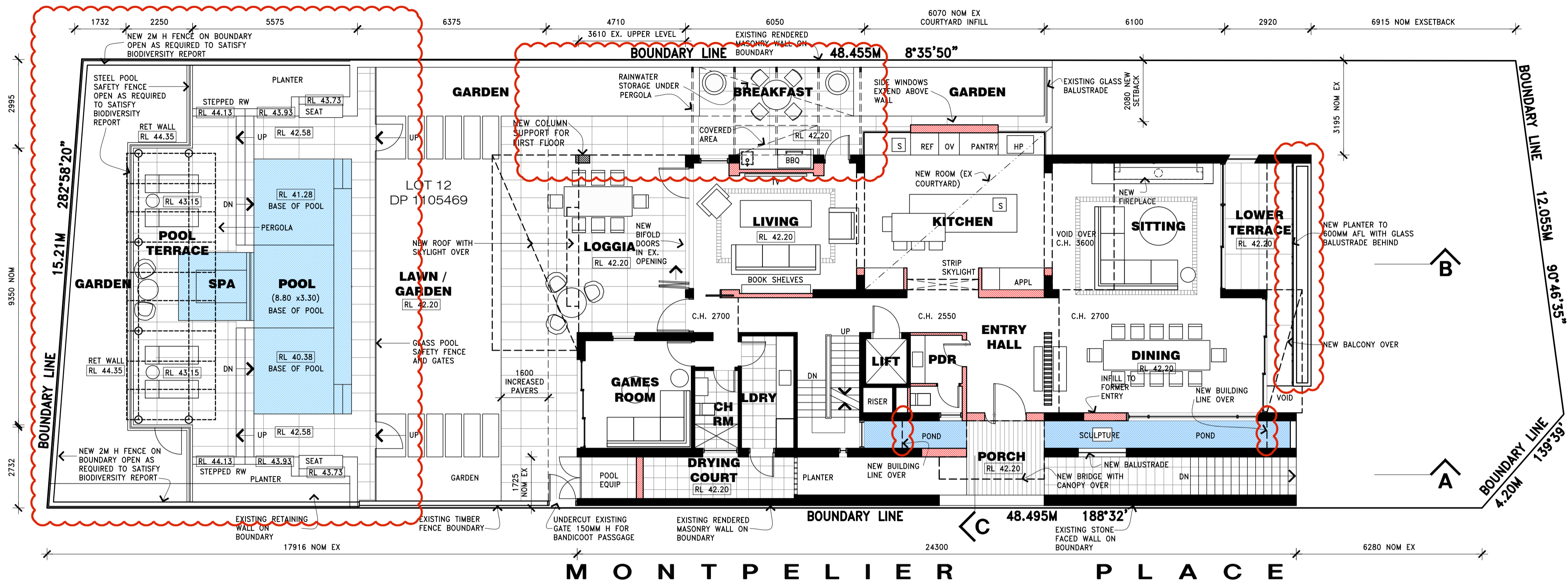


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 MOD2020/0667



GROUND FLOOR-PROPOSED PLAN

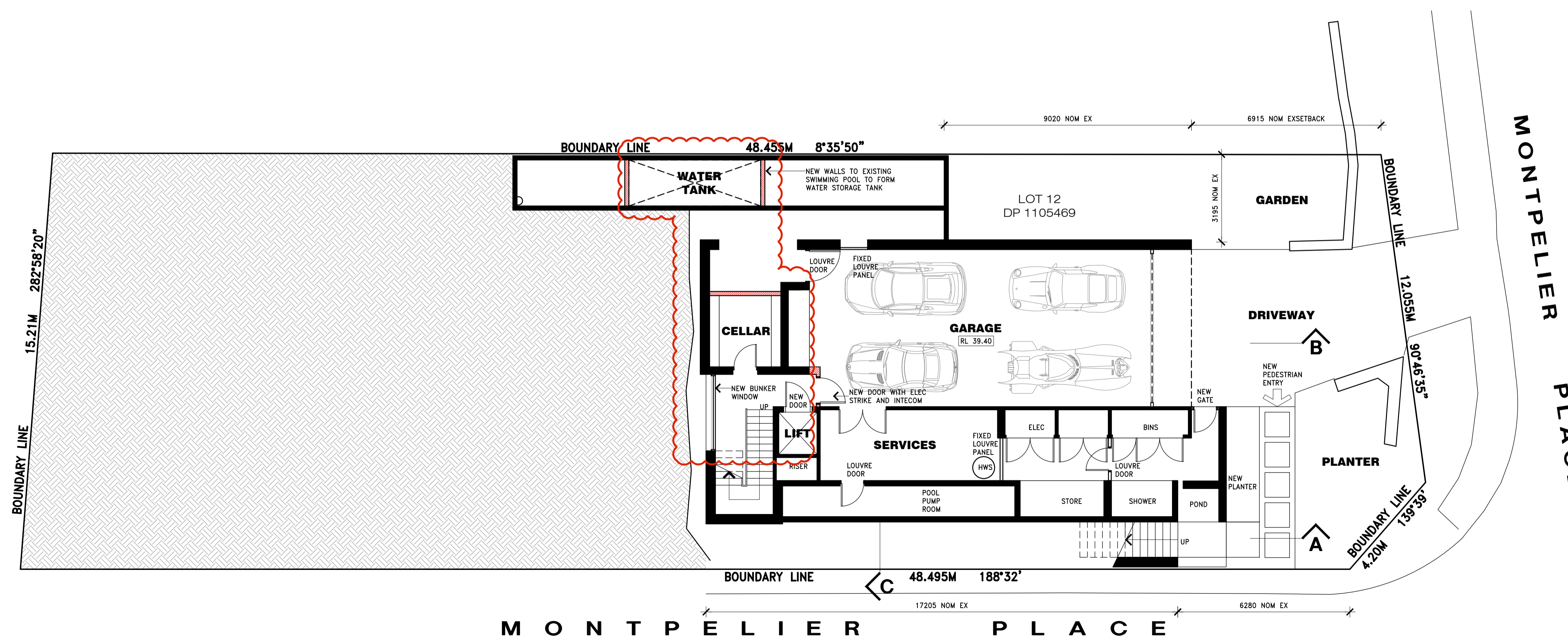
SITE DETAILS
 (IN ACCORDANCE WITH AREA OS3 REQUIREMENTS)

REQUIREMENT	SIZE	PERCENTAGE
SITE AREA	752.8m ²	-
GROSS FLOOR AREA	335.2m ²	44.5%
TOTAL OPEN SPACE	532.5m ²	70.8%
LANDSCAPED AREA (of TOS)	237.8m ²	44.7%

KEY

- EXISTING WALLS TO BE RETAINED
- NEW WALLS

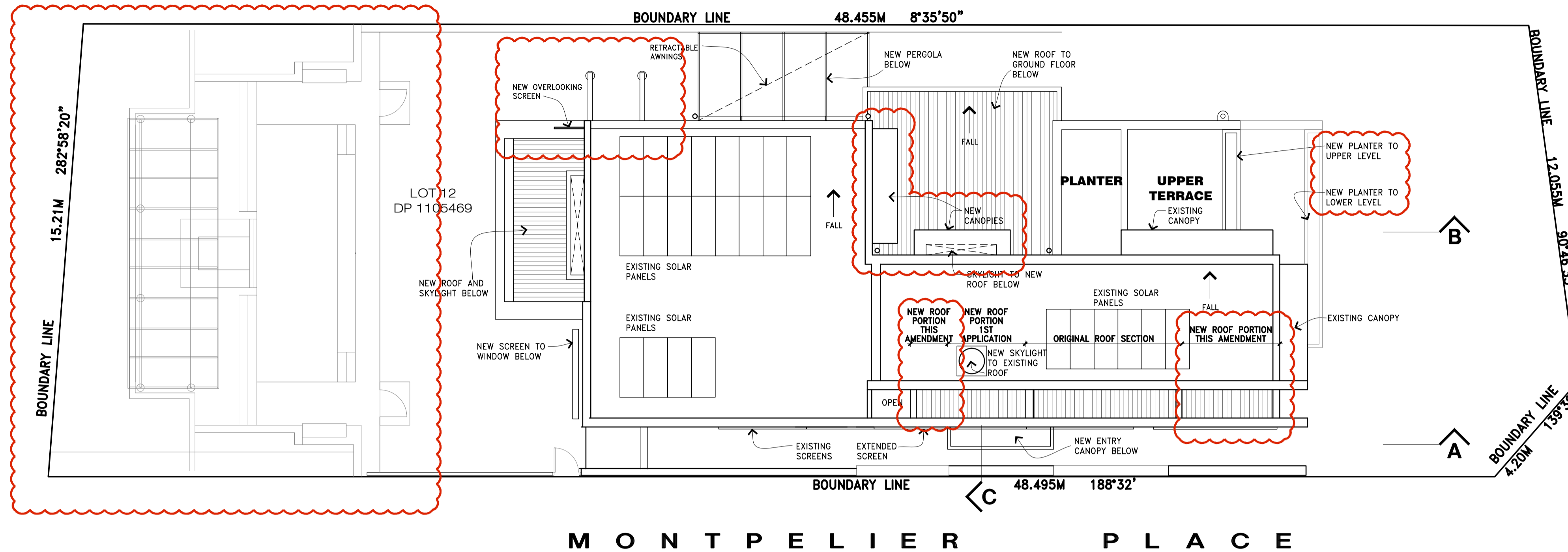
AMENDMENT TO DA
04/12/2020





LOWER GROUND FLOOR-PROPOSED PLAN

Rev	By	Date	Amendment Details
A	RW	12/11/20	Cellar added Water storage in ex pool Planter added to front of existing terrace BBQ relocated off Breakfast Loggia / support for first floor S/W corner changed Pool and terrace redesign
Amendments			
General Notes			
THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. THE BUILDER SHALL CHECK ALL DIMENSIONS AT THE JOB AND SHALL REFER ALL DISCREPANCIES TO THE ARCHITECT BEFORE THE WORK PROCEEDS. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS, INCLUDING AMENDMENTS OF THE RELEVANT SAA STANDARDS AND SAA CODES OF PRACTICE EXCEPT AS VARYED BY THE CONTRACT DOCUMENTS AND BY THE LAWS AND REQUIREMENTS OF STATUTORY AUTHORITIES. SUBSTITUTIONS ARE TO BE ONLY WITH THE APPROVAL OF THE ARCHITECT.			
Project			
KELLEHER RESIDENCE 12 MONTEPELIER PLACE MANLY			
Proprietor			
JOHN & CHRISTINE KELLEHER			
Drawing Title			
PROPOSED PLANS LOWER GROUND AND GROUND			
North	Drawn	RW	Date
	Date	SEPTEMBER 2019	Scale
	Scale	1:100	Filename
Job No	1908	Drawing No	DA02
Revision			A
ILARIO G. CORTESE ARCHITECTS PTY LTD Suite 5 681 Burke Road Camberwell Victoria 3124 p. +613 9815 1727 e. info@cortesearchitects.com.au			

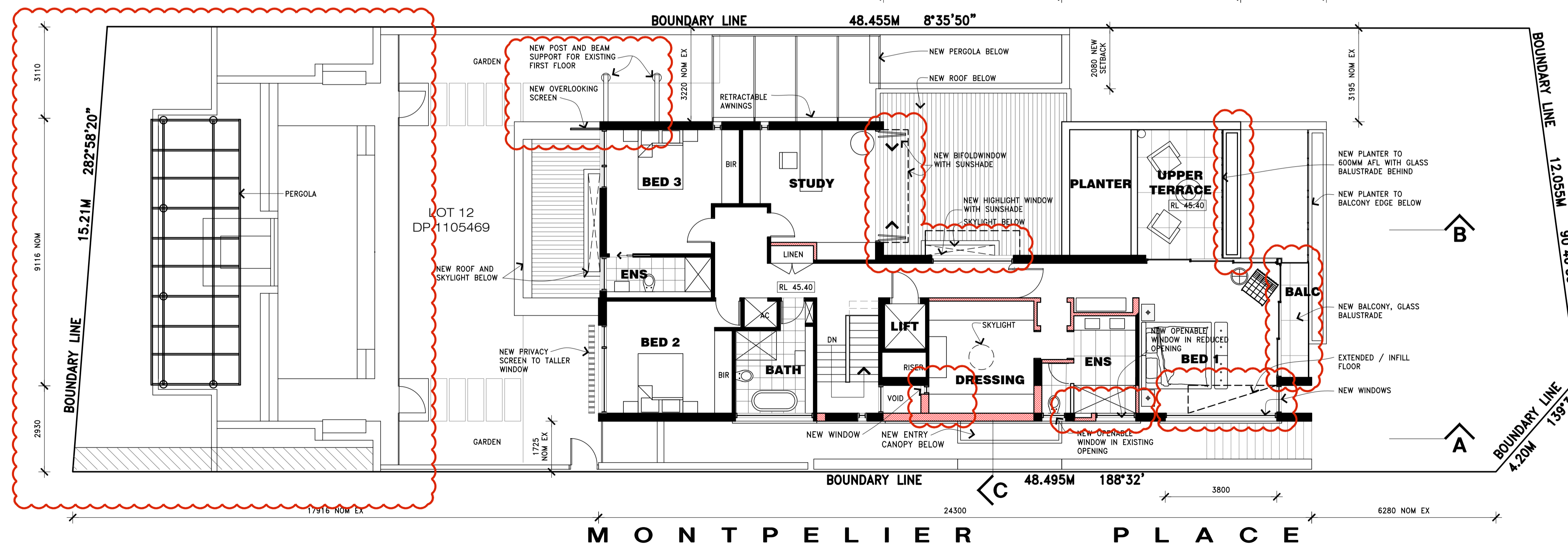

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 MOD2020/0667



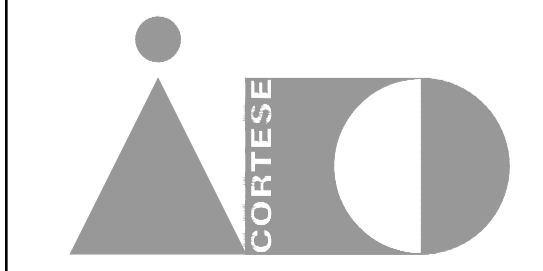
KEY
 EXISTING WALLS TO BE RETAINED
 NEW WALLS

PROPOSED ROOF PLAN

**AMENDMENT TO DA
 12/11/2020**



FIRST FLOOR PROPOSED PLAN

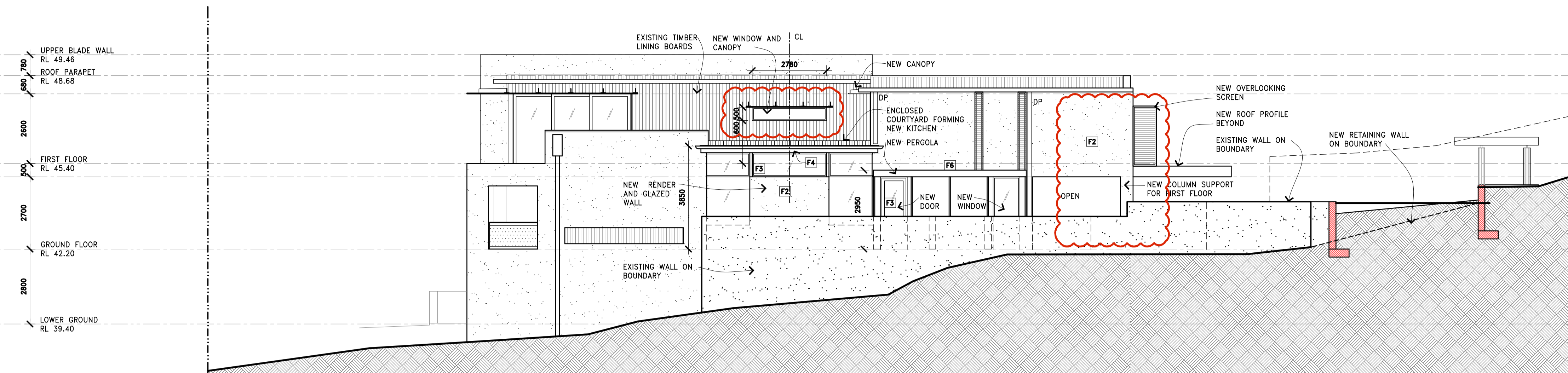
A RW 12/11/20 Cellar added Water storage in ex pool Planter added to front of existing terrace BBO relocated adj Breakfast Loggia / support for first floor S/W corner changed Pool and terrace redesign	
Plan By	Date
Amendments	
General Notes	
THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. THE BUILDER SHALL CHECK ALL DIMENSIONS AT THE JOB AND SHALL REFER ALL DISCREPANCIES TO THE ARCHITECT BEFORE THE WORK PROCEEDS. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS, INCLUDING AMENDMENTS OF THE RELEVANT SAA STANDARDS AND SAA CODES OF PRACTICE EXCEPT AS VARYED BY THE CONTRACT DOCUMENTS AND BY THE LAWS AND REQUIREMENTS OF STATUTORY AUTHORITIES. SUBSTITUTIONS ARE TO BE ONLY WITH THE APPROVAL OF THE ARCHITECT.	
Project	
KELLEHER RESIDENCE 12 MONTEPELIER PLACE MANLY	
Proprietor	
JOHN & CHRISTINE KELLEHER Drawing title PROPOSED PLANS FIRST AND ROOF / SITE	
North	Drawn RW Date SEPTEMBER 2019 Scale 1:100 Filename
Job No	Drawing No Revision
1908	DA03 A
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MONTEPELIER PLACE

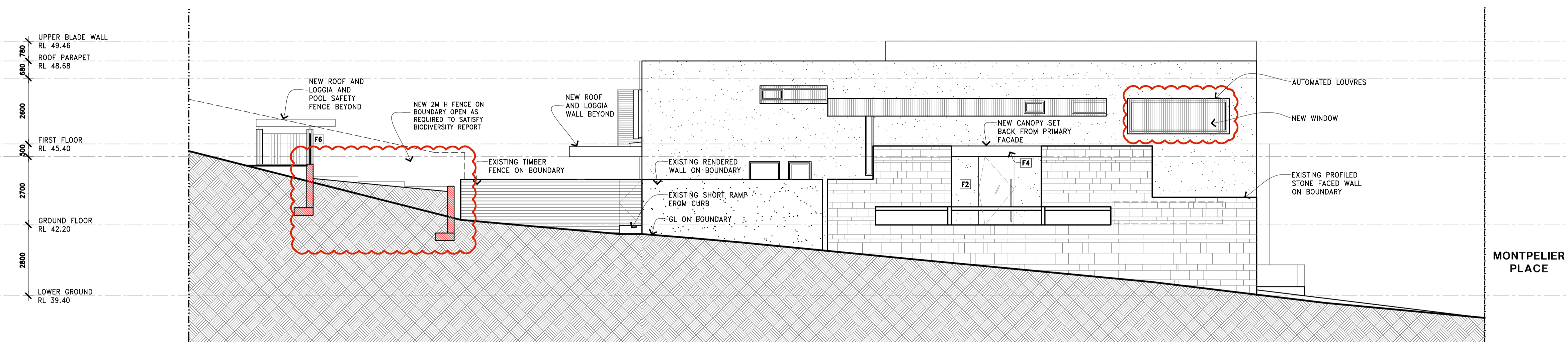
MONTEPELIER PLACE

MONTEPELIER PLACE

MONTEPELIER PLACE



WEST ELEVATION



EAST ELEVATION

AMENDMENT TO DA
04/12/2020

Rev	By	Date	Amendment Details
1	RW	04/12/2020	A RW 22/9/20 Planter added to front edge of upper and lower balconies Window added to east elevation Window added to west elevation BED relocated off breakfast Loggia / support for first floor S/W corner changed Fence added around pool terrace Pool and safety fencing redesign

Amendments

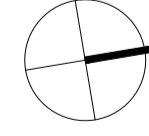
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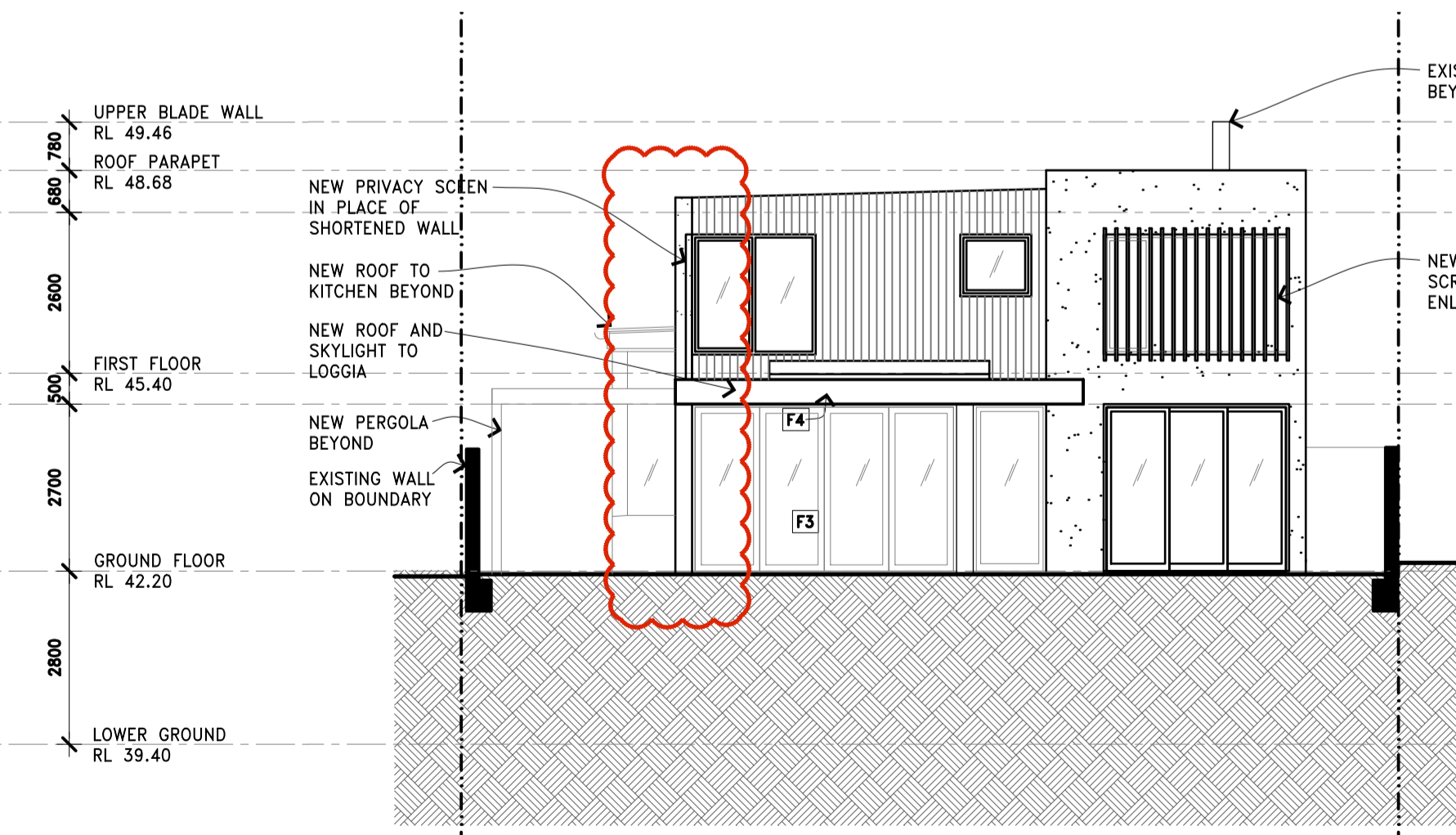
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Project
KELLEHER RESIDENCE
 12 MONTPELIER PLACE
 MANLY

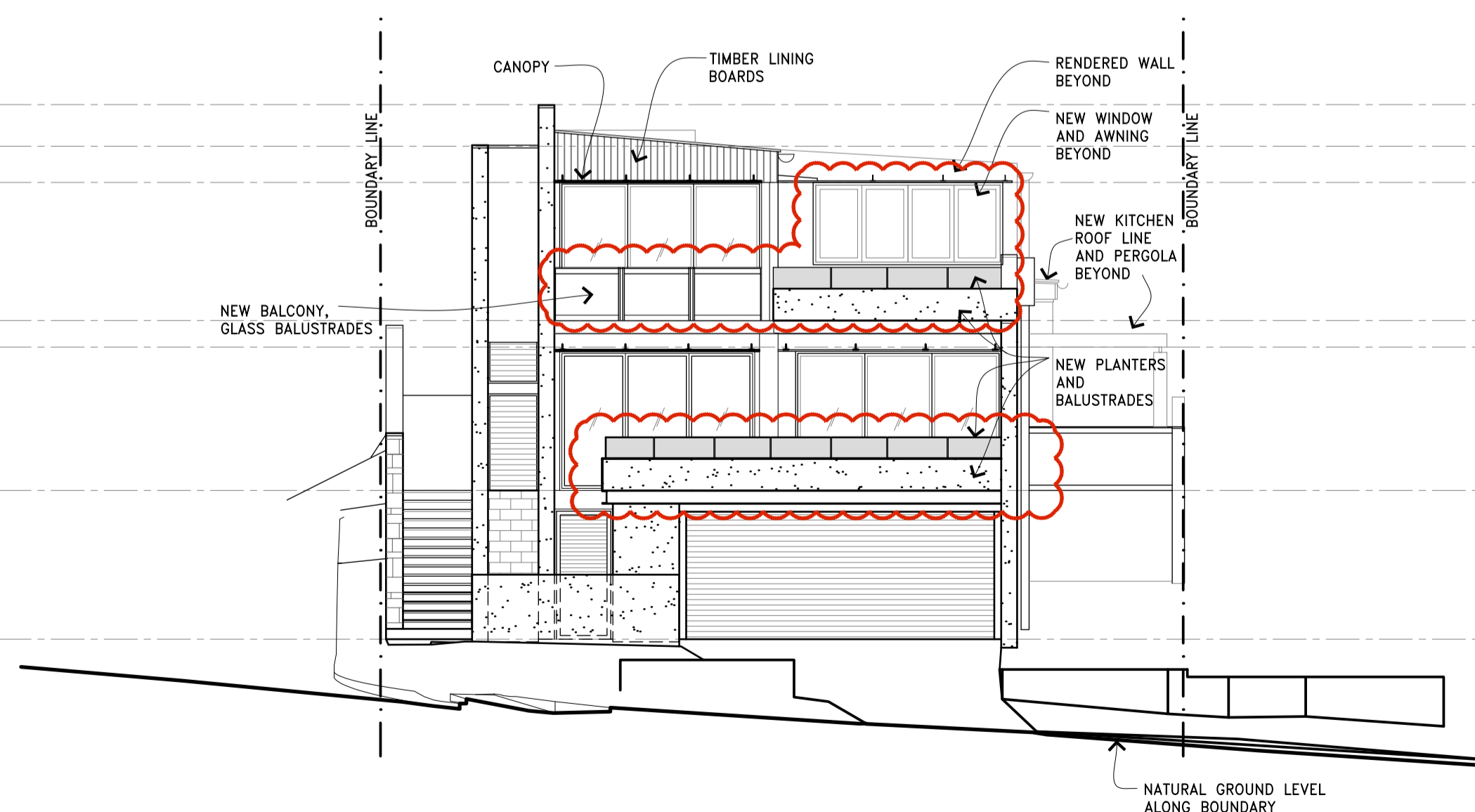
Proprietor
JOHN & CHRISTINE KELLEHER

Drawing Title
PROPOSED ELEVATIONS

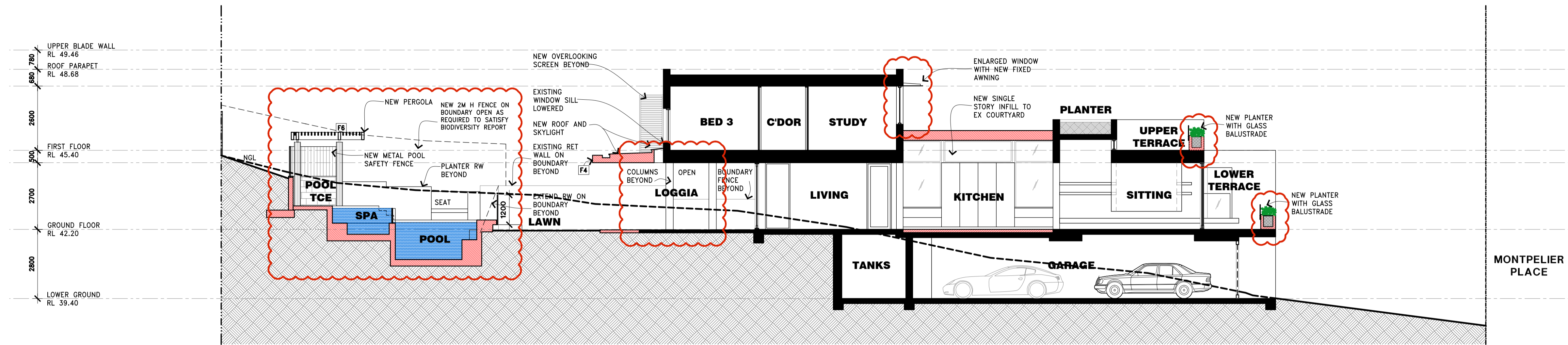
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	Scale	1:100
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Job No	Drawing No	Revision
1908	DA04	A



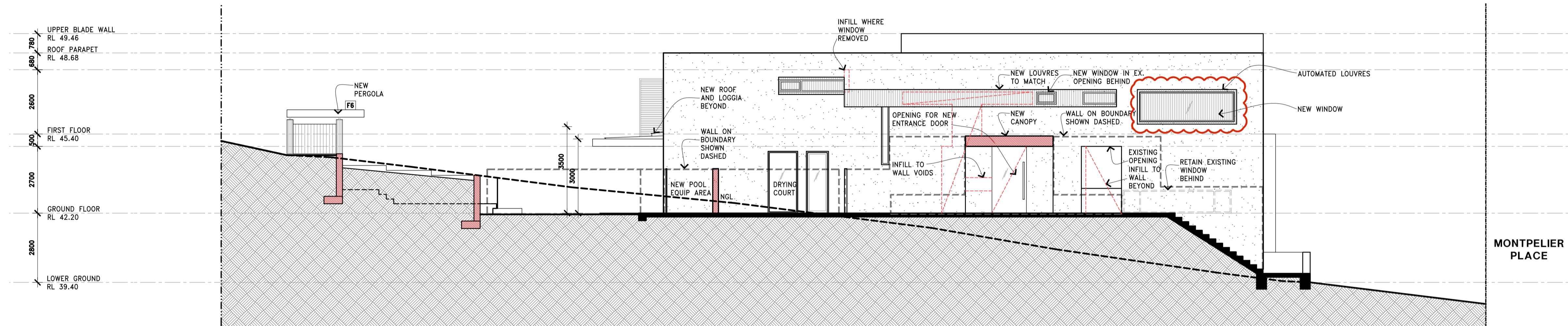
SOUTH ELEVATION



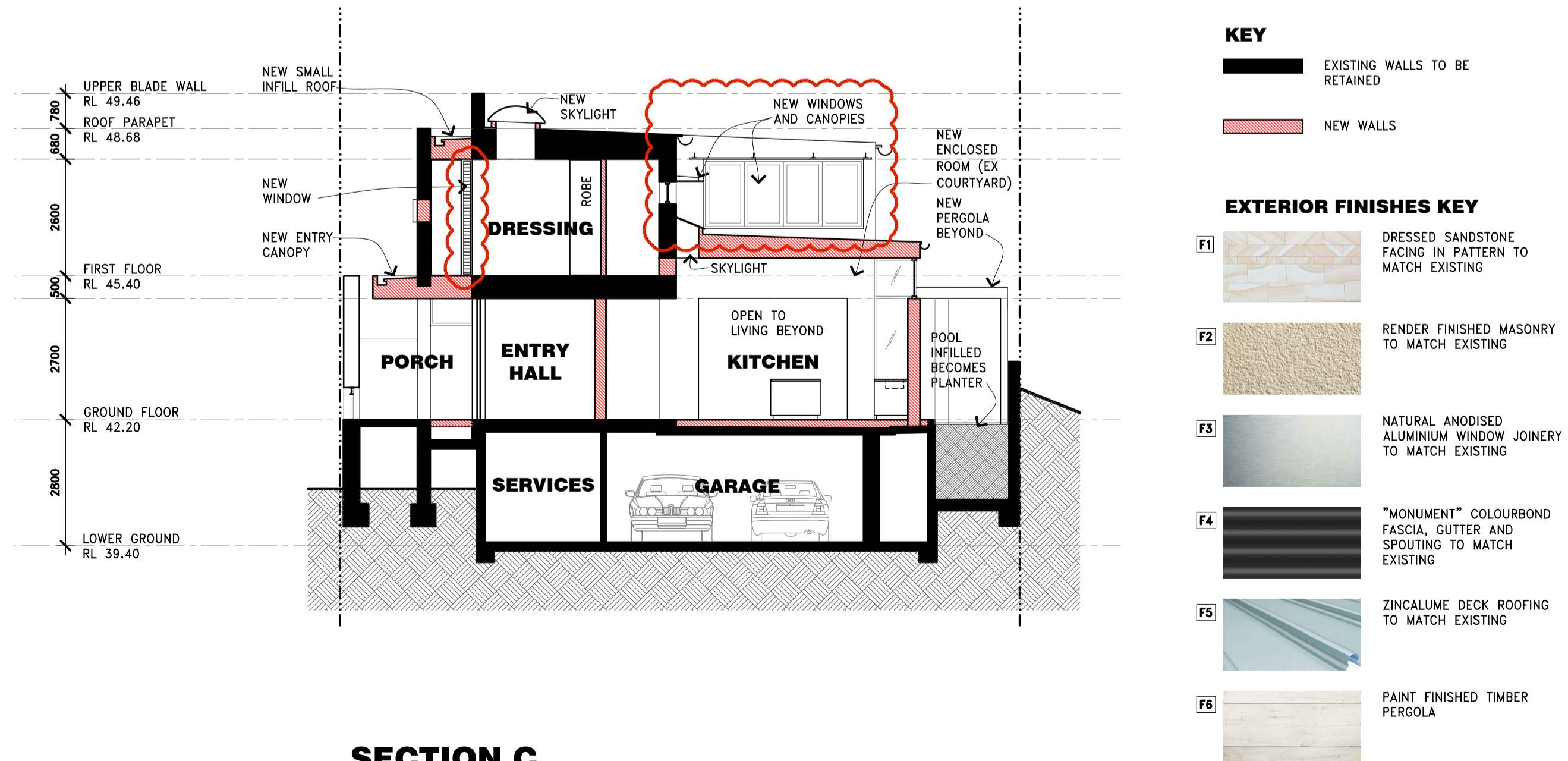
NORTH ELEVATION



SECTION A



SECTION B



SECTION C

- KEY**
- EXISTING WALLS TO BE RETAINED
 - NEW WALLS
- EXTERIOR FINISHES KEY**
- F1 DRESSED SANDSTONE FACING IN PATTERN TO MATCH EXISTING
 - F2 RENDER FINISHED MASONRY TO MATCH EXISTING
 - F3 NATURAL ANODISED ALUMINIUM WINDOW JOINERY TO MATCH EXISTING
 - F4 "MONUMENT" COLOURBOND FASCIA, GUTTER AND SPOUTING TO MATCH EXISTING
 - F5 ZINCALUME DECK ROOFING TO MATCH EXISTING
 - F6 PAINT FINISHED TIMBER PERGOLA

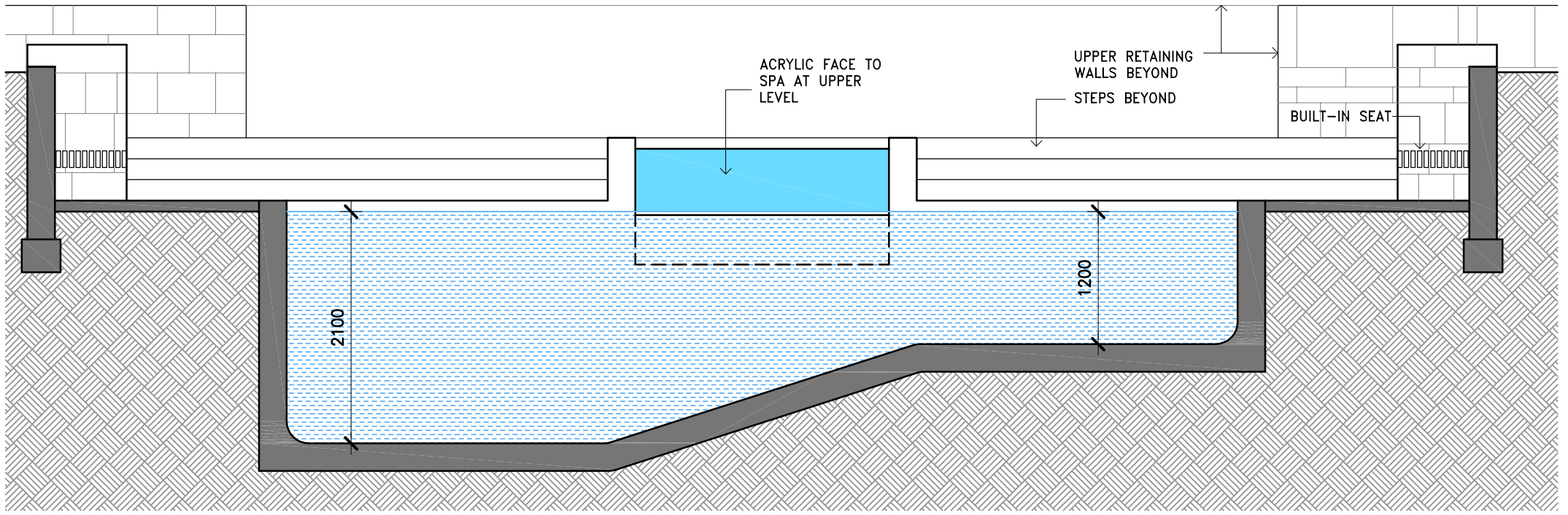
AMENDMENT TO DA 12/11/2020

Rev	By	Date	Amendment Details
A	RW	22/9/20	Planter added to front edge of upper and lower balconies Balcony added to front of master bedroom Window added to east elevation Window added to west elevation BBQ relocated adj Breakfast Loggia /support for first floor S/W corner changed Fence added around pool terrace Pool and safety fencing redesign

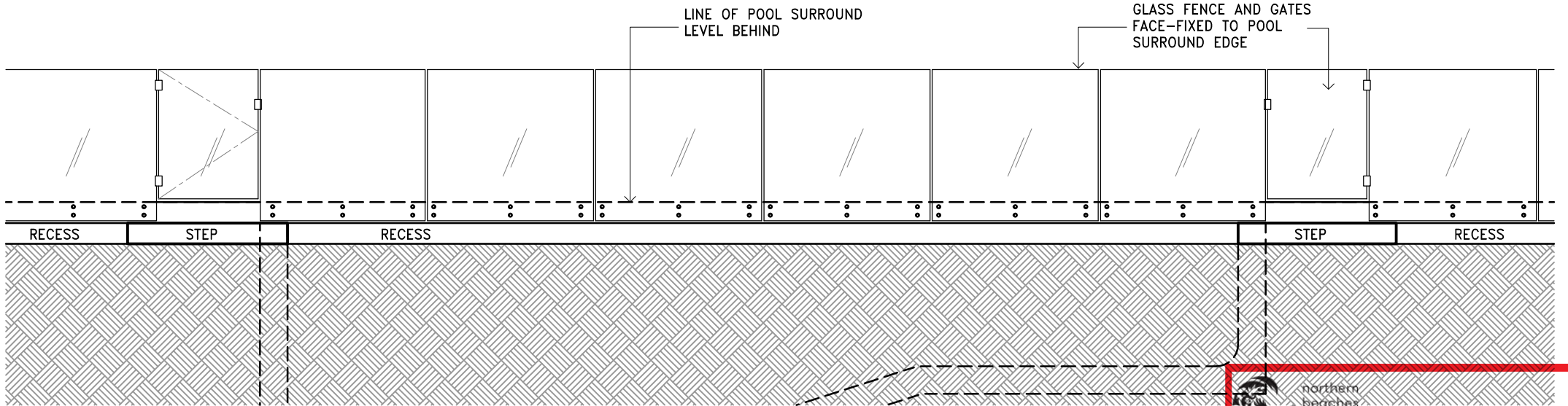
General Notes

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Project		
KELLEHER RESIDENCE 12 MONTPELIER PLACE MANLY		
Proprietor JOHN & CHRISTINE KELLEHER		
Drawing title PROPOSED SECTIONS		
North	Drawn	RW
	Date	SEPTEMBER 2019
	Scale	1:100
	Filename	
Job No	Drawing No	Revision
1908	DA05	A

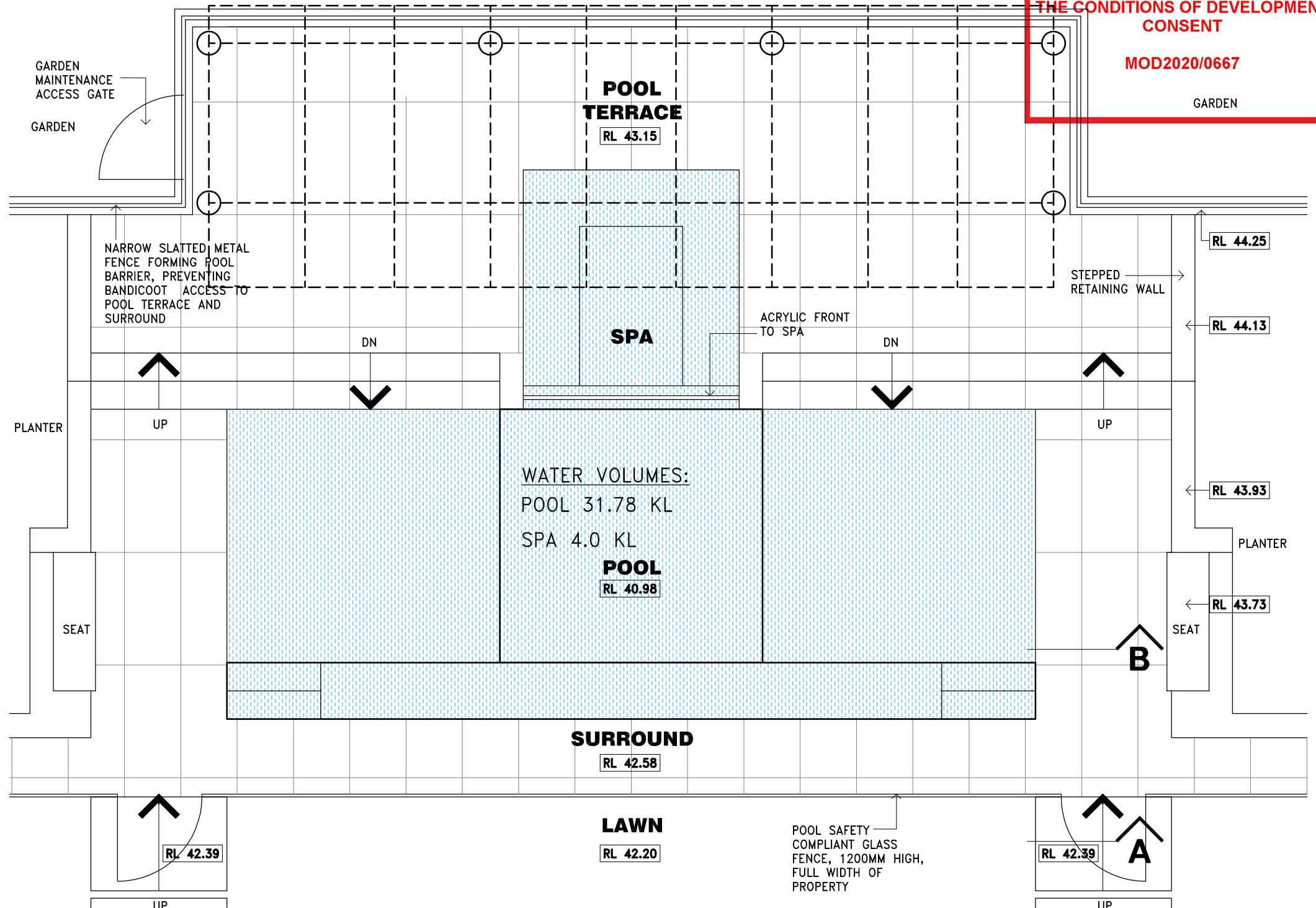


SECTION B



ELEVATION A


 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2020/0667
 GARDEN



POOL PLAN SCALE 1:50

KELLEHER RESIDENCE

DA (Rev A 12.11.20)

12 MONTPELIER PLACE MANLY

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