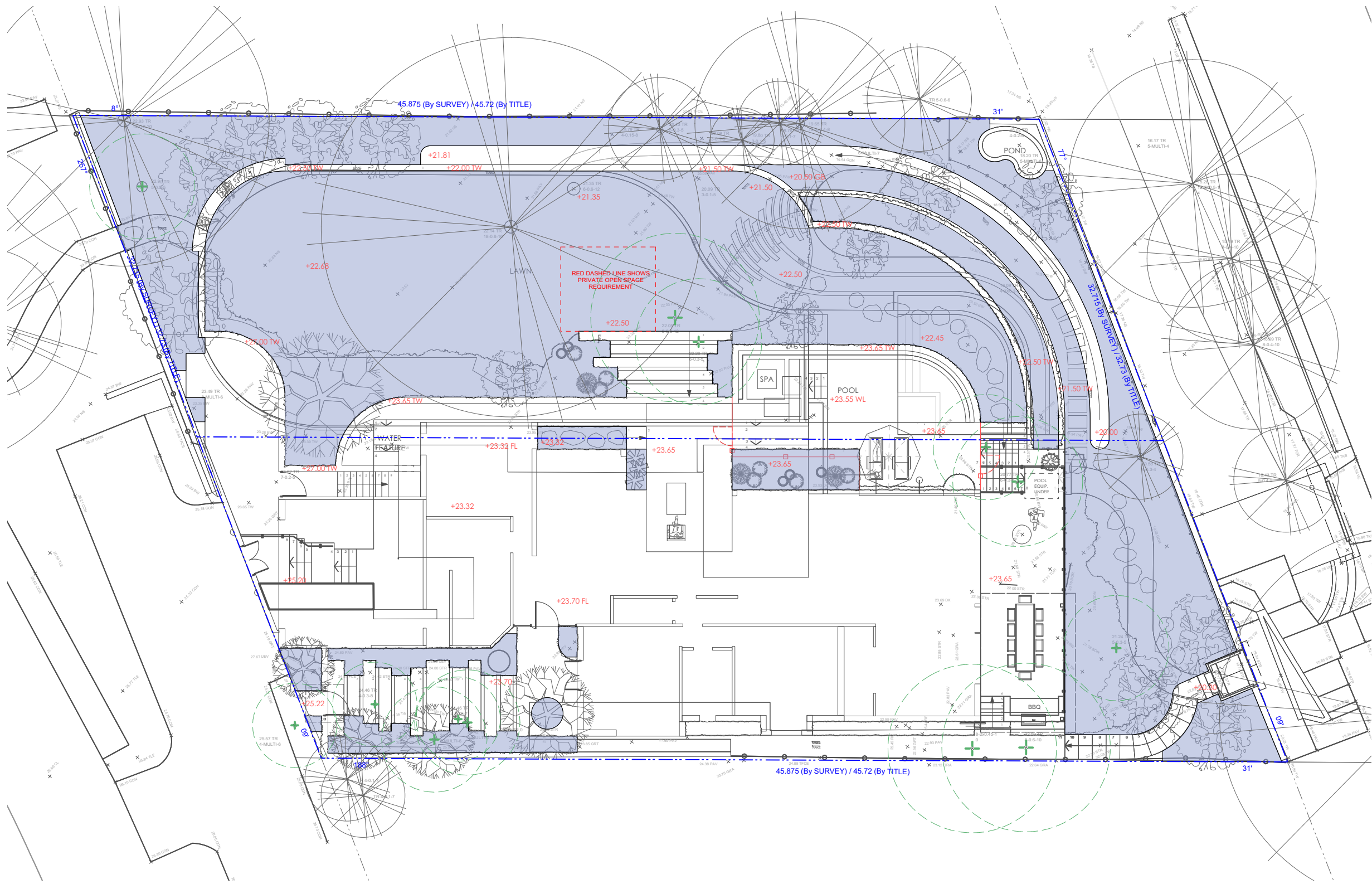
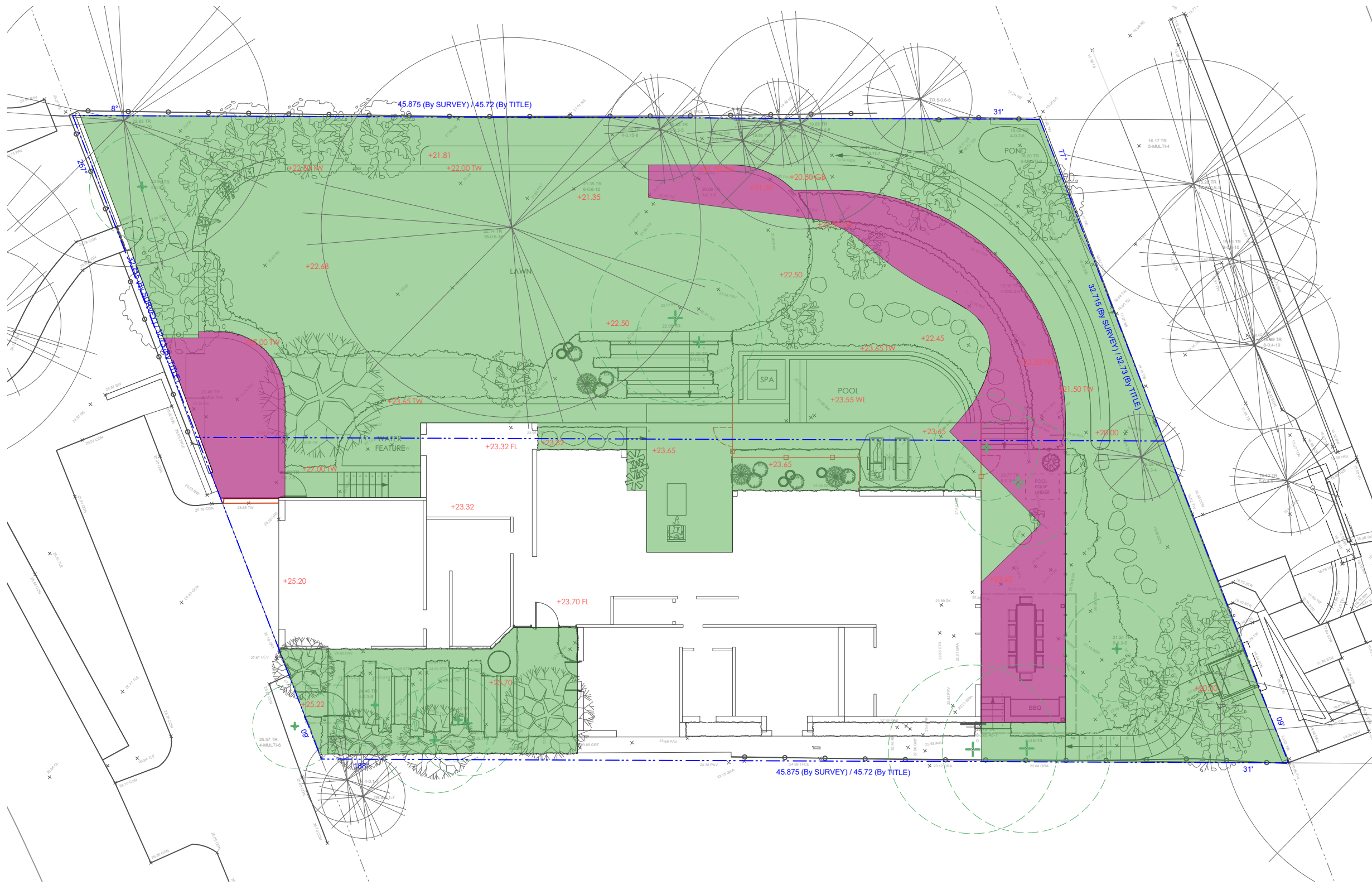
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CLIENT
Ray & Julie Balcomb
PROJECT
83-85 Bower Street, Manly, NSW, 2095
Lot 76 & 77 D.P. 8075

LANDSCAPE MASTER PLAN
18/02/21

DRAWN
TW
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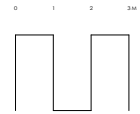


TOTAL OPEN SPACE	Minimum Requirement	Proposed Area	Complies
Minimum 55% of site Site area - 1397m2	768.35m2 55%	1020.07m2 73%	YES

TOTAL OPEN SPACE ABOVE GROUND	Maximum Permissible	Proposed Area	Complies
Maximum 25% of required total open space	192.08m2 25%	144.34m2 18%	YES

LANDSCAPE AREA	Minimum Requirement	Proposed Area	Complies
Minimum 35% of the actual (proposed) total open space	357.02m2 35%	649.50m2 63.67%	YES

PRIVATE OPEN SPACE Minimum requirement - 18m2 (meets requirement)



A 05/03/21 For DA submission

Landart.
HOME+GARDEN+BEYOND

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PROJECT NORTH

TRUE NORTH

CLIENT
Ray & Julie Balcomb

PROJECT
83-85 Bower Street, Manly, NSW, 2095
Lot 76 & 77 D.P. 8075

LANDSCAPE AREA & OPEN SPACE PLAN

05/03/21

DRAWN
TW

SCALE
1:200@A1

DWG NO

LAOSP 01

REVISION

A