

SITE CALCULATIONS

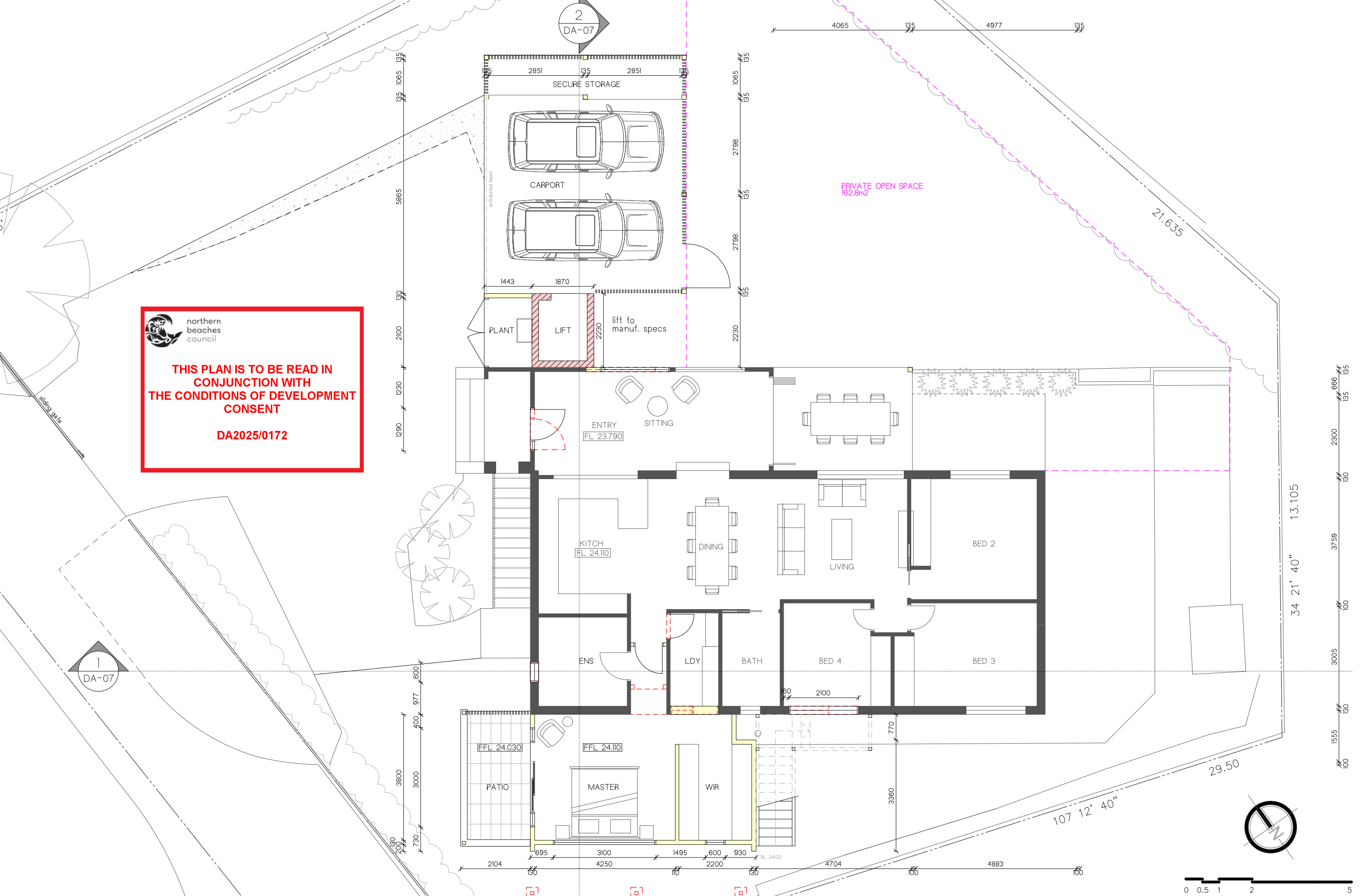
	Required	Proposed
Site Area (Total)	1141m2	
Site Area (excl. shared access handle)	879.7m2	
Setbacks -Dwelling (mm)		
-West (Front)	-	6124 min
-East (Rear)	6500	7064
-North (Side)	2500	2500 min
-South (Side)	1000	1585
EXISTING HARD SURFACE AREA	545.7m2	
PROPOSED HARD SURFACE AREA	516.2m2	
EXISTING LANDSCAPED AREA	341.7m2	
PROPOSED LANDSCAPED AREA	439.85m2	381.9m2



Aerial view of 9 Rowan Street, Mona Vale



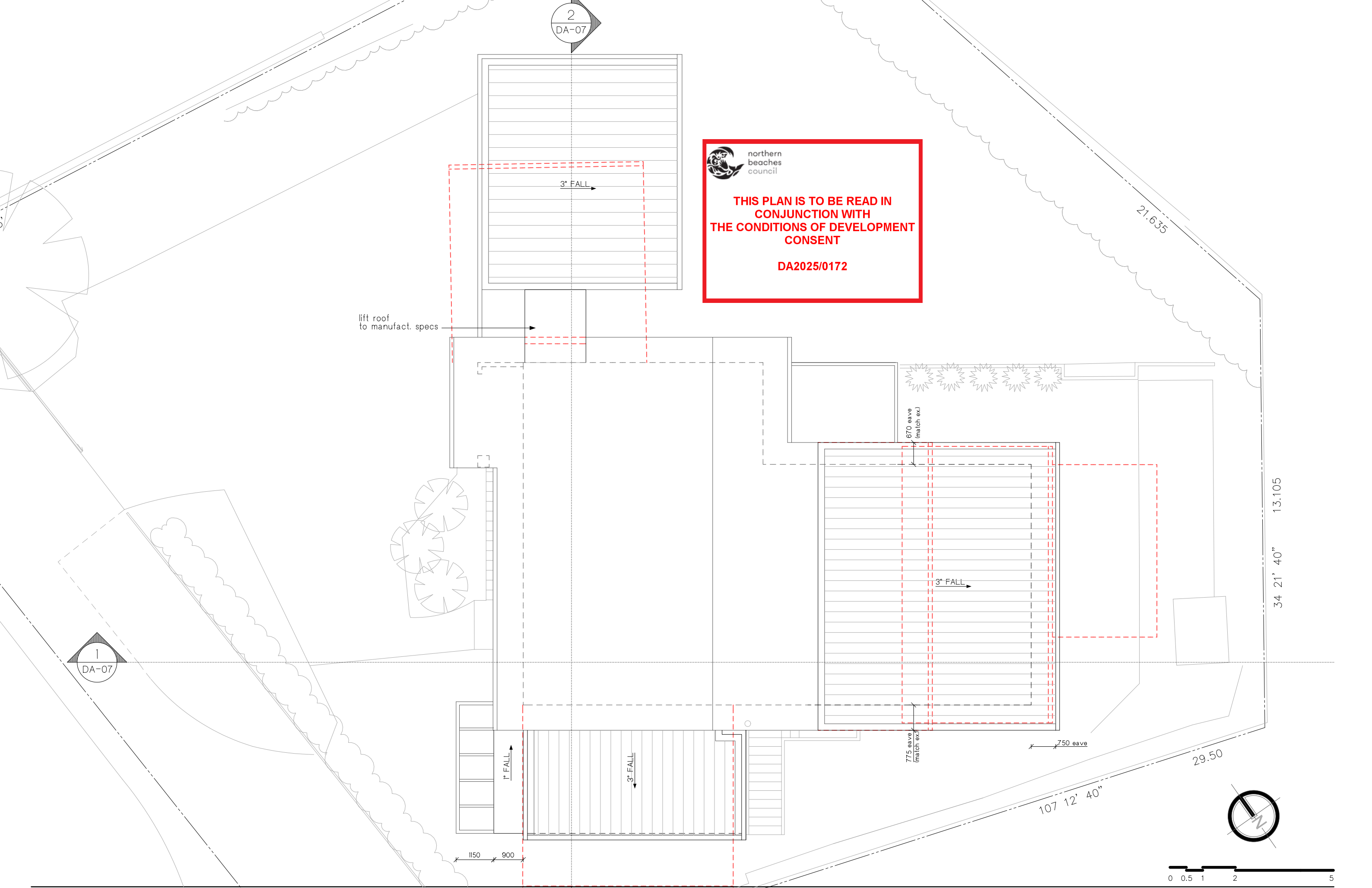
Zoning Map of 9 Rowan Street, Mona Vale



COPYRIGHT- THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF PITTSWATER DESIGN AND DRAFT.

PITTSWATER DESIGN AND DRAFT CONDITIONS OF USE:
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE OF WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR COMMISSION.
ALL WORKS ARE TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA, LOCAL GOVERNMENT CODES AND MANUFACTURER'S SPECIFICATIONS.
DO NOT SCALE FROM DRAWINGS. BUILDER/ CONTRACTORS ARE TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF SITE WORK OR OFF-SITE FABRICATION.

ISSUE 3 4	DATE 26.11.24 20.01.25	AMENDMENT CONCEPT 2 ISSUE 1 DA ISSUE 1	ADDRESS: LOT 3 IN D.P 206600 9 ROWAN STREET, MONA VALE	SHEET TITLE: GROUND FLOOR PLAN			DATE 20.01.25
			CLIENT: MITCHELL + TALLOWOOD	SCALE: 1:100 @ A3	PROJECT No: 2402	DWG No: DA-22	ISSUE 3



 northern
beaches
council

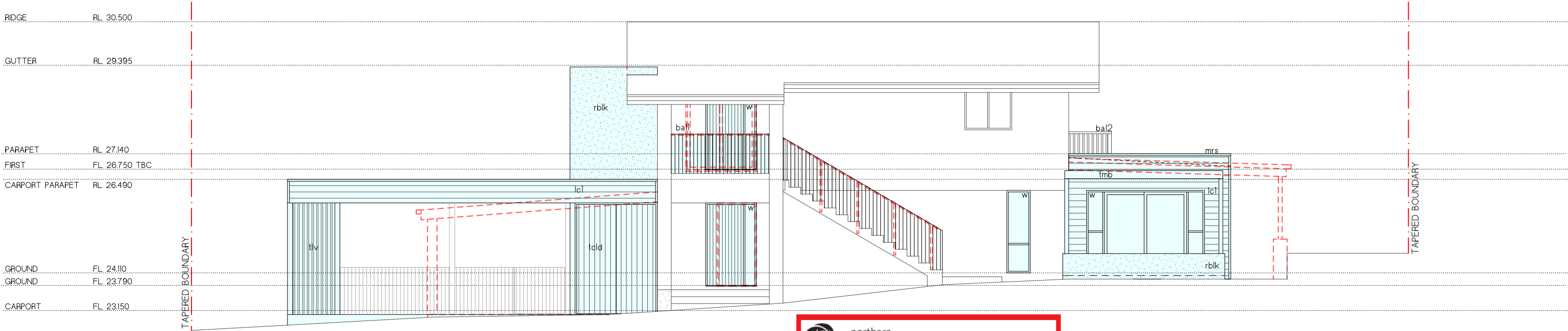
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2025/0172

ISSUE	DATE	AMENDMENT
3	26.11.24	CONCEPT 2 ISSUE 1
4	20.01.25	DA ISSUE 1

ADDRESS: LOT 3 IN D.P 206600 9 ROWAN STREET, MONA VALE
CLIENT: MITCHELL + TALLOWWOOD

SHEET TITLE: ROOF PLAN	DATE 20.01.25
SCALE: 1:100 @ A3	PROJECT No: 2402
DWG No: DA-04	ISSUE 3



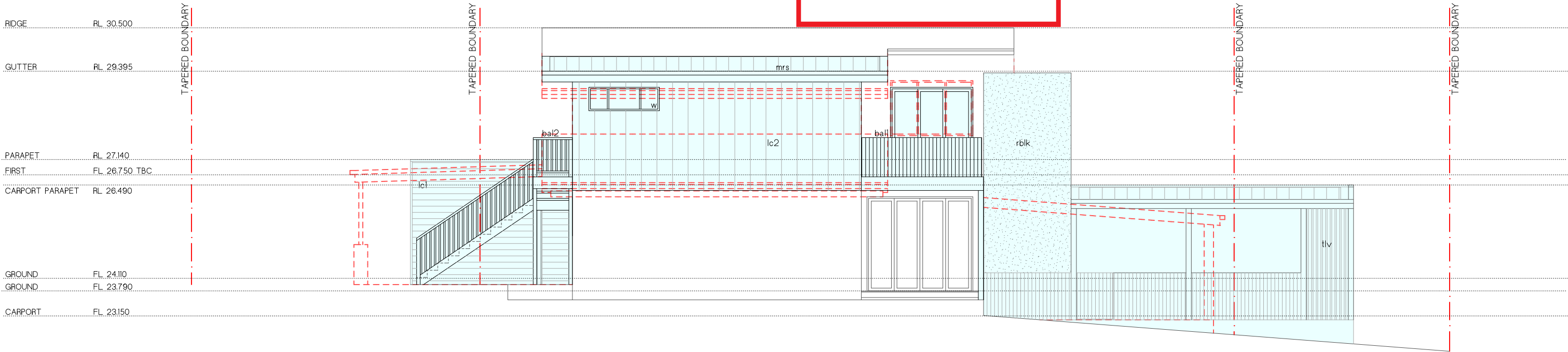
WEST ELEVATION

Scale 1:100



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


DA2025/0172

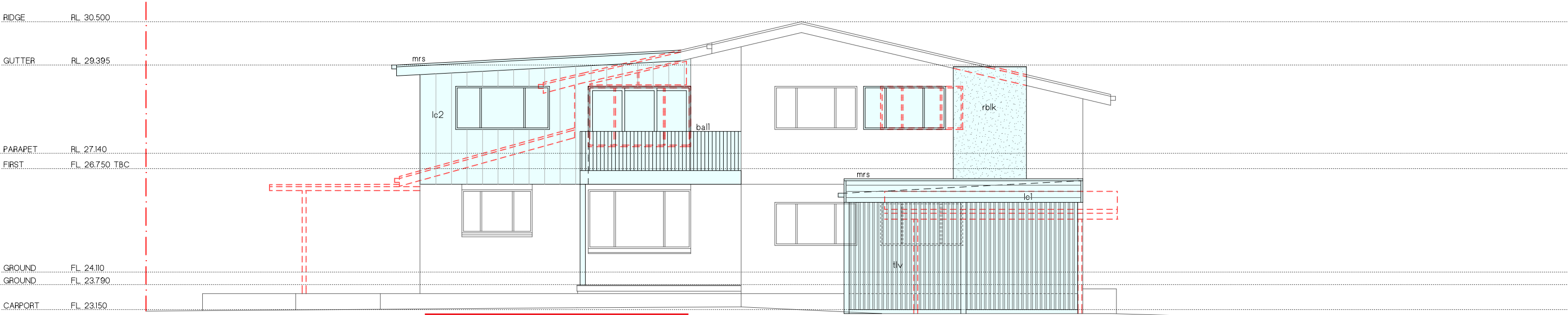


EAST ELEVATION

Scale 1:100



 <div>PITTWATER DESIGN+DRAFT</div> <div>+61 422 050 001 / info@pittwaterdd.com.au / pittwaterdd.com.au</div>	COPYRIGHT- THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF PITTWATER DESIGN AND DRAFT. PITTWATER DESIGN AND DRAFT CONDITIONS OF USE: THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE OF WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR COMMISSION. ALL WORKS ARE TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA, NCC, OTHER RELEVANT CODES AND MANUFACTURERS' SPECIFICATIONS. DO NOT SCALE FROM DRAWINGS. BUILDER/CONTRACTORS ARE TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF SITE WORK OR OFF-SITE FABRICATION.			ISSUE 3 4	DATE 26.11.24 20.01.25	AMENDMENT CONCEPT 2 ISSUE 1 DA ISSUE 1	ADDRESS: LOT 3 IN D,P 206600 9 ROWAN STREET, MONA VALE		SHEET TITLE: WEST + EAST ELEVATIONS			DATE 20.01.25
	CLIENT: MITCHELL + TALLOWWOOD							SCALE: 1:100 @ A3	PROJECT No: 2402	DWG No: DA-05	ISSUE 3	



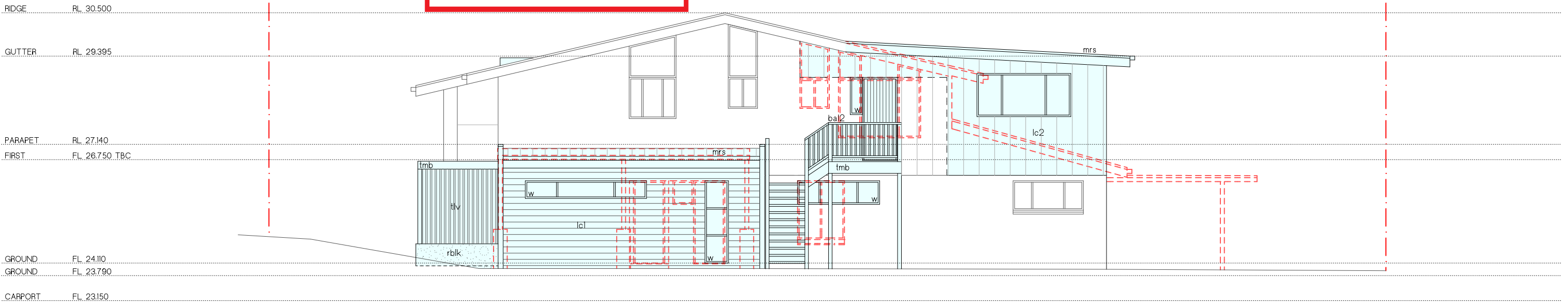
NORTH ELEVATION

Scale 1:100

 northern
beaches
council

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


DA2025/0172

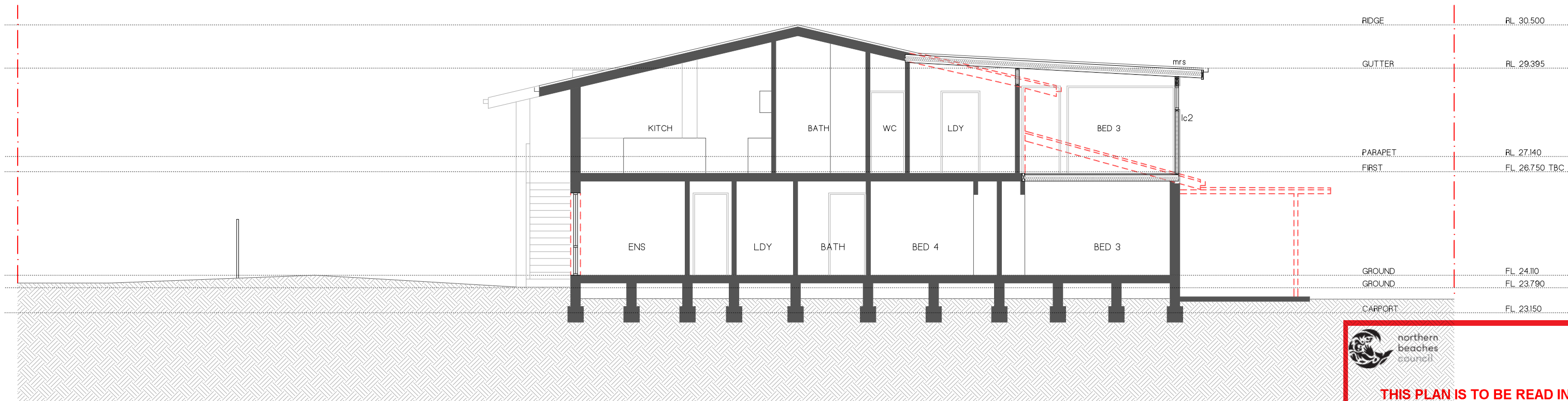


SOUTH ELEVATION

Scale 1:100



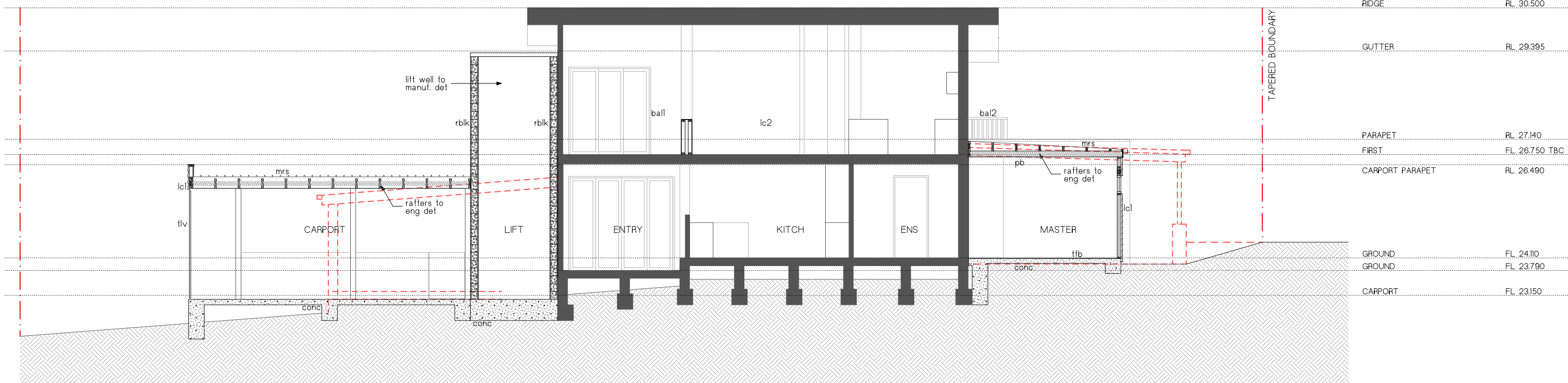
 <div>PITTWATER DESIGN+DRAFT</div> <div>+61 422 050 001 / info@pittwaterdd.com.au / pittwaterdd.com.au</div>	COPYRIGHT- THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF PITTWATER DESIGN AND DRAFT. PITTWATER DESIGN AND DRAFT CONDITIONS OF USE: THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE OF WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR COMMISSION. ALL WORKS ARE TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA, NCC, OTHER RELEVANT CODES AND MANUFACTURERS' SPECIFICATIONS. DO NOT SCALE FROM DRAWINGS. BUILDER/CONTRACTORS ARE TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF SITE WORK OR OFF-SITE FABRICATION.	ISSUE 3 4	DATE 26.11.24 20.01.25	AMENDMENT CONCEPT 2 ISSUE 1 DA ISSUE 1	ADDRESS: LOT 3 IN D.P 206600 9 ROWAN STREET, MONA VALE		SHEET TITLE: NORTH + SOUTH ELEVATIONS		DATE 20.01.25
					CLIENT: MITCHELL + TALLOWOOD		SCALE: 1:100 @ A3	PROJECT No: 2402	DWG No: DA-06



SECTION 1
Scale 1:100

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

DA2025/0172



SECTION 2
Scale 1:100

