



northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/0148

SITE DETAILS
(IN ACCORDANCE WITH AREA OS3 REQUIREMENTS)

SITE AREA	752.8m2	-
REQUIREMENT	SIZE	PERCENTAGE
GROSS FLOOR AREA	335.2m2	44.5%
TOTAL OPEN SPACE	564.7m2	75.0%
OPEN SPACE ABOVE GROUND	32.2m2	
LANDSCAPED AREA	237.8m2	44.7% (of 705)

KEY

EXISTING WALLS TO BE RETAINED

NEW WALLS

DA SUBMISSION

19/02/2020

Rev	By	Date	Amendment Details

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 MONTPELIER PLACE
MANLY

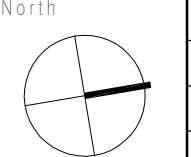
Proprietor

JOHN & CHRISTINE KELLEHER

Drawing Title

PROPOSED PLANS
LOWER GROUND AND GROUND

North



Drawn

RW

Date

SEPTEMBER 2019

Scale

1:100

Filename

Job No

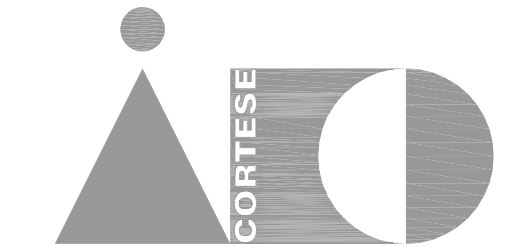
1908

Drawing No

DA02

Revision

-



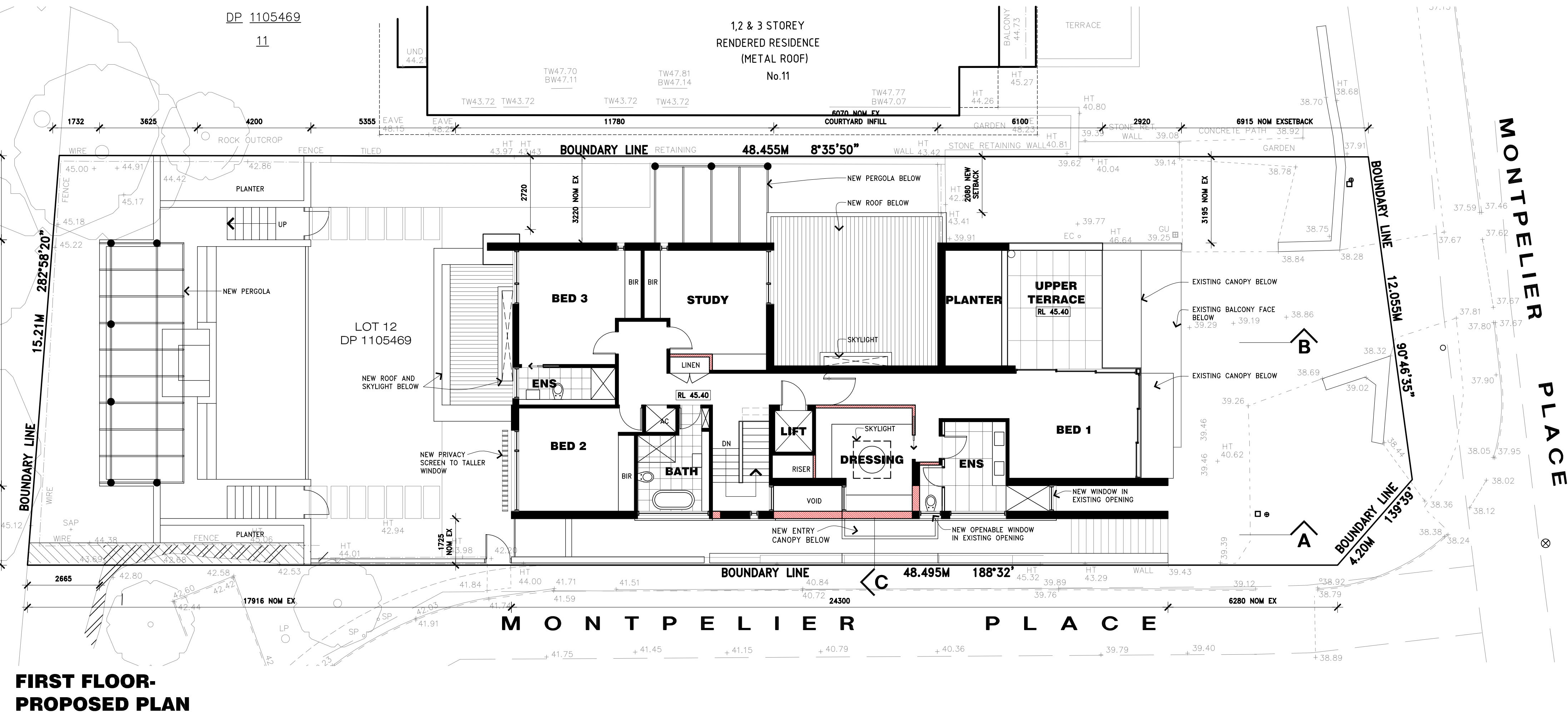
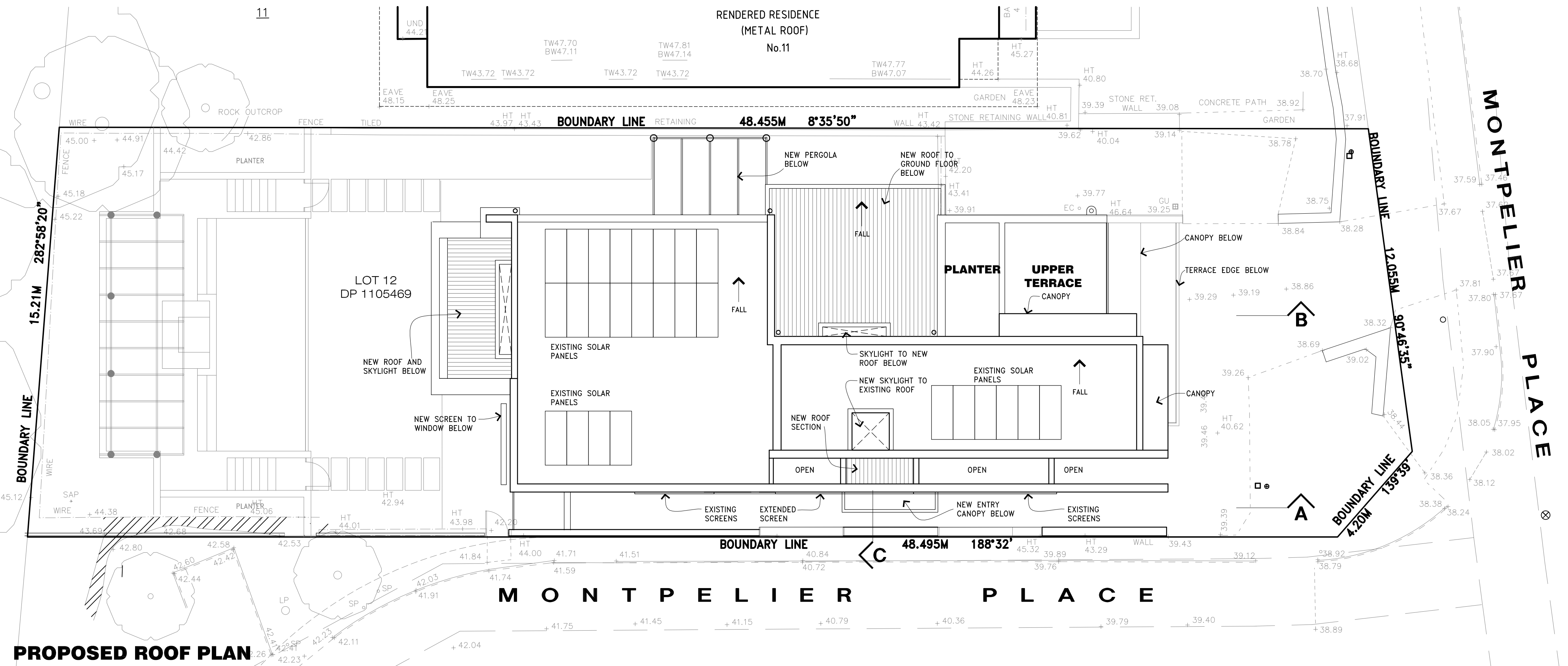
ILARIO G. CORTESE ARCHITECTS PTY LTD
Suite 5 681 Burke Road Camberwell
Victoria 3124 p: 613 9813 1727
e: info@cortesearchitects.com.au

GROUND FLOOR-

PROPOSED PLAN

LOWER GROUND FLOOR-

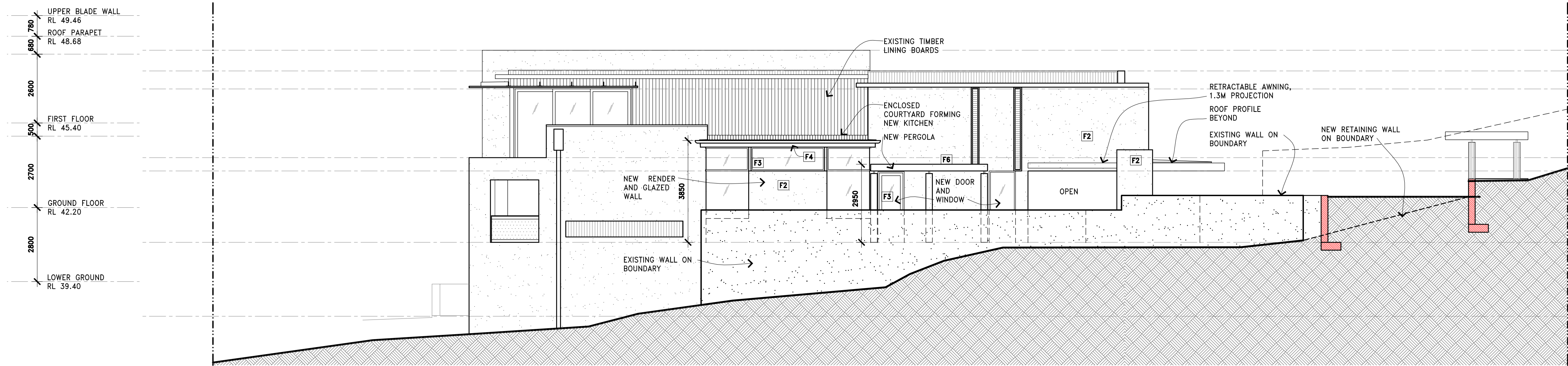
PROPOSED PLAN



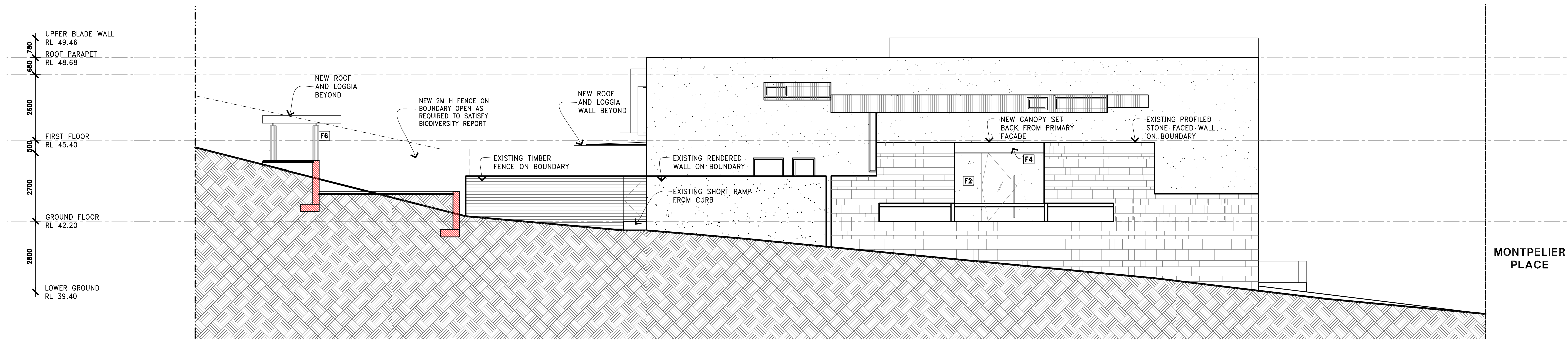
KEY
EXISTING WALLS TO BE RETAINED
NEW WALLS

DA SUBMISSION
19/02/2020

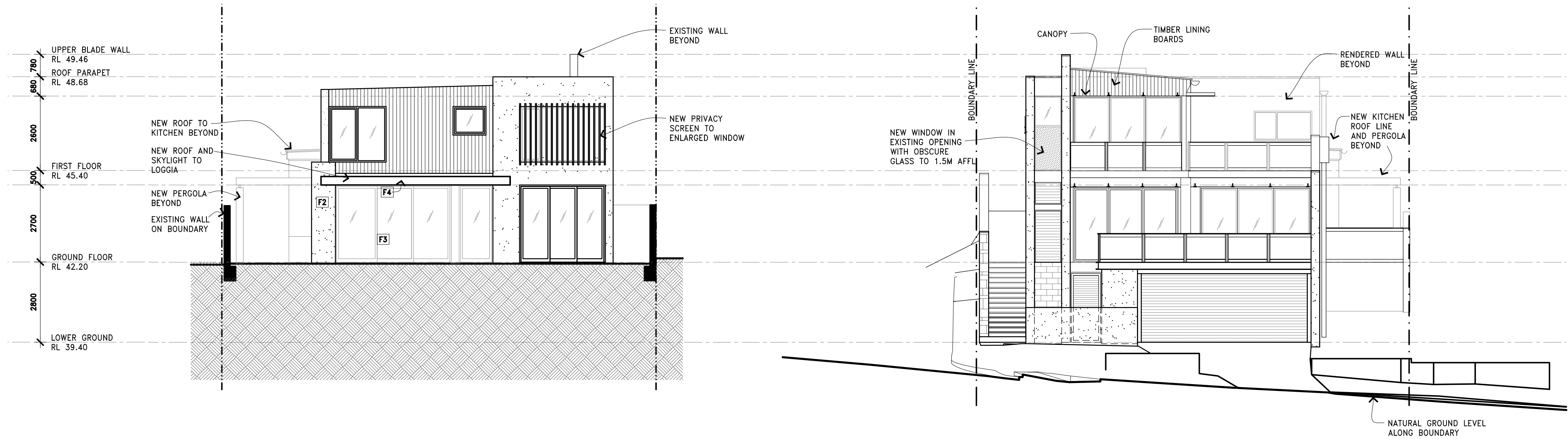
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Amendments			
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Project			
KELLEHER RESIDENCE 12 MONTPELIER PLACE MANLY			
Proprietor JOHN & CHRISTINE KELLEHER			
Drawing Title PROPOSED PLANS FIRST AND ROOF / SITE			
North	Drawn RW	Date SEPTEMBER 2019	Scale 1:100
Job No 1908	Drawing No DA03	Revision	
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WEST ELEVATION



EAST ELEVATION

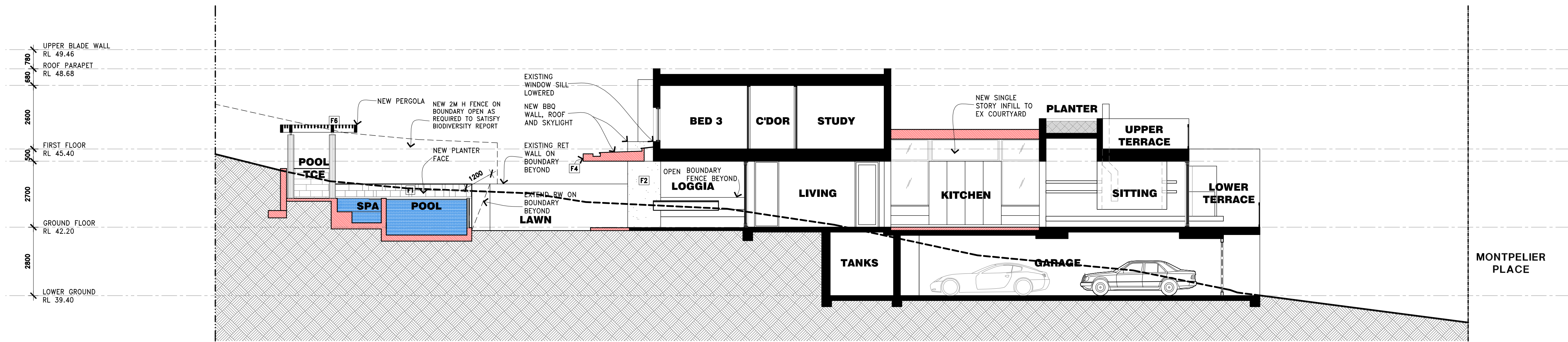


SOUTH ELEVATION

NORTH ELEVATION

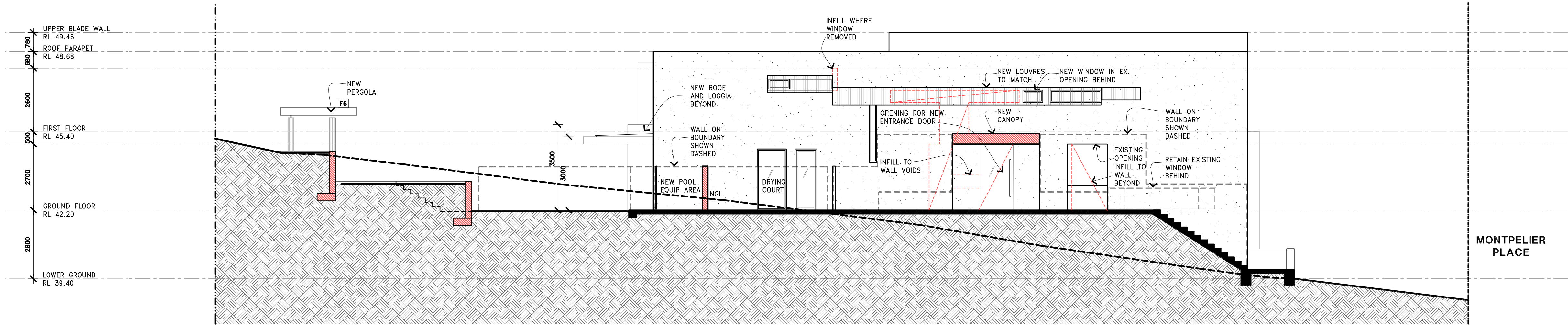
DA SUBMISSION
19/02/2020

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Project			
KELLEHER RESIDENCE 12 MONTPELIER PLACE MANLY			
Proprietor			
JOHN & CHRISTINE KELLEHER			
Drawing Title			
PROPOSED ELEVATIONS			
North		Drawn	RW
Date			SEPTEMBER 2019
Scale			1:100
Filename			
Job No	1908	Drawing No	DA04
Revision			
CORTESI			
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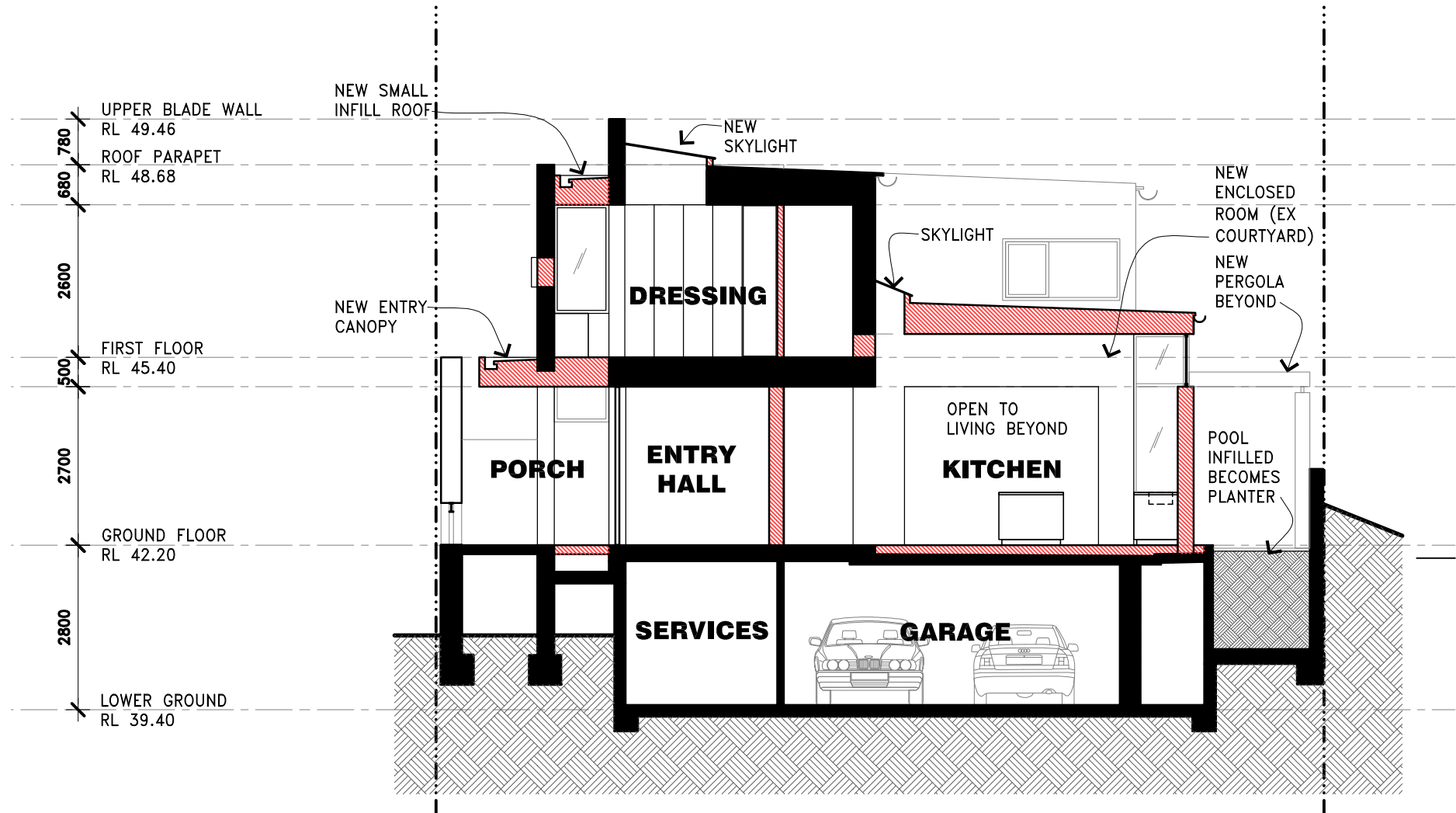


SECTION A

SO ALL GROUND FLOOR TO HFRF



SECTION B



SECTION C

KEY

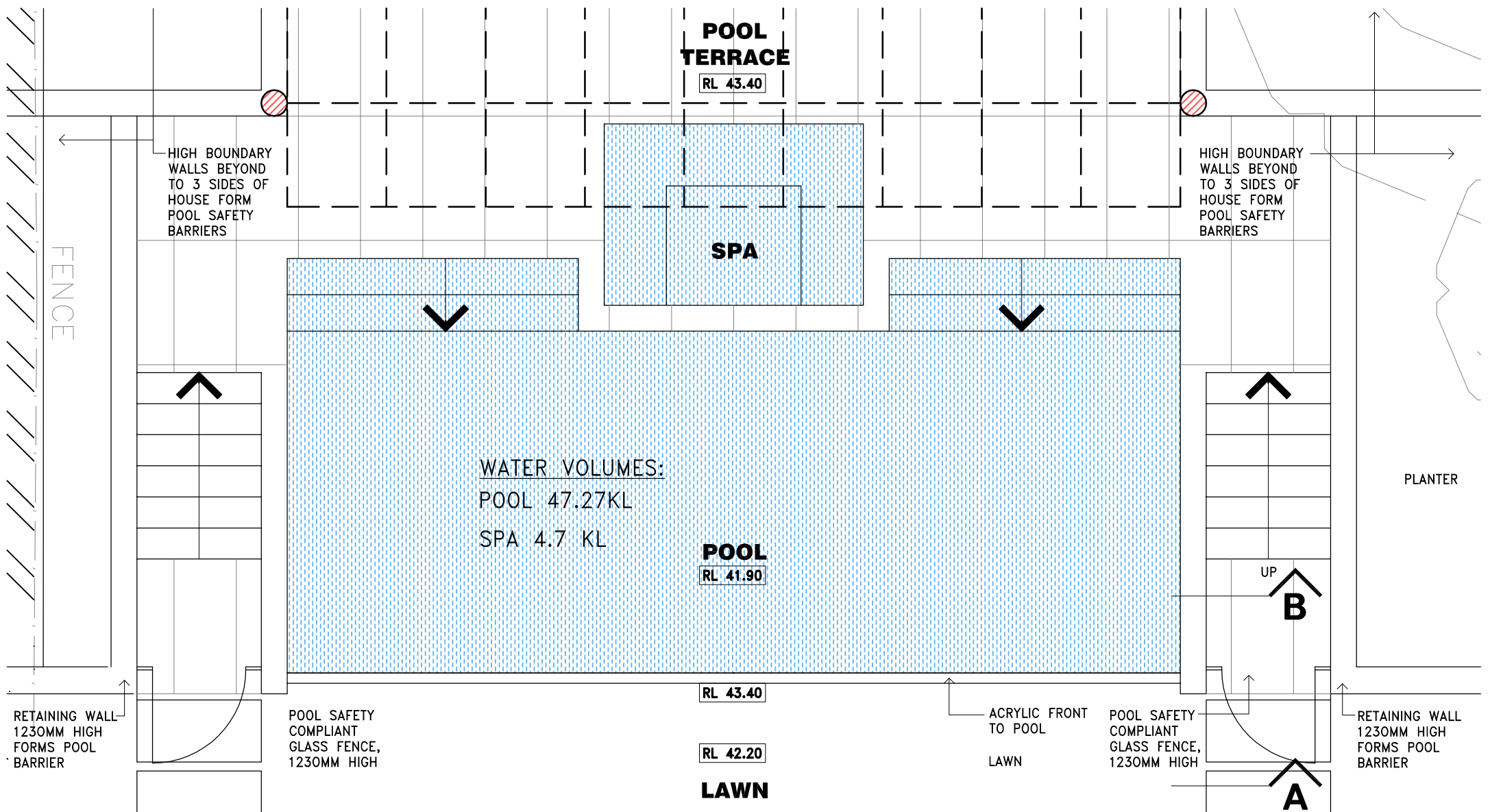
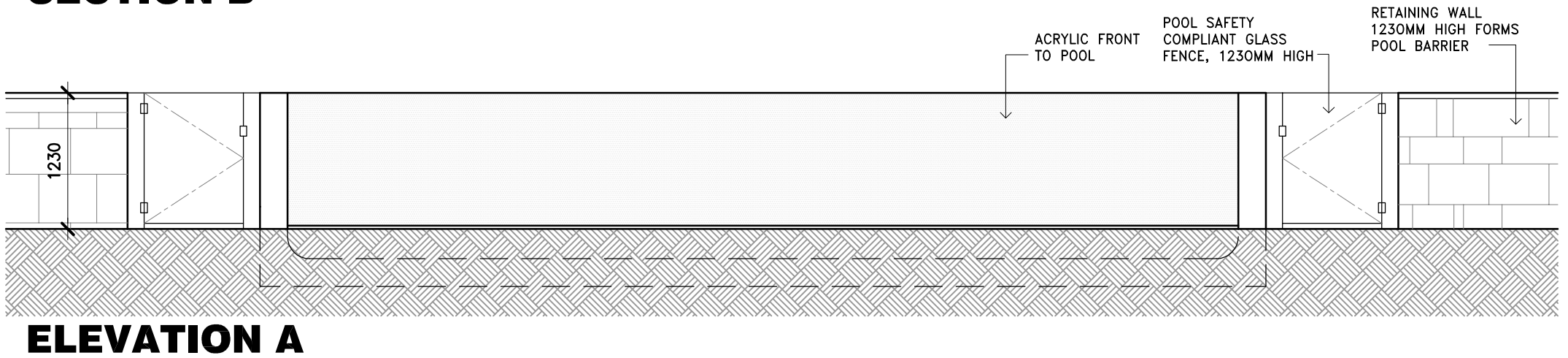
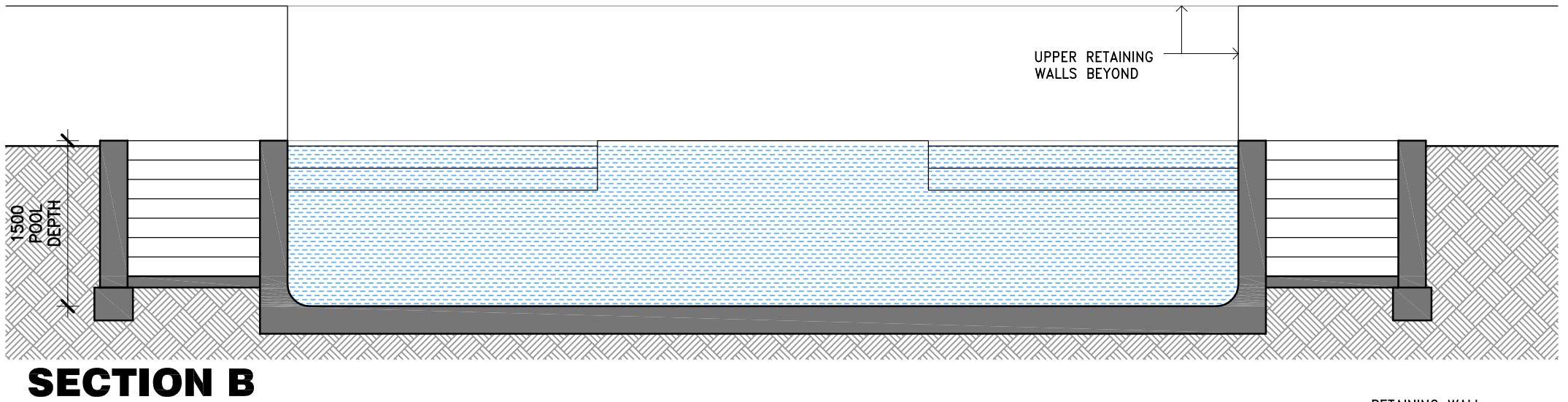
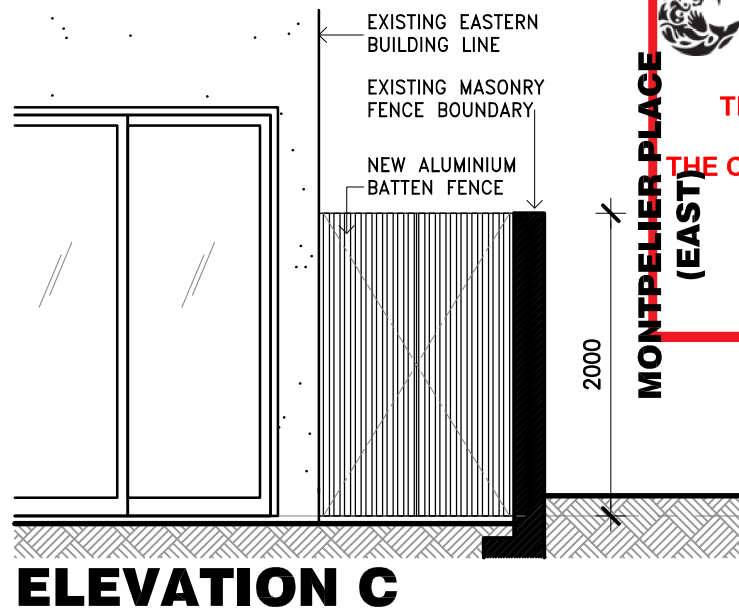
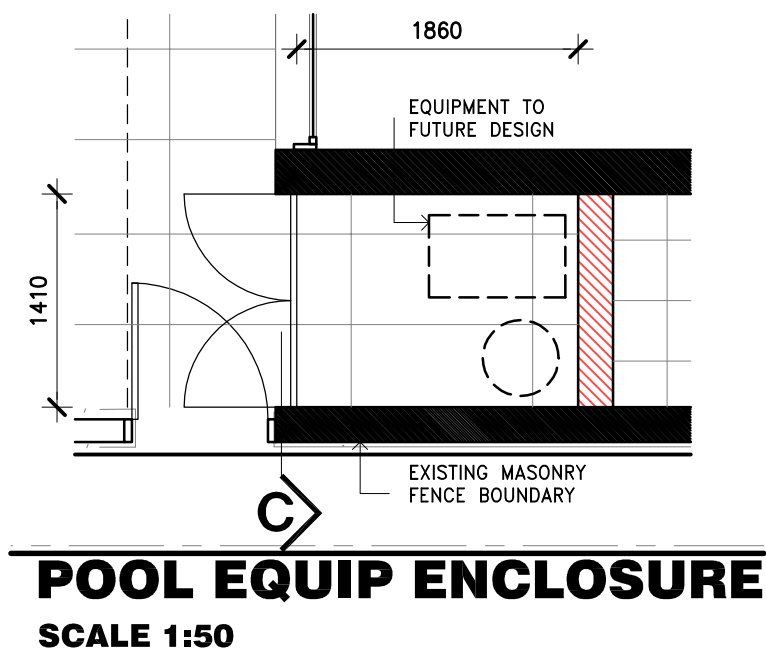
- EXISTING WALLS TO BE RETAINED
- NEW WALLS

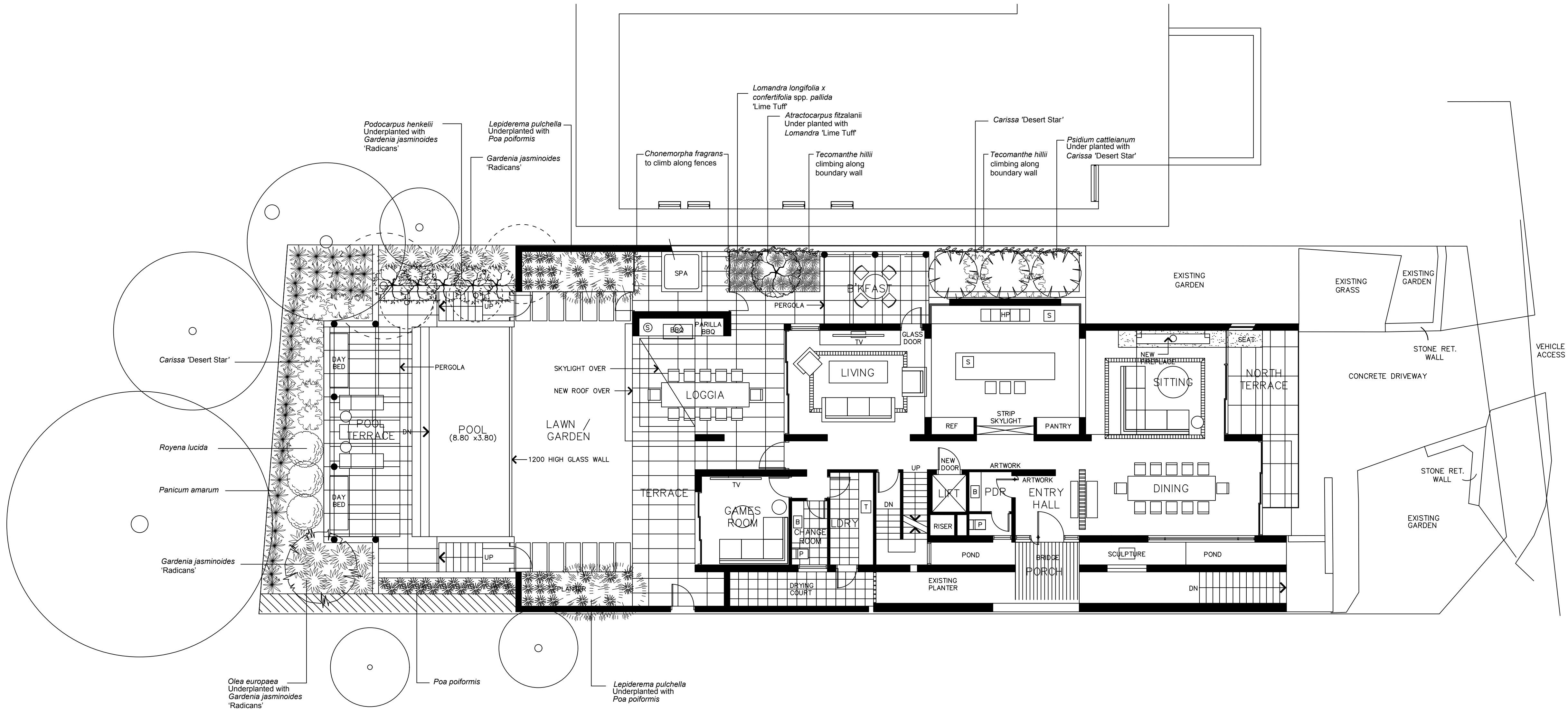
EXTERIOR FINISHES KEY

- 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

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

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY
	Existing trees				<i>Olea europaea</i> Underplanted with <i>Gardenia jasminoides</i> 'Radicans'	European olive	1
	Trees to be removed				<i>Lepiderema pulchella</i> Underplanted with <i>Poa poiformis</i>	Fine-leaved Tuckeroo	6
	<i>Psidium cattleianum</i> Under planted with <i>Carissa</i> 'Desert Star'	Strawberry guava	3		<i>Poa poiformis</i>	Coastal tussock grass	51
	<i>Carissa</i> 'Desert Star'		16		<i>Podocarpus henkelii</i> Underplanted with <i>Gardenia jasminoides</i> 'Radicans'	Henkel's Yellowwood	5
	<i>Tecomanthe hillii</i>	Fraser Island Creeper	2		<i>Gardenia jasminoides</i> 'Radicans'	Gardenia Radicans	34
	<i>Atractocarpus fitzalanii</i> Under planted with <i>Lomandra</i> 'Lime Tuff'	Native gardenia	1		<i>Chonemorpha fragrans</i>	Climbing frangipani	2
	<i>Lomandra longifolia x confertifolia</i> spp. <i>pallida</i> 'Lime Tuff'	<i>Lomandra</i> 'Lime Tuff'	24		<i>Royena lucida</i>	African Snowdrop Bush	3
					<i>Panicum amarum</i>	Coastal switchgrass	37

SPECIFICATION NOTES

GENERAL:
All plants are to be planted as stated in the planting legend and drawing. Any existing trees and vegetation to be retained, shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed. Any nearby site works should be carried out carefully using hand tools. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on the plan or in the Arborist's report.

SERVICES:
Before landscape works are commenced onsite, the landscape contractor is to establish the position of all service lines and ensure any proposed tree planting is away from these services. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes.

PLANTING MIXTURE:
Shall be 3 parts onsite topsoil and 1 part compost. Mix to a homogenous blend prior to installation and spread to a minimum of 250mm. pH levels must have a reading of between 6-7 and higher or lower levels must be adjusted to suit. The compost is to be well rotted vegetative material or animal manure, free from harmful chemicals, grass, weed growth and must have a neutral pH, such as 'Botany Humus' supplied by Australian Native Landscapes. If site soil is insufficient then the imported garden mix shall be 'Organic Garden Mix' supplied by Australian Native Landscapes.

MULCH:
Application: Place mulch to the specified depth clear of stems and spread to a minimum of 75mm in depth, finish 20mm below adjoining levels. Ensure mulch is watered in after installation. Type: Mulch shall be 'Forest Fines' as supplied by Australian Native Landscapes.

PLANT MATERIAL:
All plant material is to be grown to current 'Natspec' specifications and must be the same species as listed in the plants schedule on the landscape plan. Generally plants shall be vigorous, well established and good form consistent with the species or variety. Plants are to have a healthy root system with no evidence of root curl or damage. Plants must be free from disease or insect attack. Trees are to have a single leader. Reject dried out, damaged or unhealthy plant material prior to planting. Just prior to planting the plants must be well watered sufficient to soak the root ball. Installation: Standard Horticultural Practices shall be followed. For all Trees, shrubs and ground covers planting holes are to be dug twice the diameter of the root ball and as deep as the root ball with the sides and base of the planting hole roughened. Gently tease roots and place the plant in the prepared hole and backfill using the site soil in good tilth placed and firmed in layers. Water in well and create a saucer shaped depression around the plant.

SPECIFICATION NOTES contd.

STAKING:
Trees should be of self supporting stock and staking should only be required for establishment. All stakes are to be removed at the completion of the Maintenance Period. Installation: Standard Horticultural Practices shall be followed for staking and tying.

FERTILISER:
Mass Planting Areas and Trees : Controlled release fertiliser shall be 'Scotts Osmocote - Total All Purpose plus trace elements', for the exotic plants, 'Scotts Osmocote - Native Gardens plus trace elements' applied at a rate specified by the manufacturer. Thoroughly mix fertiliser with the planting mixture and for trees and shrubs mix fertiliser in the backfill soil at the time of planting 50mm minimum from the root ball.

IRRIGATION:
An automatic watering system to be selected and installed to all landscaped garden areas. The Landscape Contractor must ensure that the irrigation system conforms with all Water Board, Council & Australian standards and regulations. All plants to be hand watered throughout the establishment period.

EXTRAS:
80mm diameter conduit required under all paving, decking and paths for cable access.

MAINTENANCE:
All planting is to be maintained for a minimum of three (3) months (Maintenance Period) following practical completion. All plants are to be well watered, fertiliser applied as determined by the controlled release 'life' of the product. Plants to be checked for pest and disease and pruned as required to maintain healthy look or required use.

GENERAL NOTES

This plan should be read in conjunction with the Architectural and Engineering plans. Work specific to these plans should be prepared in accordance with these plans prior to the installation of the landscaping, and should not be altered or compromised during landscape construction. Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in scale from that indicated on plans. Report any discrepancies to Vale Green Life before proceeding with the work. If the Status of this drawing is not signed off 'For Construction', it may be subject to change, alteration or amendment at the discretion of Vale Green Life. If so, Vale Green Life is not liable for any loss, damage, harm or injury whether special, consequential, direct or indirect, suffered by you or any other person as a result of this drawing for construction purposes.

Landscape Design by:
POTAGER - THE WHOLE GARDEN PTY LTD
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Manly Vale
NSW 2093
www.potager.net.au
Contact: Bill Ingall
0411 857 407

VALE GREEN LIFE
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Landscape Designers & Horticulturalists
PO Box 528 Avalon Beach NSW 2107
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Member of the Australian Institute of Landscape Designers & Managers

PROJECT Landscape Design Concept Plan
For Christine & John Kelleher
12 Montpellier Place, Manly

Scale: 1:100 at A1	Drawn: NV	Date: Nov 2019	Issue: B
REV	DATE	NOTATION/AMENDMENT	
D1	3.11.19	For Design purposes only	
A	1.12.19	Prepared for Development Application	
B	4.12.19	Prepared for Development Application	

Notes:
All measurements must be checked on site before quoting or building.
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