

MCCONAGHY RESIDENCE

DEVELOPMENT APPLICATION
8 CAMERA STREET, MANLY

for
C. + R. MCCONAGHY

October, 2021

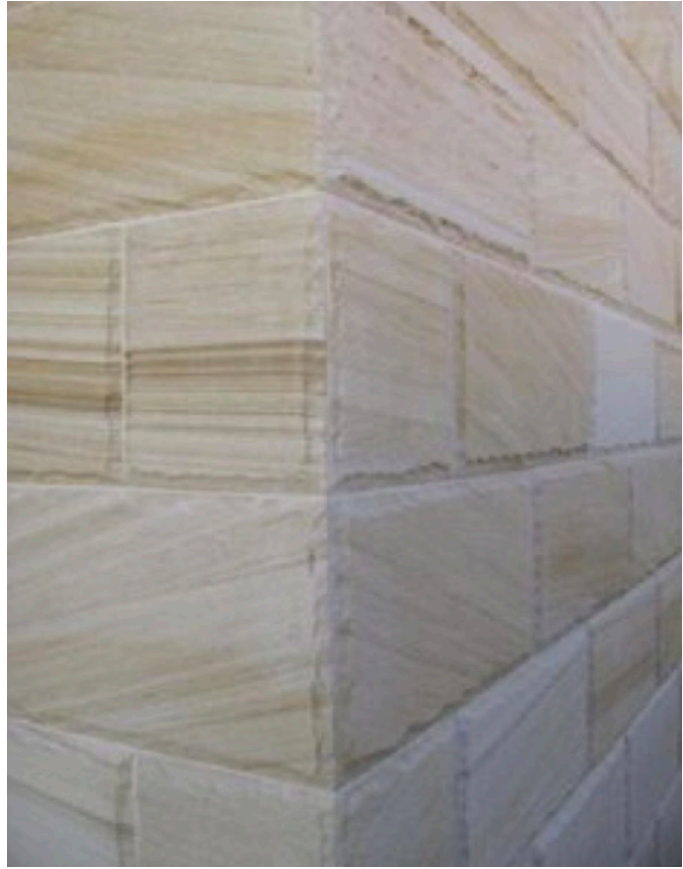
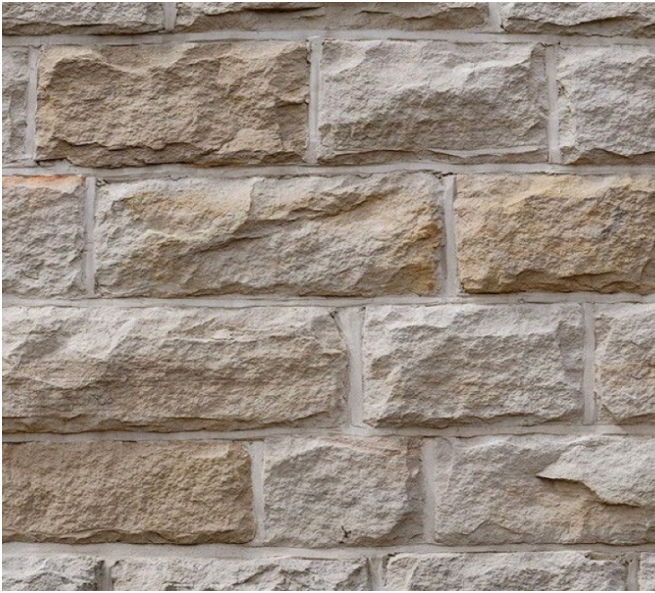
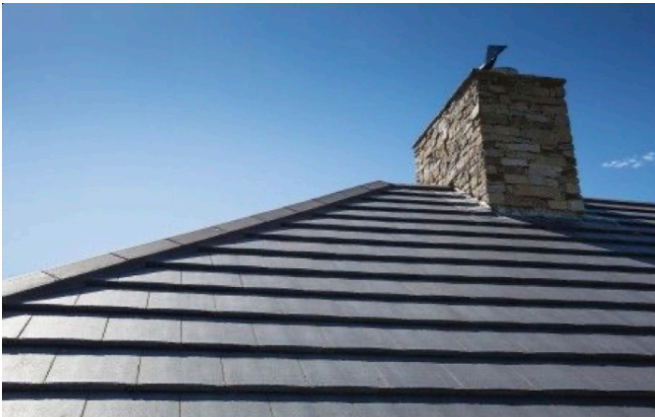
Sheet List

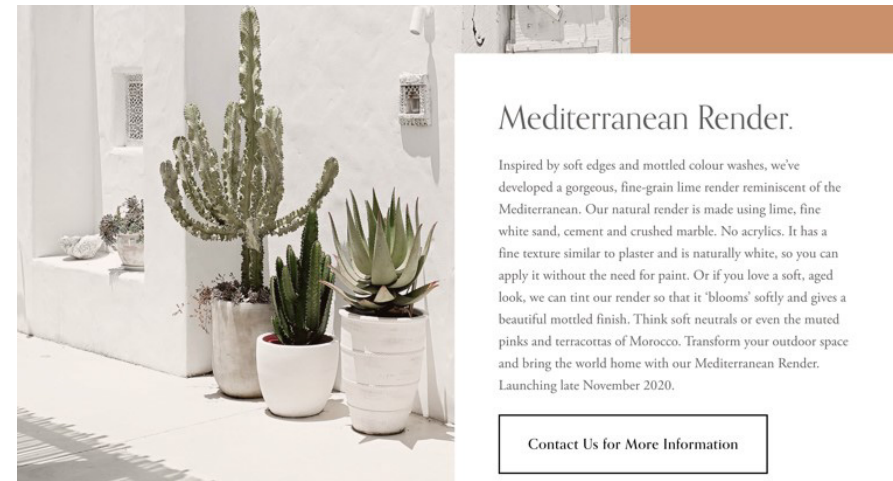
C-01	Exterior Mood Board
C-02	Exterior Mood Board
DA-01	Site Plan + Analysis
DA-02	Garage Plan
DA-03	Ground Floor Plan
DA-04	First Floor Plan
DA-05	Roof Plan
DA-06	South Elevation
DA-07	North Elevation
DA-08	East Elevation
DA-09	West Elevation
DA-10	Sections - Sheet 1
DA-11	Sections - Sheet 2
DA-12	Shadow Diagram
DA-13	Landscape Plan
DA-14	Erosion + Seiment Control Plan
DA-15	Stormwater Concept Plan
DA-16	Notification Plan



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DESIGN+DRAFT

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KEY

CAR ENTRY POINT

BOUNDARY

(S)

PREVAILING WINDS (summer)

(W)

PREVAILING WINDS (winter)

W•

WINDOW TO LIVING SPACE
IN ADJACENT DWELLING

EXISTING CONTOURS
SLOPE OF LAND

ROAD NOISE

A

TERRACE/PLANTER ALTERATIONS

B

PROPOSED ROOF ALTERATIONS

C

PROPOSED CARPORT

zoning map of 8 Camera Street, Manly

SITE CALCULATIONS	
	Required Proposed
Site Area	341.9m2
Floor Space Ratio	0.75:1 0.54:1
Setbacks -Residence (mm)	
-South (front)	6000 6297 (ex.)
-North (rear)	8000 4815 (ex.)
-East (side)	1007 (ex.) 1007 (ex.)
-West (side)	862 (ex.) 862 (ex.)
Setbacks -Cabana (mm)	
-North (rear)	112
-East (side)	179
EXISTING RESIDENTIAL AREA	152m2
PROPOSED RESIDENTIAL AREA	156.8m2
EXISTING HARD SURFACE AREA	327m2
PROPOSED HARD SURFACE AREA	319.8m2
EXISTING LANDSCAPED AREA	14.9m2
PROPOSED LANDSCAPED AREA	33.195m2 22.1m2

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ISSUE
4
5

DATE
17.10.21
10.11.21

AMENDMENT
DA ISSUE
DA ISSUE

ADDRESS:
LOT 8, IN D.P 75266
8 CAMERA STREET, MANLY

CLIENT:
MCCONAGHY RESIDENCE

SHEET TITLE:
SITE PLAN + ANALYSIS

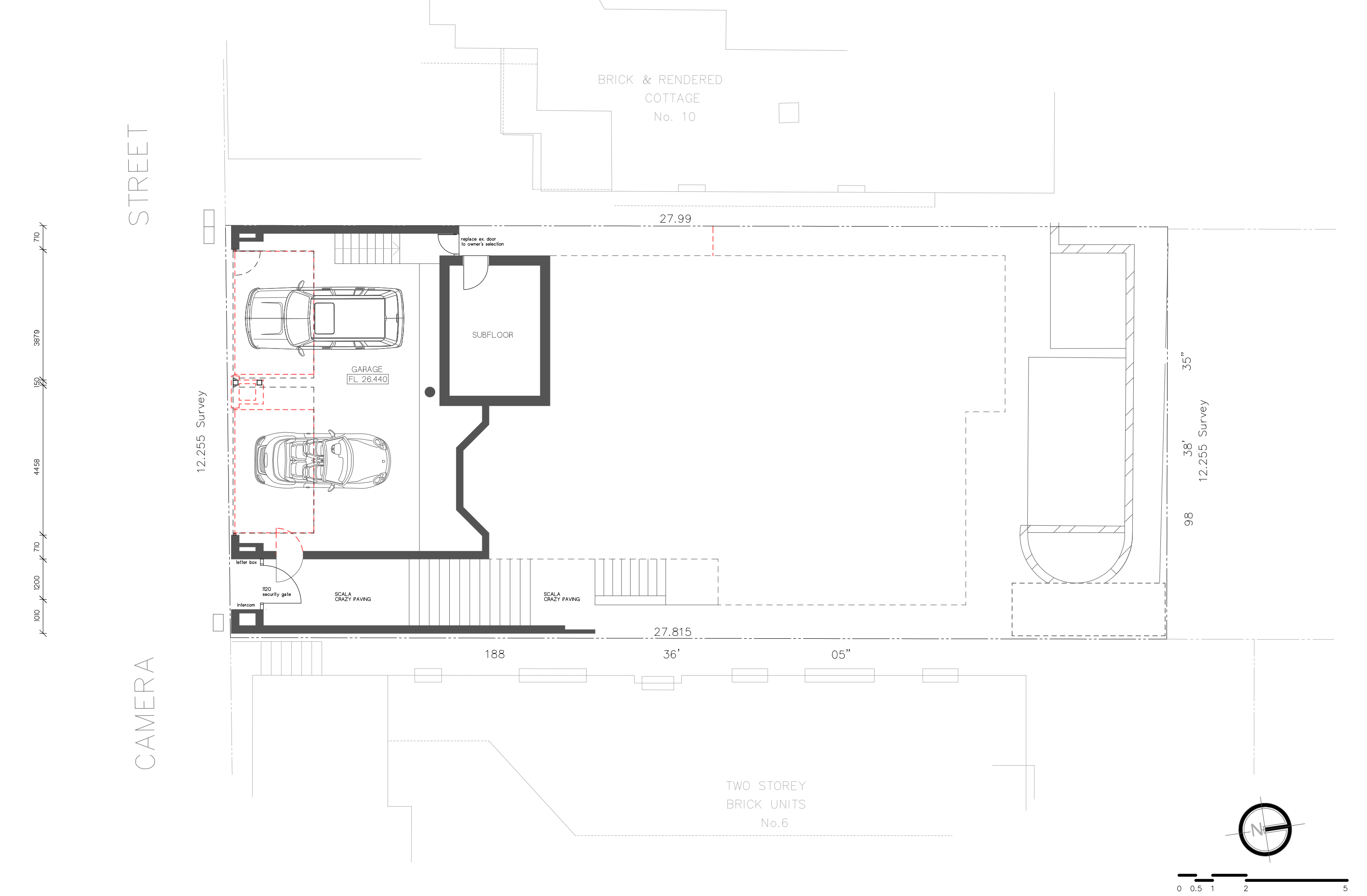
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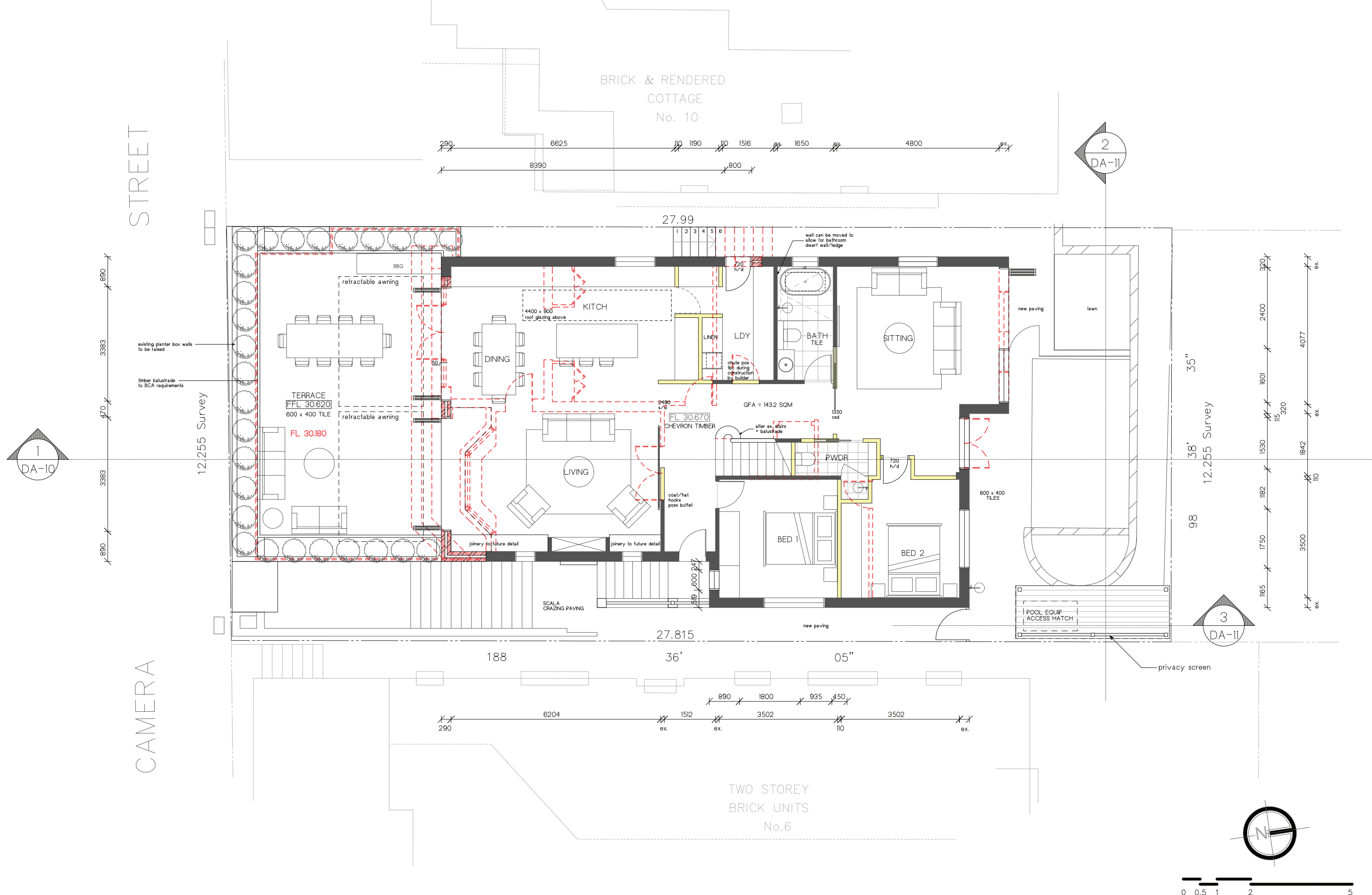
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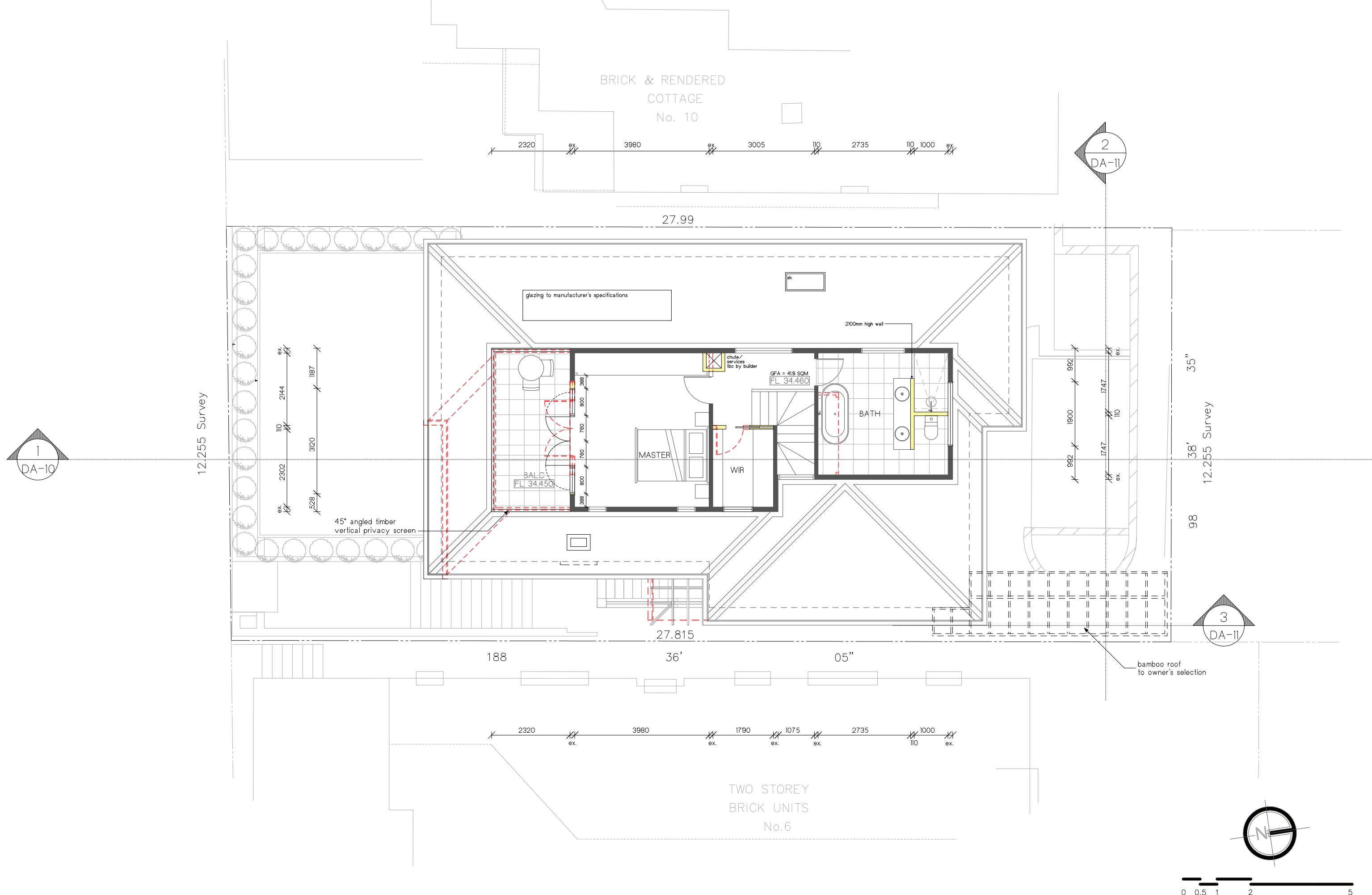
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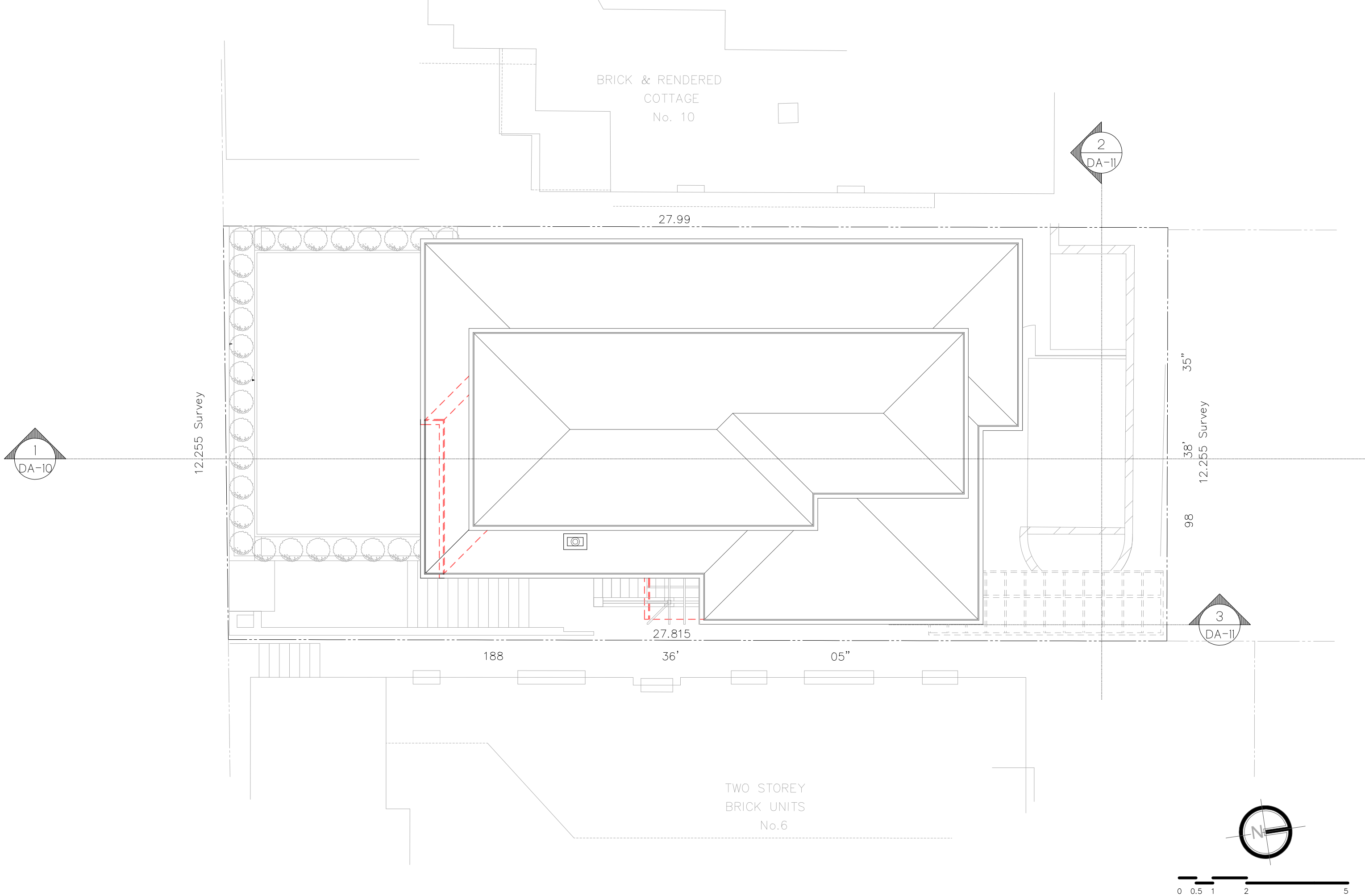
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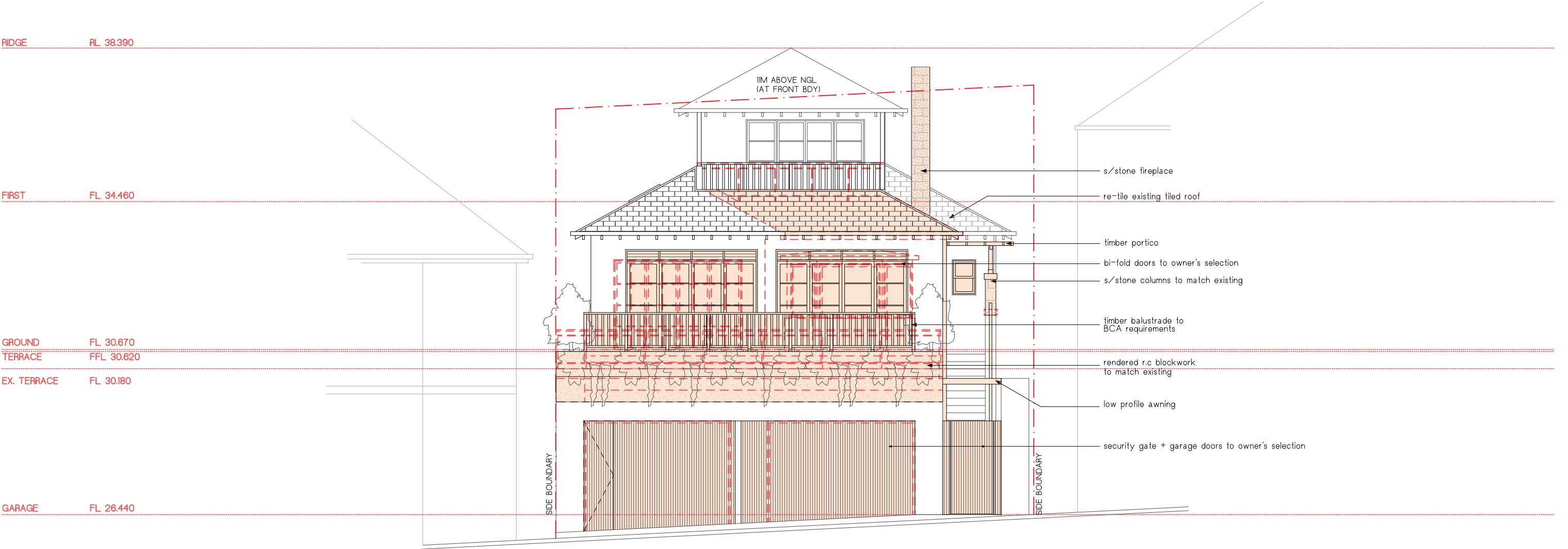
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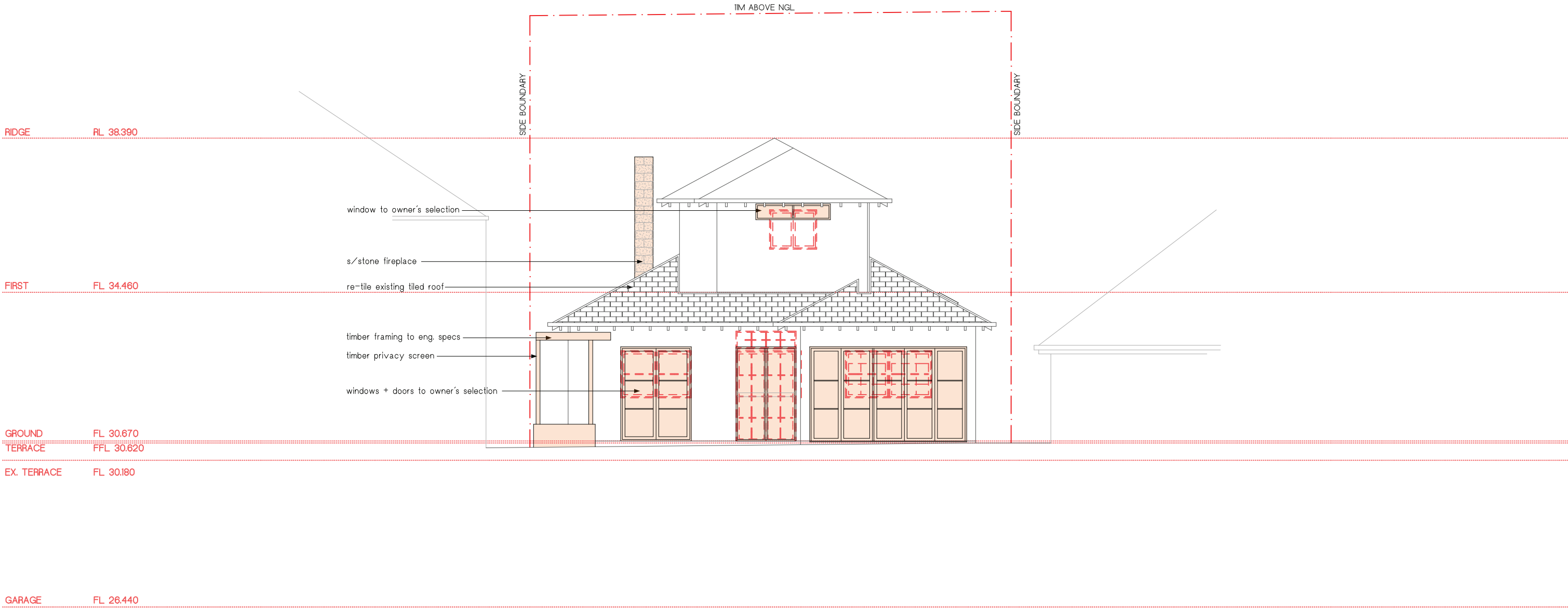


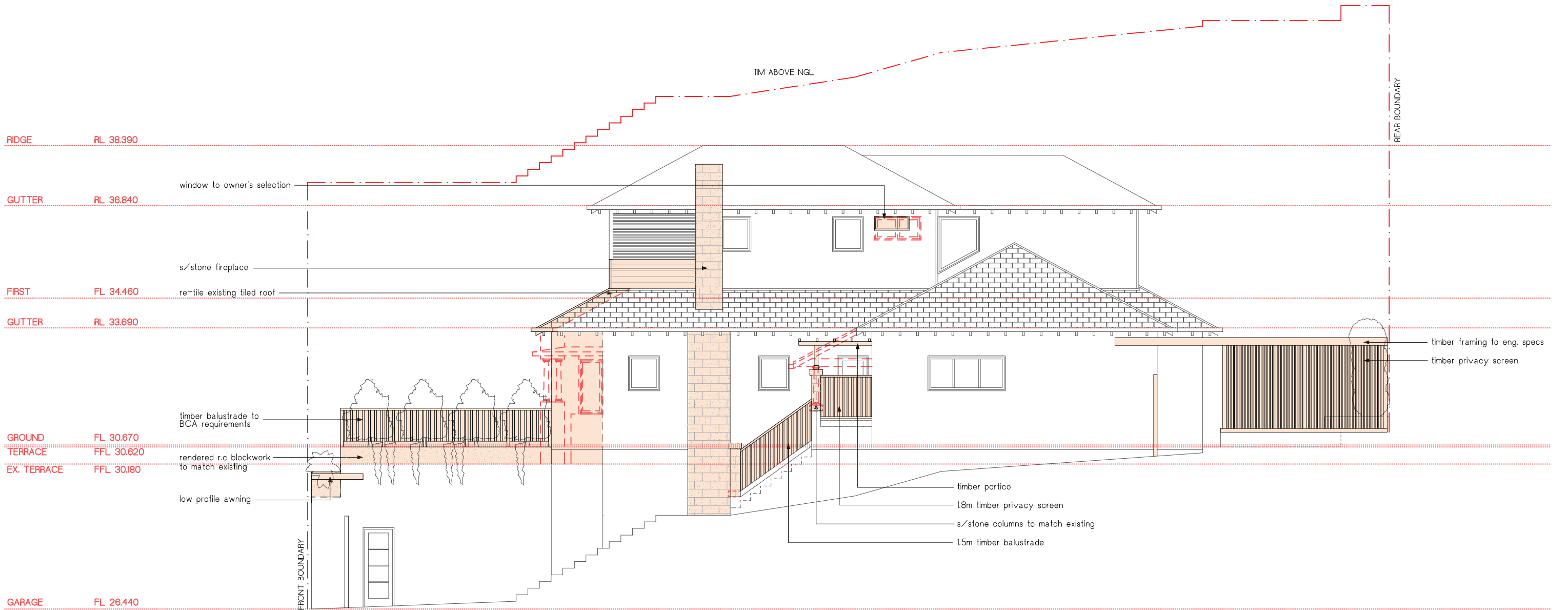


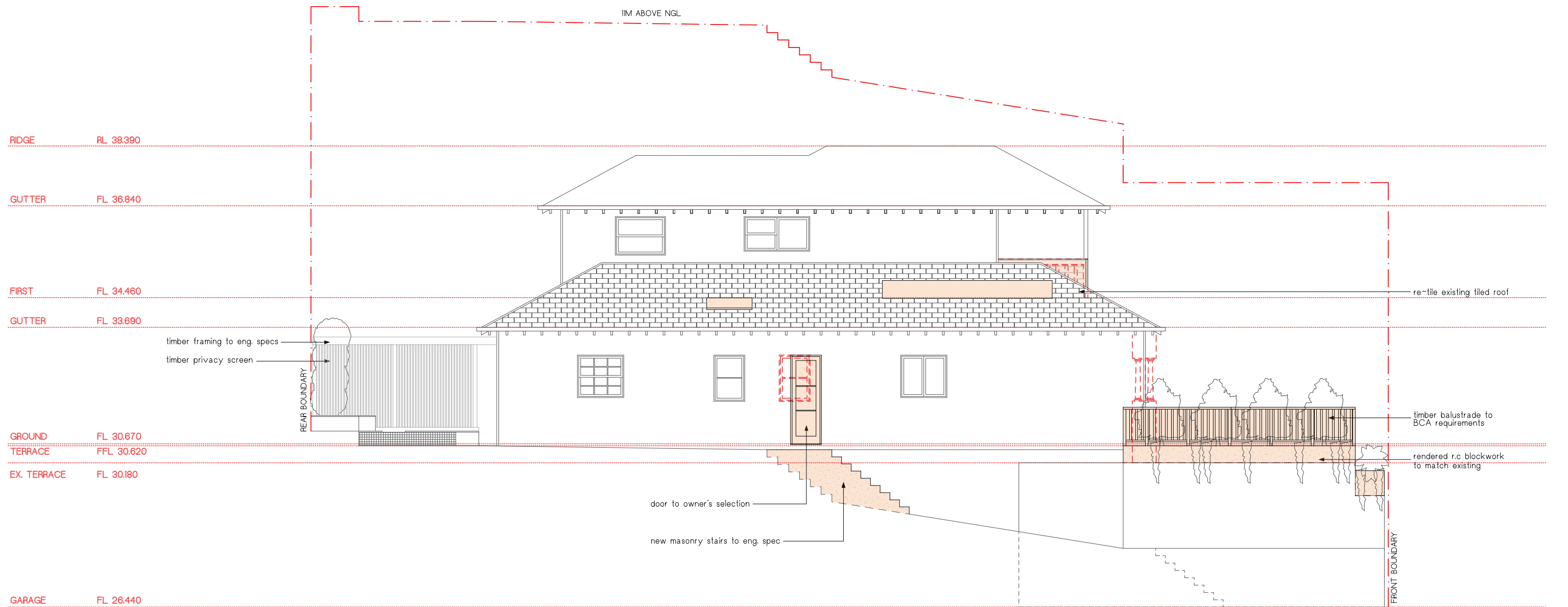


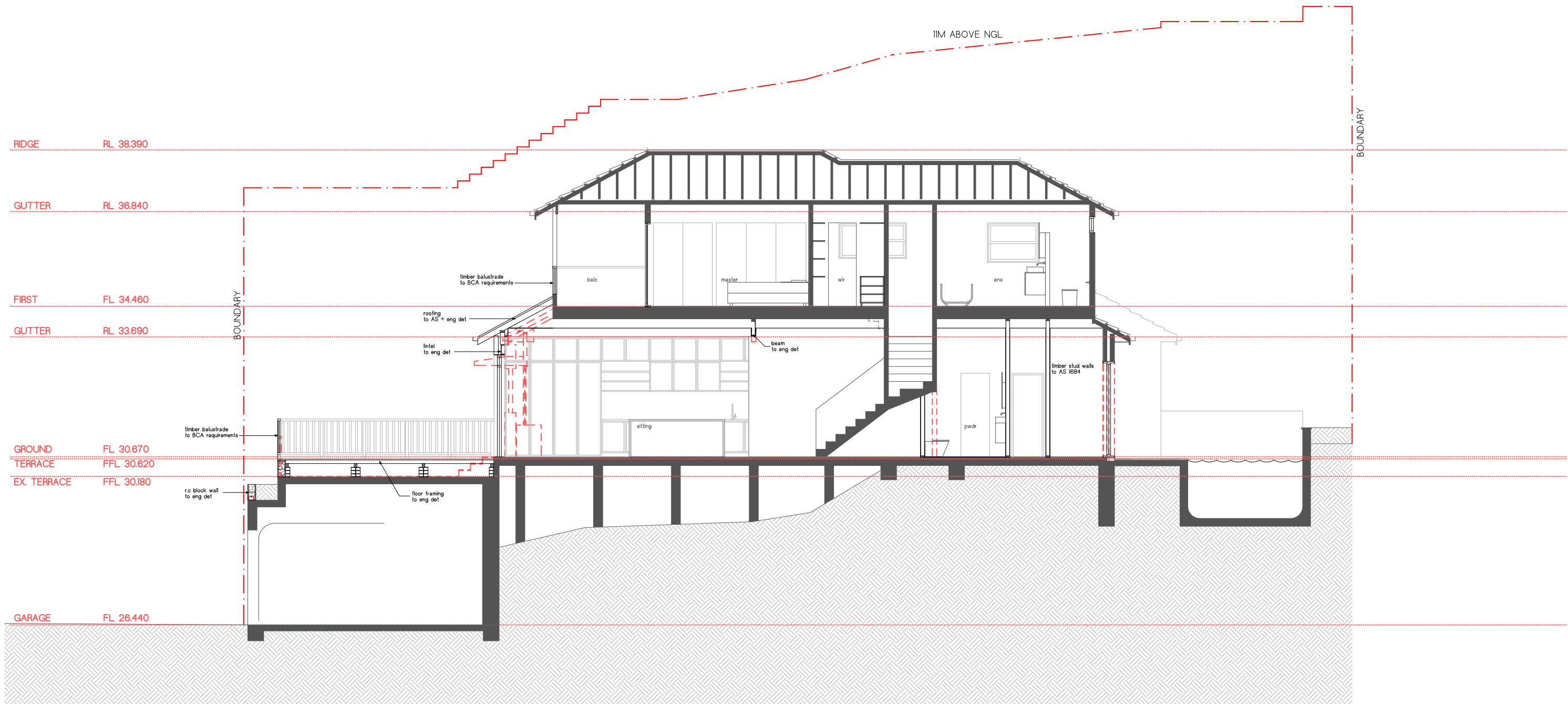






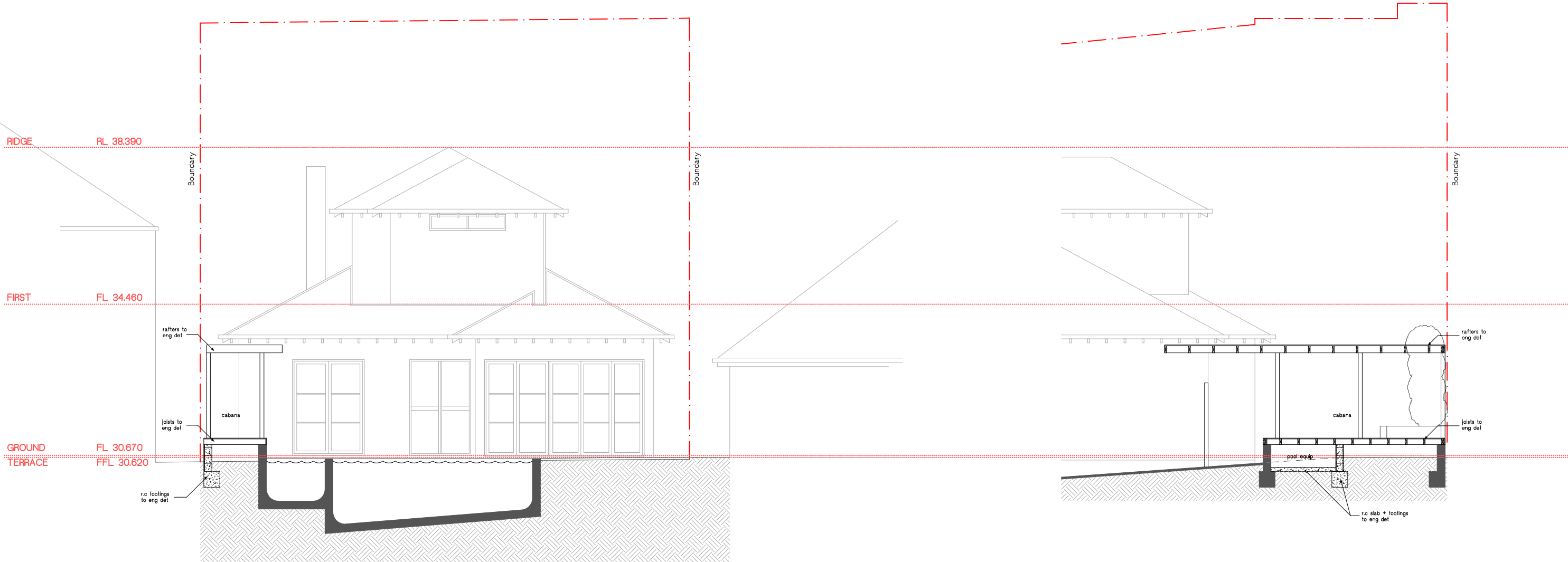






SECTION 1
Scale 1:100

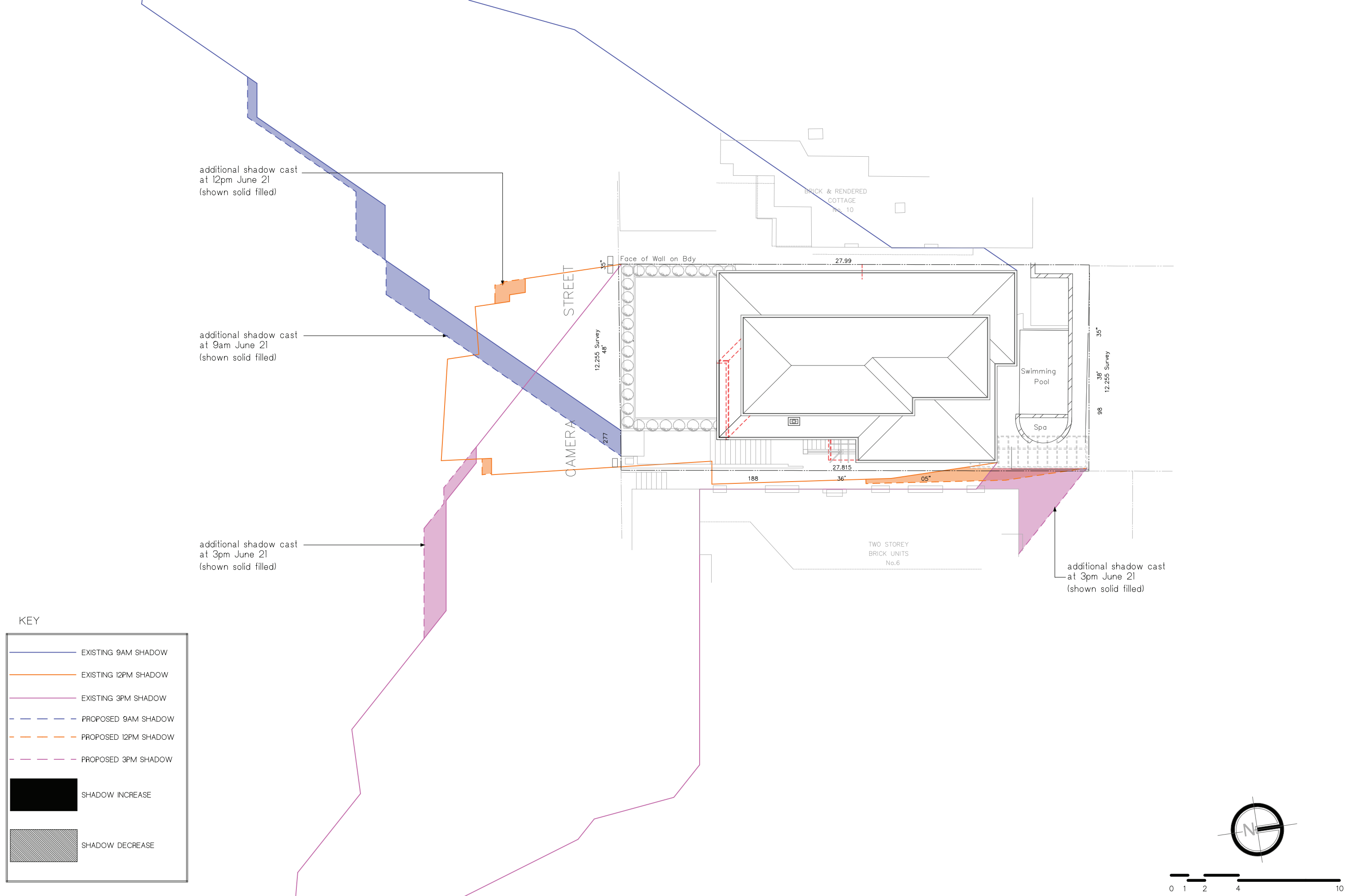




SECTION 2
Scale 1:100

SECTION 3
Scale 1:100







LANDSCAPE NOTES

PREPERATION OF GARDEN BEDS

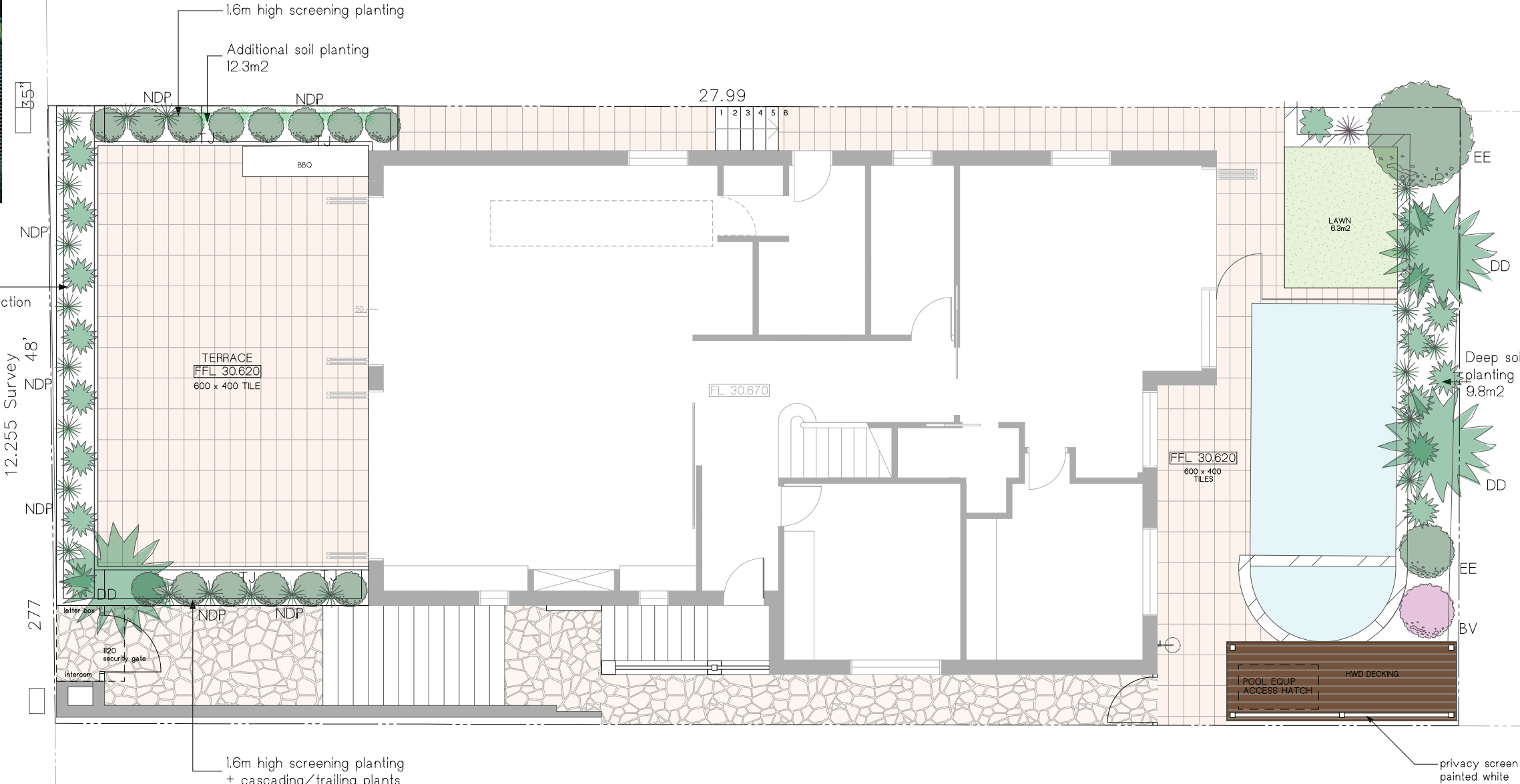
Cultivate garden beds for new plants to a depth of 300mm. Incorporate imported 'greenlife' soil conditioner from Australian native landscapes (or equivalent) with existing soil when planting. Do not cultivate soil beneath existing trees to be retained. Mulch to be 'horticultural grade' pine bark by Australian native landscapes (or equivalent) and installed to a depth of 75mm to all garden beds, covering mulch down around plant stems and finish flush with adjacent surfaces.

SOIL PREPERATION

Where earthworks have occured, the contractor is to ensure any stockpiled topsoil is free of unwanted matter such as rocks, clay lumps, tree roots, builder's rubbish and any material toxic to plants.

CALCULATIONS

Site Area	221.3m2		
	Required	Existing	Proposed
OPEN SPACE AREA (OS2)	110.65m2	85.7m2	92.8m2
LANDSCAPED AREA	33.195m2	14.9m2	16.1m2



PLANTING

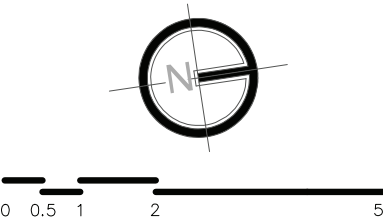
Purchase plants from an approved nursery. Plants to be healthy and true to type and species. Set out plants to positions indicated on plan. Following approval, plant holes shall be dug twice the width and to be 100mm deeper than plant rootballs that they are to receive. Base and sides of hole shall be further loosened. Fertilise, followed by 100mm depth of topsoil mix placed into base of hole and lightly consolidated. Base of hole shall then be watered. Remove plant container and install into hole. Rootball shall be backfilled with surrounding topsoil and topsoil firmed into place. An approved shallow dish shall be firmed to contain water around the base of stem. Base of stem of plant shall finish flush with finished soil level. Once installed, plant shall be thoroughly watered and maintained for the duration of the contract. All trees and large shrubs shall be staked using 2 x 38mm x 38mm x 200mm long hardwood stakes per plant and secured with hessian webbing ties installed to contractor's on site instructions.

MAINTENANCE

Carry out the following tasks for a twelve month period from the date of practical completion:

- weeding of all garden beds
- rubbish removal
- fertilising to achieve optimal growth
- pest and disease control
- adjustment of ties and stakes
- replace failed planting
- pruning and hedge clipping of plants
- reinstatement of mulch to specified depth

PLANT SCHEDULE					
SYMBOL	BOTANIC NAME	COMMON NAME	HEIGHT x WIDTH	No.	POT SIZE
VINES					
BV	BOUGAINVILLEA	BOUGAINVILLEA	3.0m x 6.0m	1	250mm
TREES					
EE	ELAEOCARPUS EUMUNDI	SMOOTH LEAVED QUANDONG	3.0m x 2.0m	2	250mm
DD	DRACAENA DRACO	DRAGON TREE	4.0m x 4.0m	3	250mm
SHRUBS					
TJ	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	2.0m x 1.0m	14	250mm
NDP	NON-DESCRIPT PLANTS (SUCCULENTS, TRAILING/DRAPING PLANTS ETC)				



Roof tiles to match Existing.
Reflective sarking to be installed under tiles.
Provide all ridge, barge and other fittings as required to complete the roof and leave fully cleaned.
Fixed to Rafters in Accordance with Manufacturers Specifications

All pipes unless otherwise specified on the plan to be 100 dia. UPVC pipe.
Inspection openings will be required at even spacings not more than 30 metres apart and at any change of direction greater than 45 degrees.
HP – High Points in the guttering
DP – Downpipes
Drainage Pipe Notes.
Slope of pipes to be a minimum of 1:100 i.e. 1%
All levels and dimensions to be checked and confirmed on site.
All design work and works to be in accordance with AS/NZS 3500.5 (2000) and AS/NZS 3500.3.2 (1998)
The Eaves Gutter minimum of 125mm D Gutter with a cross sectional area of 6300 sq. mm (as taken from Lysaght Pty Ltd), or similar. Downpipes attached to the eaves gutter to have a minimum diameter of 90mm of similar.
Downpipes can be connected to existing stormwater pipes. However, existing pipelines need to be checked and repaired in accordance to AS3500.
Dimensions and slope of existing need to be checked in accordance with AS3500 to ensure adequacy.
Tank dimensions shown in drawing is not to scale. Tanks sizes should be determined with consideration on height limits.

0

0.5

1

2

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