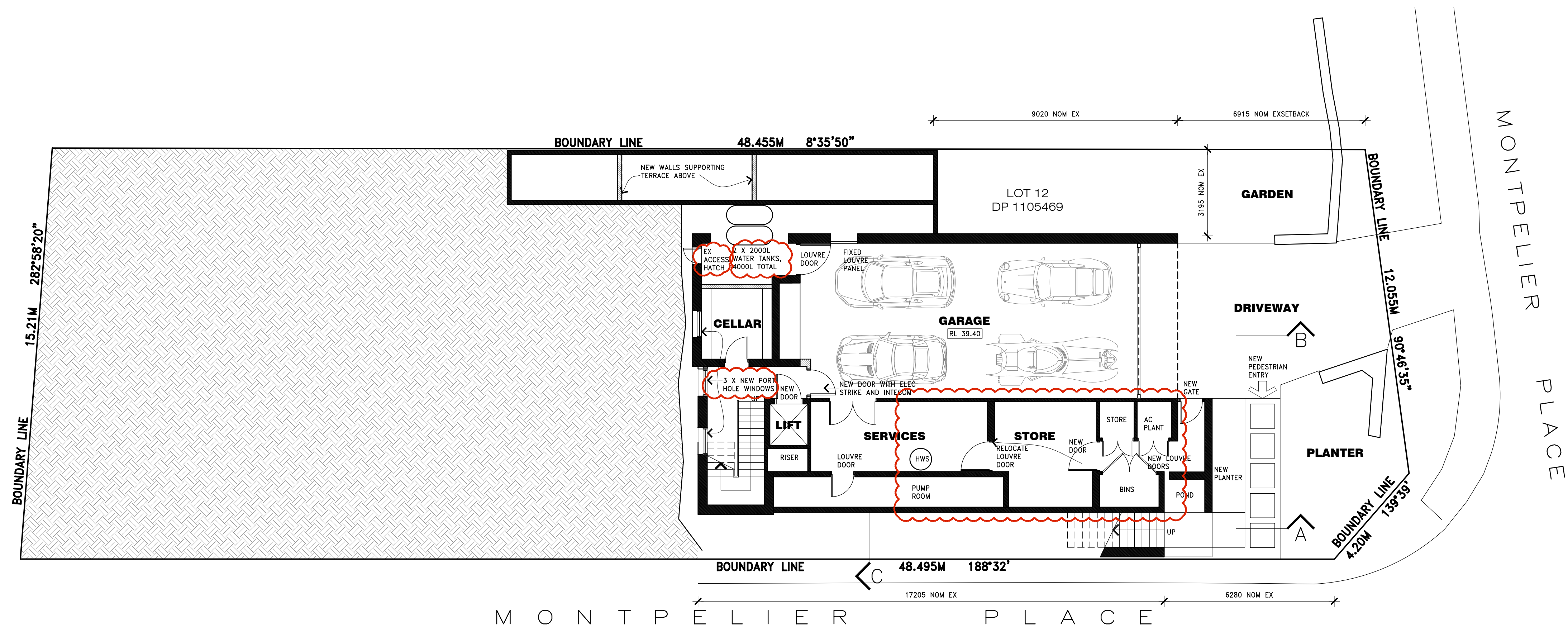


**GROUND FLOOR-
PROPOSED PLAN**



**LOWER GROUND FLOOR-
PROPOSED PLAN**

SITE DETAILS
(IN ACCORDANCE WITH AREA OS3 REQUIREMENTS)

SITE AREA	752.8m ²	-
REQUIREMENT	SIZE	PERCENTAGE
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%

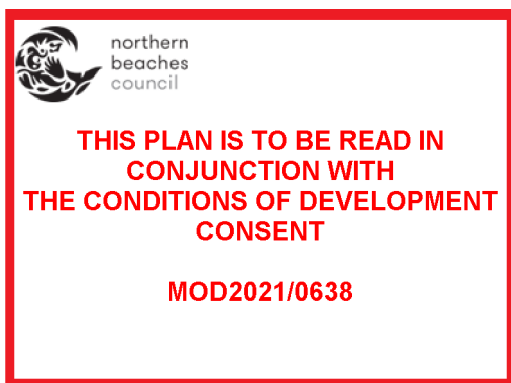
KEY	
EXISTING WALLS TO BE RETAINED	
NEW WALLS	

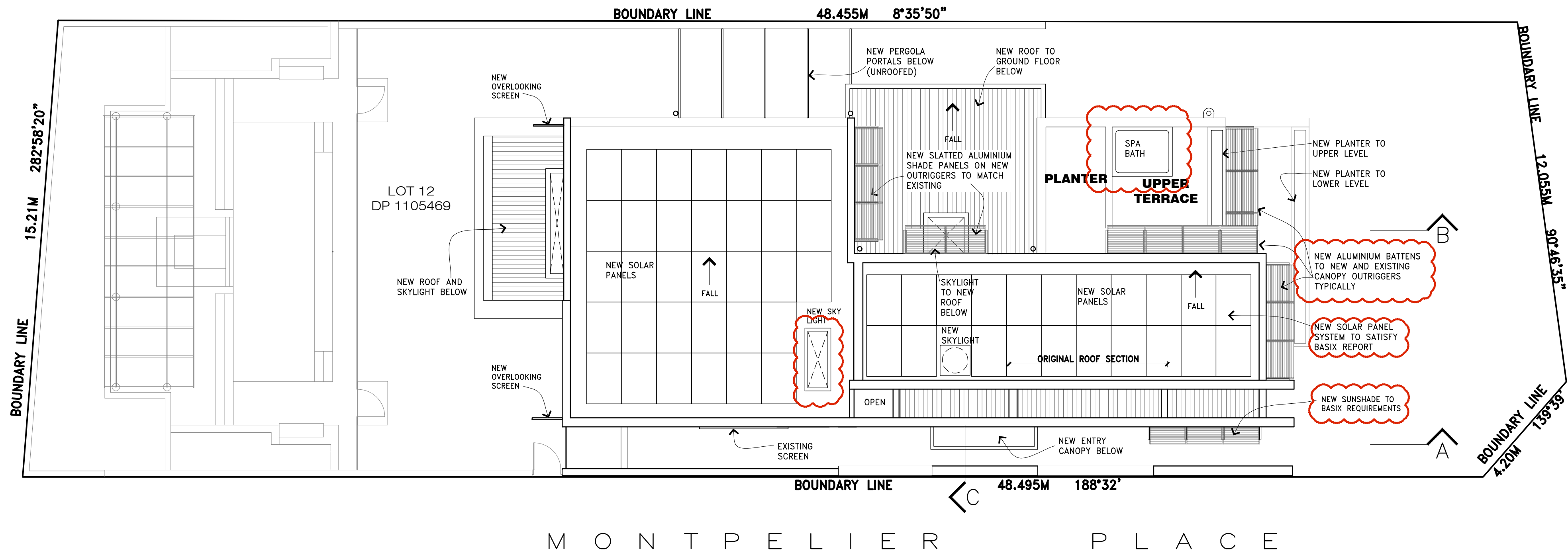
B RW 19/10/21	Basement- porches added Basement- RW tanks relocated Basement- Store and Service existing walls and doors clarified Ground- Kitchen walls changed, skylight increased Ground- coat cpd added to Entry Ground- masonry fence added to east side Ground- pool retaining walls adjusted Ground- Games Rm door changed to sliding Upper- spa added to terrace, balustrades added Upper- Bed 1 window east raised 200mm, operable louvers deleted, ceiling added Upper- skylight added to stairwell Upper- corridor door removed, no linen cpd Upper- door to Bedroom 2 changed Upper- South Ensuite still lowered 300mm Upper- Bed 2 window screen altered Upper- redundant louvers removed Roof- new solar system shown General- new and existing sunshade canopy detail changed to al. batten General- Weatherstripping cladding changed to painted Sycan grooved panels General- boundary fences and retaining walls clarified General- Woodland Grey finish added Planter added to front edge of balconies Balcony added to front of master bedroom Window added to east elevation Window added to west elevation BBQ relocated off Breakfast Loggia / support for first floor S/W corner changed Fence added around pool terrace Pool and safety fencing redesign
A RW 22/9/20	

Rev By	Date	Amendment Details
Amendments		
General Notes		
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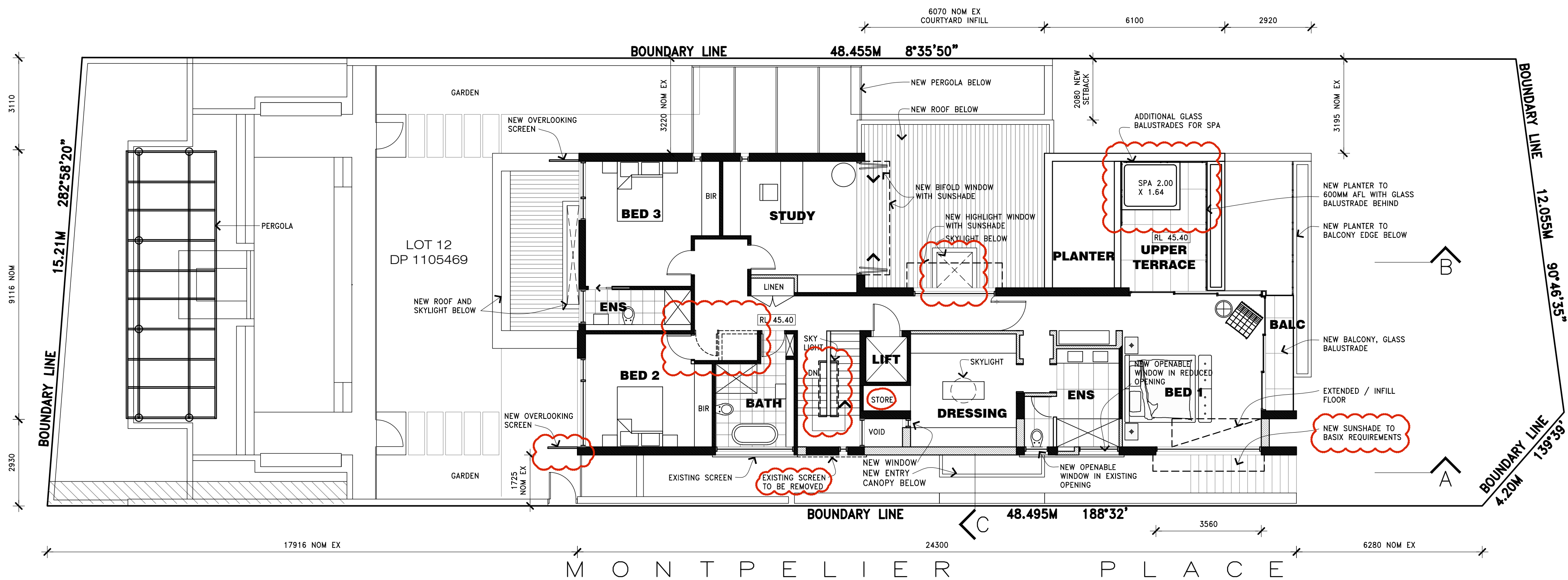
Project	KELLEHER RESIDENCE 12 MONTEPELIER PLACE	
Proprietor	MANLY	
Drawing Title	PROPOSED PLANS LOWER GROUND AND GROUND	

North	Drawn	RW
	Date	SEPTEMBER 2019
	Scale	1:100
	Filename	
Job No	Drawing No	Revision
1908	DA02	B





PROPOSED ROOF PLAN



**FIRST FLOOR-
PROPOSED PLAN**

KEY

EXISTING WALLS TO BE RETAINED

NEW WALLS

B RW 19/10/21	Basement- porches added Basement- RW tanks relocated Basement- Store and Service existing walls and doors clarified Ground- Kitchen walls changed, skylight increased Ground- coat cpd added to Entry Ground- masonry fence added to east side Ground- pool retaining walls adjusted Ground- Games Rm door changed to sliding Upper- spa added to terrace, balustrades added
A RW 22/9/20	Upper- Bed 1 window east raised 200mm, operable louvers deleted, ceiling added Upper- skylight added to stairwell Upper- corridor door removed, no linen cpd Upper- door to Bedroom 2 changed Upper- South Ensuite still lowered 300mm Upper- Bed 2 window screen altered Upper- redundant louvers removed Roof- new solar system shown General- new and existing sunshade canopy detail changed to al. batten General- Weatherstripping cladding changed to painted Sycan grooved panels General- boundary fences and retaining walls clarified General- Woodland Grey Finish added Planter added to front edge of balconies Balcony added to front of master bedroom Window added to east elevation Window added to west elevation BBQ relocated off Breakfast Loggia /support for first floor S/W corner changed Fence added around pool terrace Pool and safety fencing redesign

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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 B	

CORTESE

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Victoria 3124 P: +613 9819 1727
E: info@cortesearchitects.com.au

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

MOD2021/0638

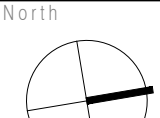


B RW 19/10/21

Basement - porches added
Basement - RW tanks relocated
Basement - Stone and stone existing walls
and doors clarified
Ground-kitchen walls changed, skylight
increased
Ground-2nd opd added to Entry
Ground-2nd masonry fence added to east side
Ground-3rd retaining walls added
Ground-4th Corners Rm added to 2nd floor
Upper- spa added to terrace,
boulders added
Upper-Bed 1 window east raised 200mm,
operable louvers deleted
Upper- skylight added to stairwell
Upper-courtyard deck removed, no linen opd
Upper-door to Bedroom
Upper- South Ensuite sill lowered 300mm
Upper-Bed 2 window changed
Upper-2nd ensuite doors removed
Roof - new solar panels
General - new and existing ashstone
cavity detail changed to oil, better
General - Weatherstripe cavity detail changed to
painted Sycron grooved panels
General - boundary fences and retaining walls
clarified
General - Woodsliding Grey finish added








A RW 22/9/20

Planter added to front edge of balconies
Balcony added to front of bedroom
Window added to east elevation
Window added to west elevation
BWB relocated opd Breakfast
Loggia /support for first floor S/W corner
changed
Fence added around pool terrace

By	Date	Amendment Details	
Amendments			
General Notes			
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Project			
<p>KELLEHER RESIDENCE</p> <p>12 MONTEPIER PLACE</p> <p>MANLY</p>			
Proprietor			
JOHN & CHRISTINE KELLEHER			
Drawing Title			
PROPOSED ELEVATIONS			
	Drawn	RW	
	Date	SEPTEMBER 2019	
	Scale	1:100	
	Filename		
Job No	Drawing No	Revision	
1908	DA04	B	





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
F7		WOODLAND GREY POWDER COAT FINISH

Victoria 3124 p: +613 9813 1727

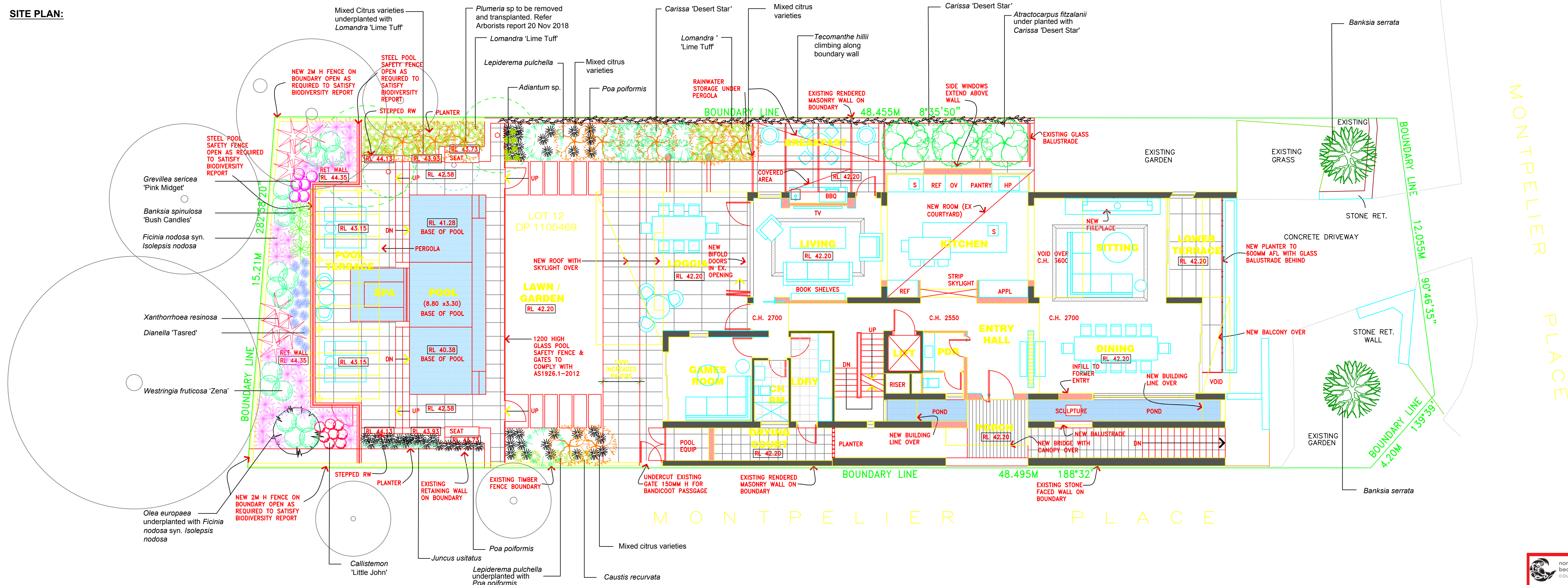


northern
beaches
council

**THIS PLAN IS TO BE READ IN
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CONSENT**

MOD2021/0638

SITE PLAN:



PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY
	Existing trees				<i>Olea europaea</i>	European olive	1		Mixed citrus varieties	Lemon, Lime, Grapefruit, Mandarin	10
	Trees to be removed. Refer Arborists report 20 Nov 2018				<i>Lepiderema pulchella</i>	Fine-leaved Tuckerod	4		<i>Lomandra longifolia x confertifolia spp. pallida</i>	'Lime Tuff'	85
	<i>Plumeria</i> sp. to be removed and transplanted. Refer Arborists report 20 Nov 2018				<i>Poa poiformis</i>	Coastal tussock grass	60		<i>Banksia serrata</i>	Old Man Banksia	2
	<i>Grevillea sericea</i> 'Pink Midget'	Grevillea 'Pink Midget'	6		<i>Dianella tasmanica</i> 'Tasred'	Dianella 'Tasred'	14		<i>Carissa macrocarpa</i> cv. 'Desert Star'	'Carissa 'Desert Star'	20
	<i>Xanthorrhoea resinosa</i>	Grass tree	8		<i>Banksia spinulosa</i> 'Bush Candles'	Banksia 'Bush Candles'	3		<i>Westringia fruticosa</i> 'Zena'	Westringia 'Zena'	18
	<i>Tecomanthe hillii</i>	Fraser Island Creeper	6		<i>Adiantum</i> sp.	Maidenhair fern	7		<i>Atractocarpus fitzalanii</i>	Native gardenia	3
	Sir Walter Buffalo grass				<i>Ficinia nodosa</i> syn. <i>Isolepis nodosa</i>	Knobby Club rush	40		<i>Callistemon</i> 'Little John'	Bottlebrush 'Little John'	8
					<i>Caustis recurvata</i>	Curly sedge	5				
					<i>Juncus usitatus</i>	Common rush	7				

*NOTE: Native species with a low dense clumping habit to provide Long-nosed Bandicoot habitat as required to achieve compliance with the Northern Beaches Development Application Assessment Report DA2020/0148.

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2021/0638

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 topped unless specific written approval to do so is given or is indicated on the plan or in the Arborist's report. Refer Arboricultural Impact Report & Tree Protection Plan 20 November 2018.

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. All new trees must comply with Australian Standard 2303:2018 Tree Stock for Landscape Use. 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 cut or damage. Plants must be free from diseases 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:
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.

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 approved Architectural and Engineering plans. Works 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.

The Landscape works are to be undertaken generally in accordance with the approved plans and in the event of any inconsistency, between the conditions of the consent and this drawing, the conditions of consent will prevail.

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 91 King Street Manly Vale NSW 2093 www.potager.net.au Contact: Bill Ingall 0411 857 407	VALE GREEN LIFE ABN 25 220 424 962 Landscape Designers & Horticulturists PO Box 528 Avalon Beach NSW 2107 nick@valegreenlife.com.au 0418 11 49 86 www.valegreenlife.com.au Member of the Australian Institute of Landscape Designers & Managers	PROJECT Landscape Design Concept Plan For Christine & John Kelleher 12 Montpelier Place, Manly	Scale: 1:100 at A1 Drawn: NV Date: Nov 2019 Issue: B <table><tr><th>REV</th><th>DATE</th><th>NOTATION/AMENDMENT</th></tr><tr><td>D1</td><td>03.11.19</td><td>For Design purposes only</td></tr><tr><td>A</td><td>01.12.19</td><td>Prepared for Development Application</td></tr><tr><td>B</td><td>04.12.19</td><td>Prepared for Development Application</td></tr><tr><td>C</td><td>10.02.20</td><td>Prepared for Development Application</td></tr><tr><td>D</td><td>25.02.20</td><td>Prepared for Development Application</td></tr><tr><td>E</td><td>22.10.20</td><td>Prepared for Construction Certificate</td></tr><tr><td>F</td><td>28.10.20</td><td>Prepared for Construction Certificate</td></tr><tr><td>G</td><td>11.11.20</td><td>Prepared for Construction Certificate</td></tr><tr><td>H</td><td>05.12.20</td><td>Prepared for Construction Certificate</td></tr><tr><td>I</td><td>27.03.21</td><td>Prepared for Construction Certificate</td></tr><tr><td>J</td><td>26.05.21</td><td>Prepared for Construction Certificate</td></tr></table>	REV	DATE	NOTATION/AMENDMENT	D1	03.11.19	For Design purposes only	A	01.12.19	Prepared for Development Application	B	04.12.19	Prepared for Development Application	C	10.02.20	Prepared for Development Application	D	25.02.20	Prepared for Development Application	E	22.10.20	Prepared for Construction Certificate	F	28.10.20	Prepared for Construction Certificate	G	11.11.20	Prepared for Construction Certificate	H	05.12.20	Prepared for Construction Certificate	I	27.03.21	Prepared for Construction Certificate	J	26.05.21	Prepared for Construction Certificate	Notes: All measurements must be checked on site before quoting or building. Copyright The design of this drawing is a collaboration between Potager - The Whole Garden and Vale Green Life. The information and design shown are copyright to Potager -The Whole Garden and Vale Green Life. No part shall be copied or otherwise used without their prior written consent.		LANDSCAPE DESIGN STATEMENT This Landscape Design Concept Plan achieves compliance with the Northern Beaches Development Application Assessment Report DA2020/0148, Point 16. i.e. "... to include native plant species with a low dense clumping habitat to provide Long-nosed Bandicoot habitat. The planting schedule must comprise species including Lomandra sp., Dianella sp., Banksia spinulosa, Westringia fruticosa, Caustis sp., Xanthorrhoea sp., Isolepis sp., Juncus sp., Adiantum sp., Callistemon sp., Grevillea sp., and tussock grasses (e.g. Themeda spp.)"
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