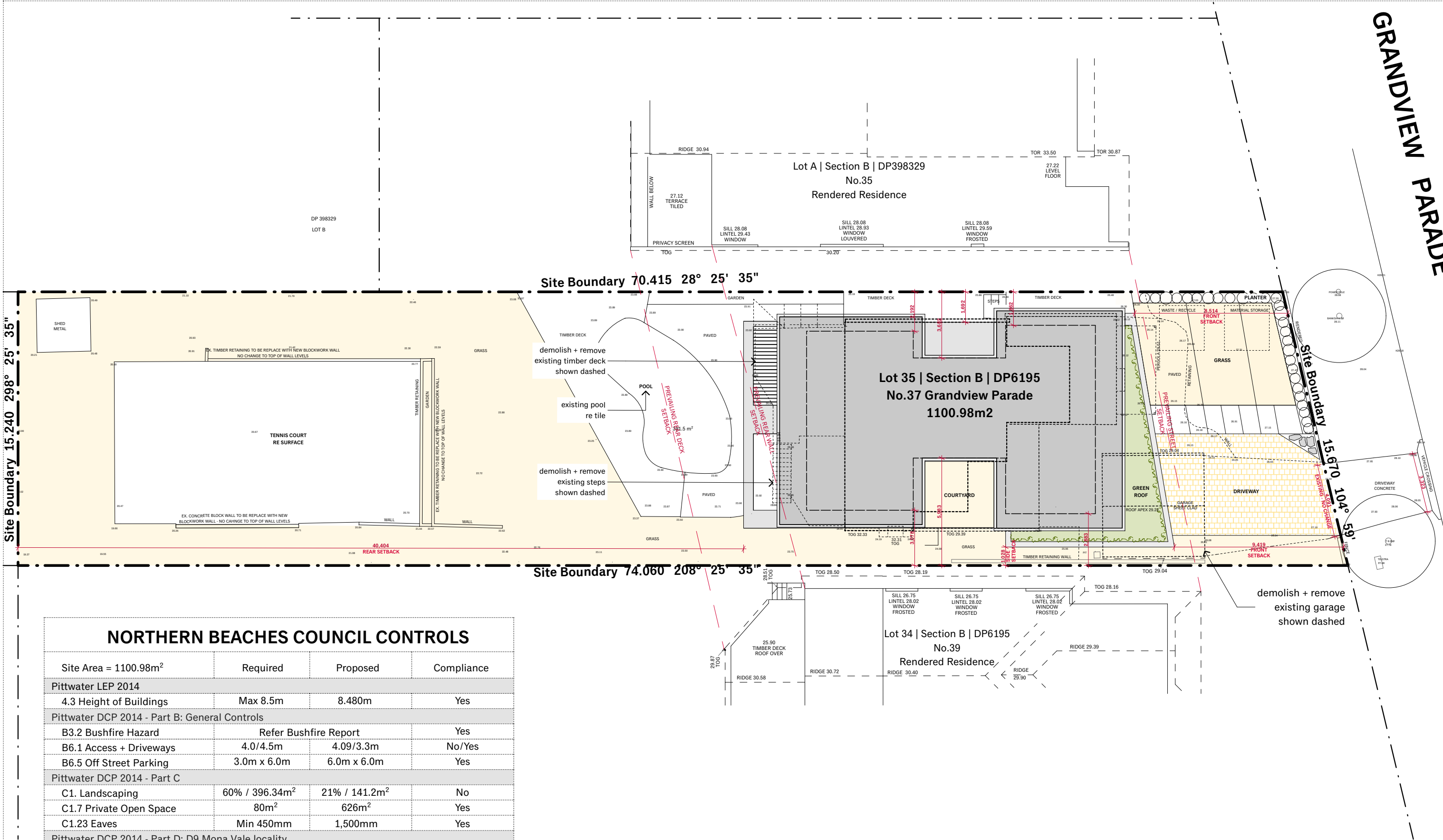




NORTHERN BEACHES COUNCIL CONTROLS

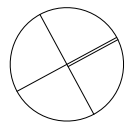
Site Area = 1100.98m ²	Required	Proposed	Compliance
Pittwater LEP 2014			
4.3 Height of Buildings	Max 8.5m	8.480m	Yes
Pittwater DCP 2014 - Part B: General Controls			
B3.2 Bushfire Hazard	Refer Bushfire Report		Yes
B6.1 Access + Driveways	4.0/4.5m	4.09/3.3m	No/Yes
B6.5 Off Street Parking	3.0m x 6.0m	6.0m x 6.0m	Yes
Pittwater DCP 2014 - Part C			
C1. Landscaping	60% / 396.34m ²	21% / 141.2m ²	No
C1.7 Private Open Space	80m ²	626m ²	Yes
C1.23 Eaves	Min 450mm	1,500mm	Yes
Pittwater DCP 2014 - Part D: D9 Mona Vale locality			
D9.6 Front Building Line	6.5m	8.5m	Yes
D9.7 Side and Rear Building Line	2.5/1.0/6.5	1.2/1.2/40.0	No/Yes/Yes
D9.9 Building Envelope	3.5m 45°	Refer Elevations	No
D9.10 Landscaping	60% 660.58m ²	62% 635.9m ²	Yes



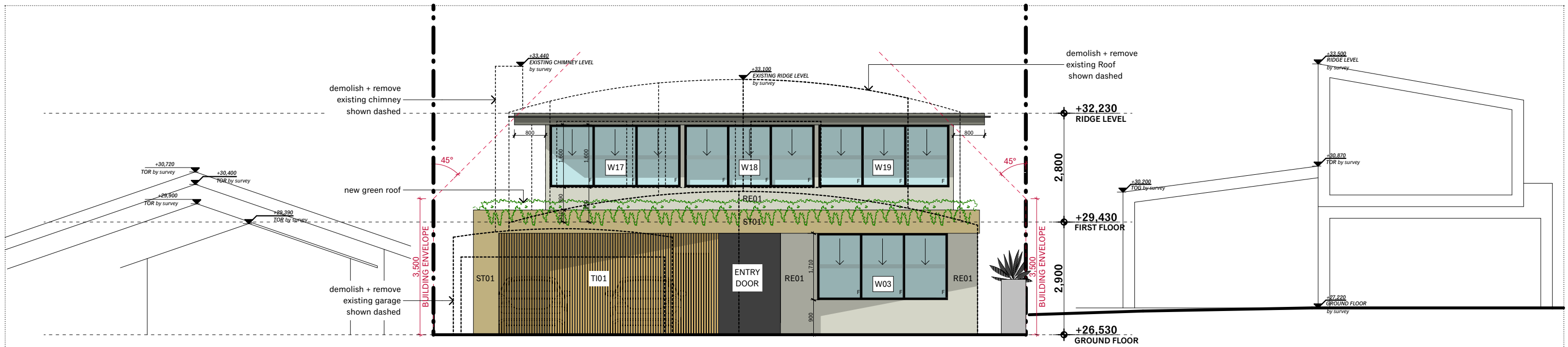
Mr E + Mrs S Ryan
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Lot 35 | Section B | DP6195
No.37 Grandview Parade
MONA VALE | NSW | 2103

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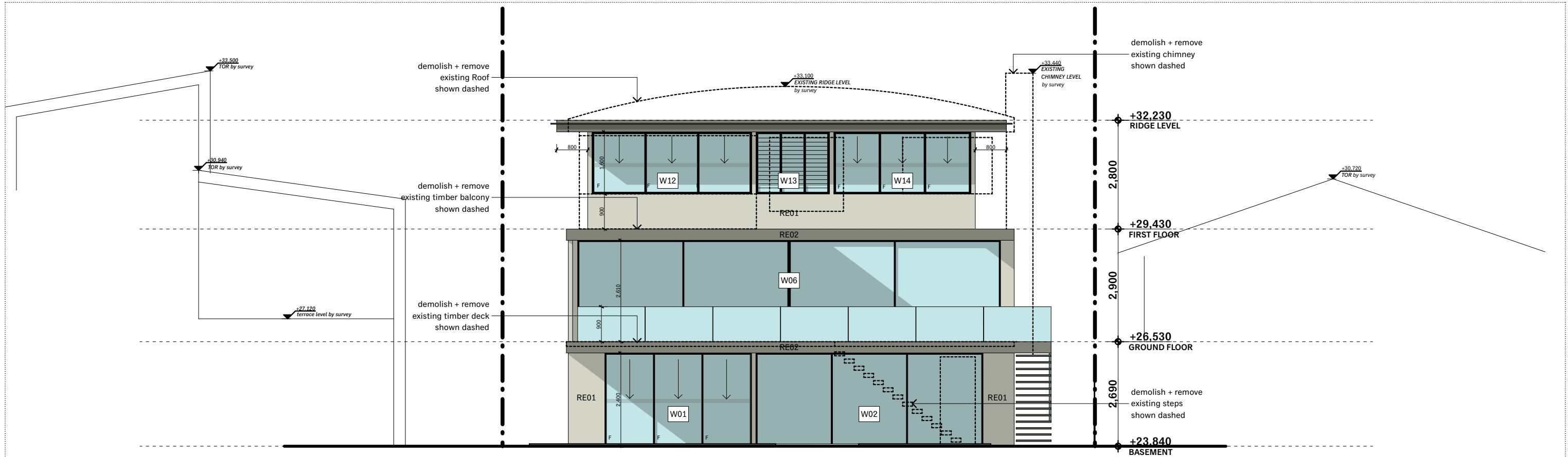
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0 1 2 4 6 8 10m



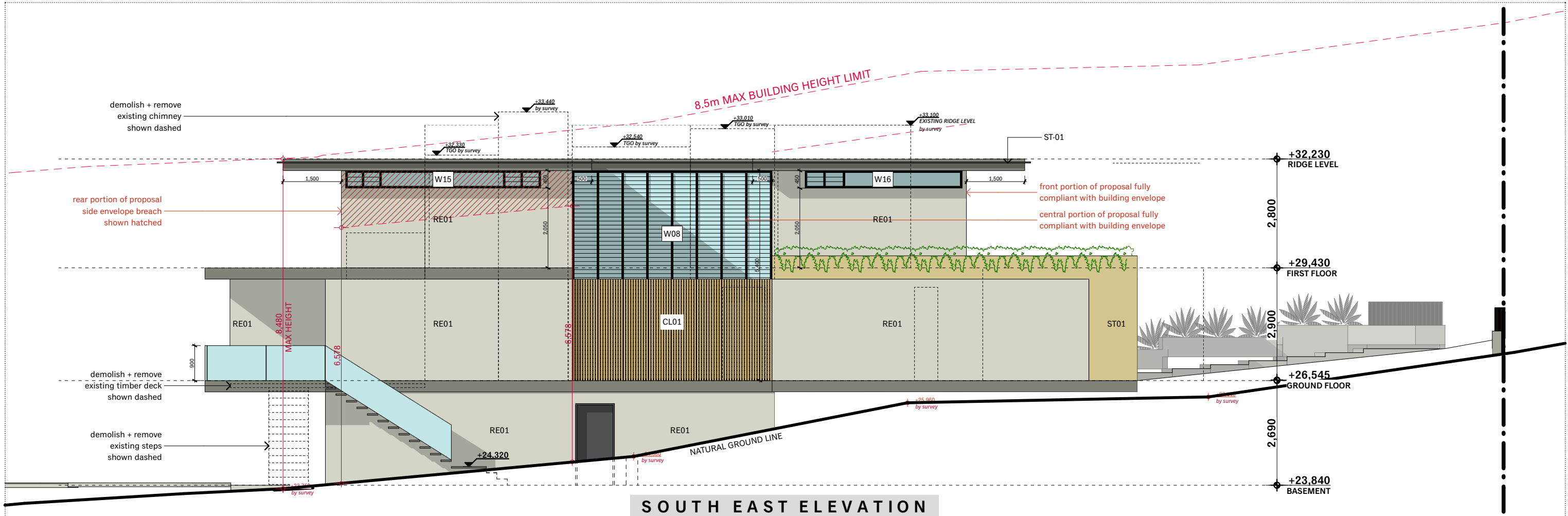
DA : SITE PLAN			
15/09/19	B	DA SUBMISSION	Drawn : IB
01/04/19	A	DA SUBMISSION	Project Number : 1802
05/02/19	01	Preliminary DA	Date : SEPT 2019
Date	Is.	Description	Checked : IB
		Drawing No. :	A.02
		Issue :	B



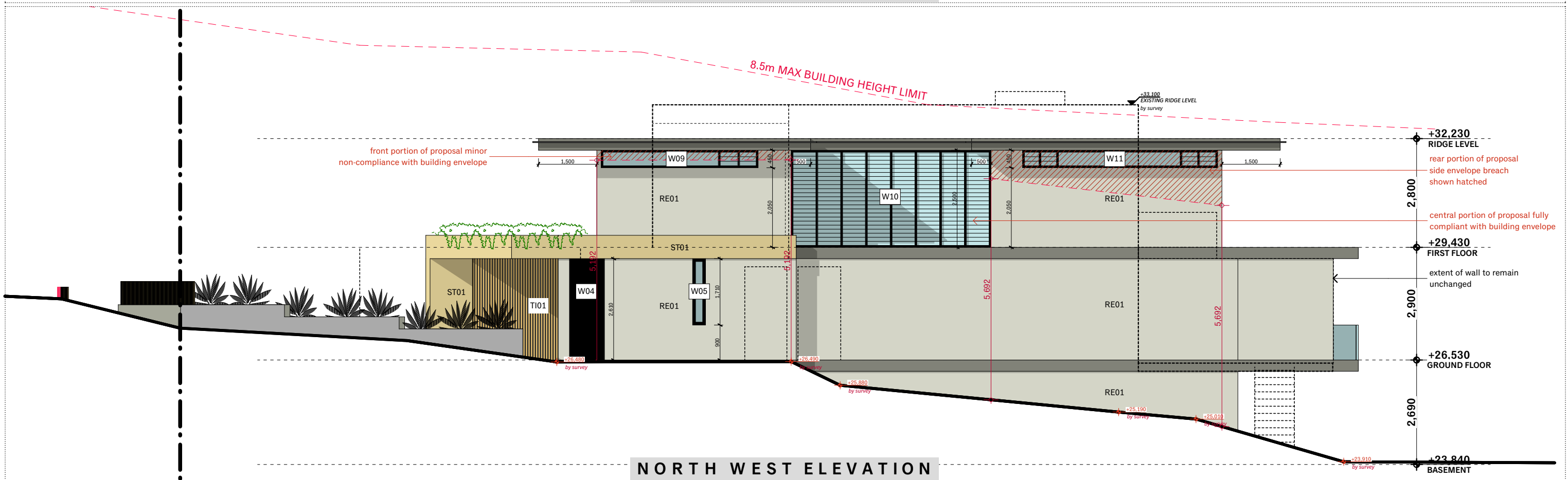
NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

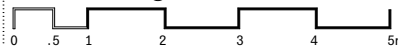


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Scale: 1:100 @ A3



DA : SE + NW ELEVATIONS	
15/09/19	B DA SUBMISSION
01/04/19	A DA SUBMISSION
05/02/19	01 Preliminary DA
Date	Is. Description

Drawn : IB

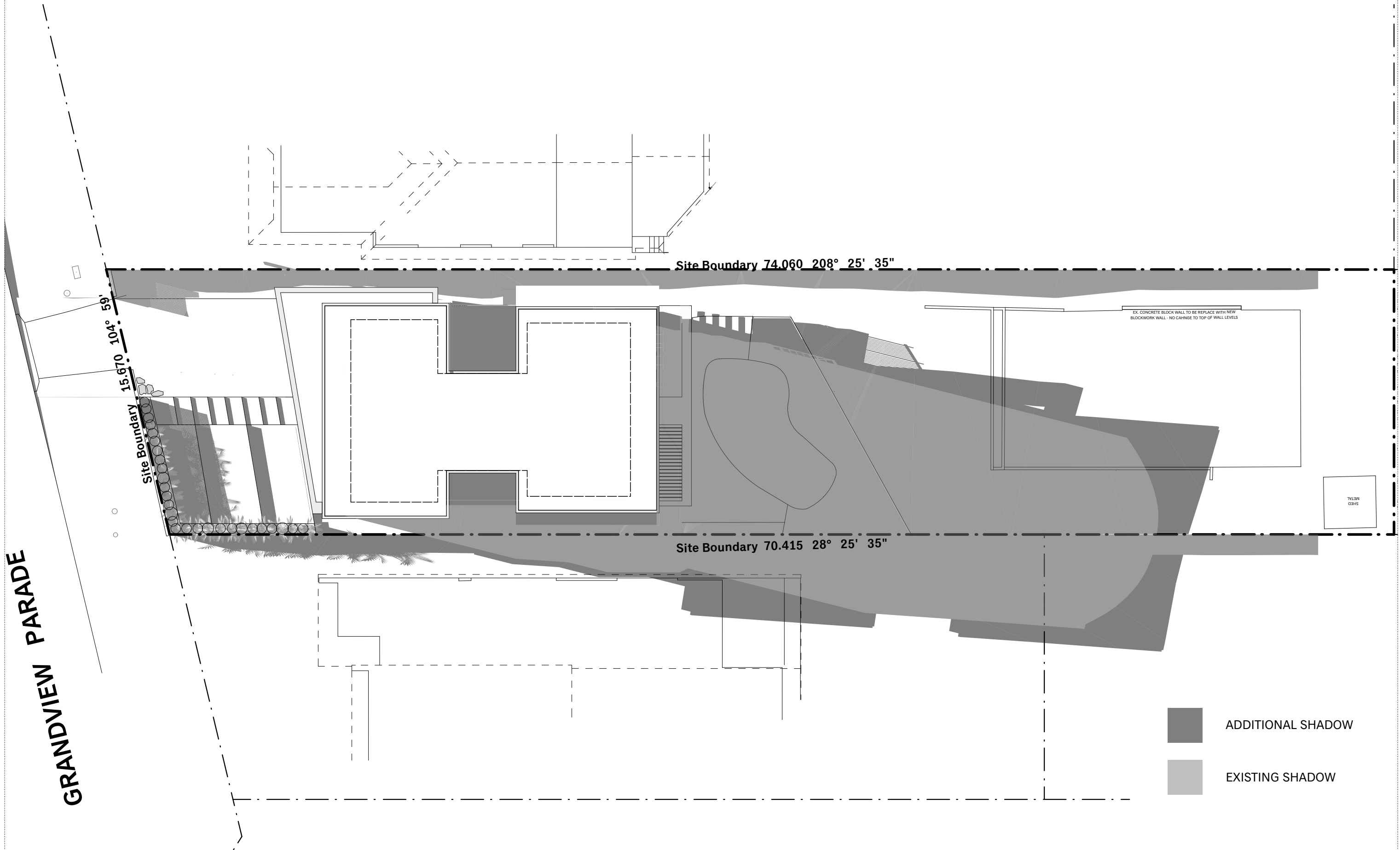
Checked : IB

Project Number : 1802

Drawing No. : A.07

Date : SEPT 2019

Issue : B





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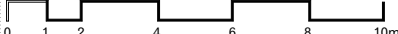
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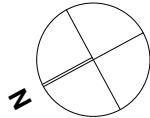
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DA : 9AM SHADOW DIAGRAM			
Date	Is.	Description	
15/09/19	B	DA SUBMISSION	
01/04/19	A	DA SUBMISSION	
05/02/19	01	Preliminary DA	

Drawn : IB

Checked : IB

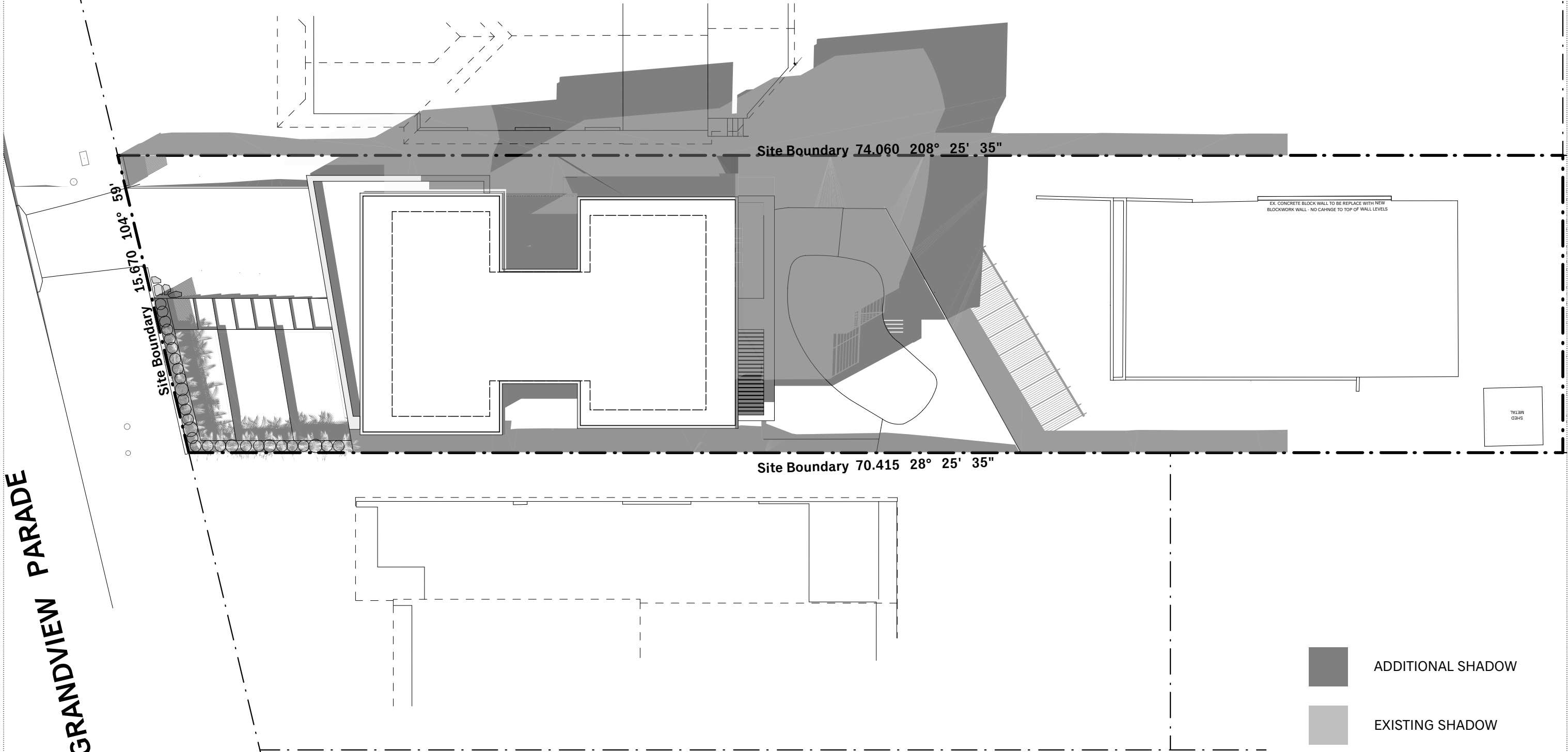
Project Number : 1802

Drawing No. : **A.09**

Date : SEPT 2019

Issue : **B**

GRANDVIEW PARADE





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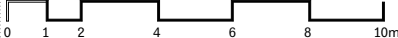
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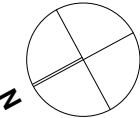
MONA VALE HOUSE

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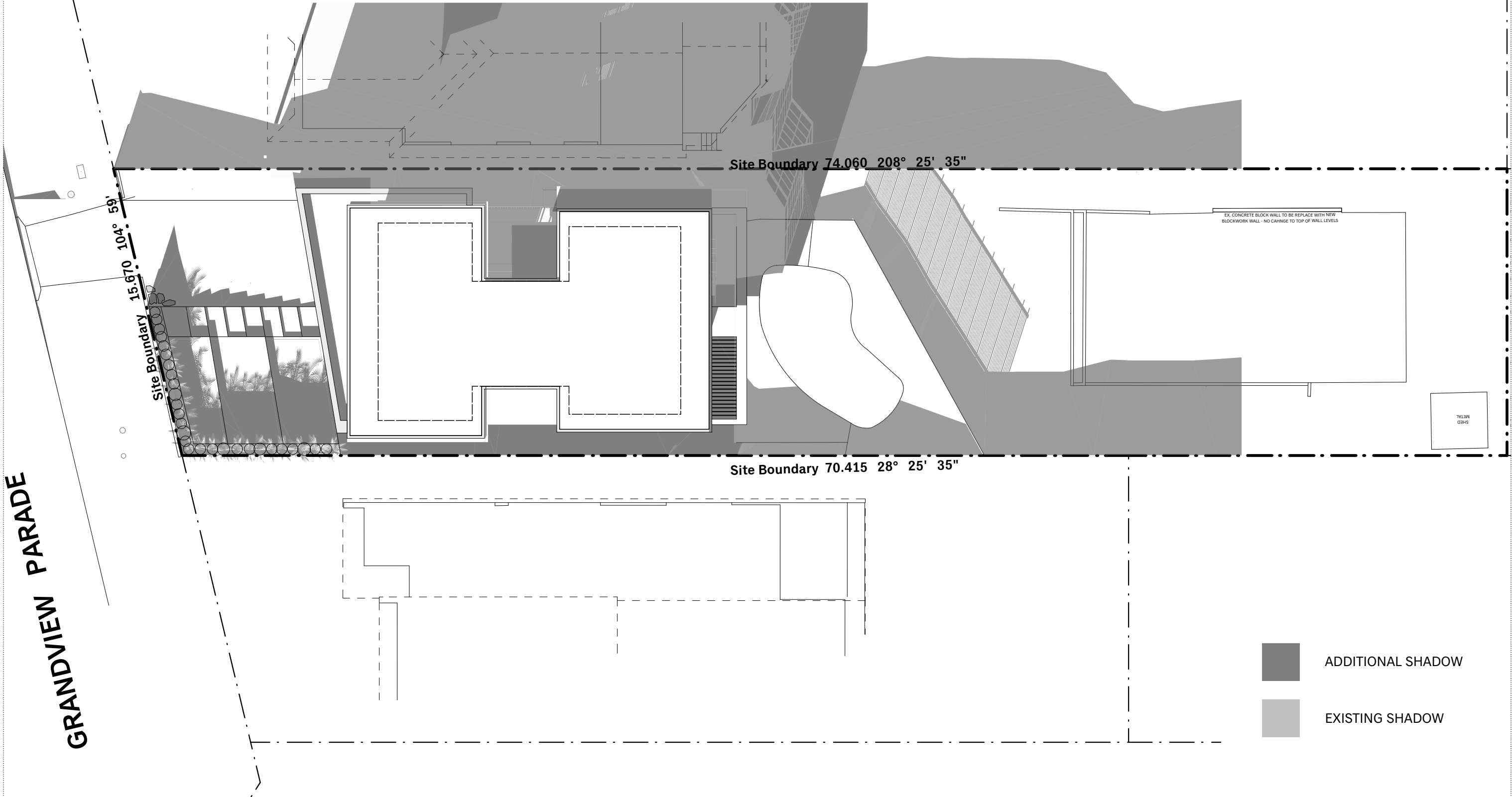


DA : 12PM SHADOW DIAGRAM

Date	Is.	Description
15/09/19	B	DA SUBMISSION
01/04/19	A	DA SUBMISSION
05/02/19	01	Preliminary DA

Drawn :	IB	Project Number :	1802	Date :	SEPT 2019
Checked :	IB	Drawing No. :	A.10	Issue :	B

GRANDVIEW PARADE



ADDITIONAL SHADOW



EXISTING SHADOW



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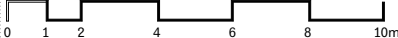
Lot 35 | Section B | DP6195

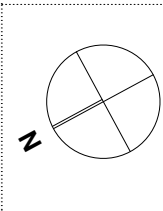
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Scale: 1:200 @ A3





DA : 3PM SHADOW DIAGRAM				
15/09/19 : B : DA SUBMISSION		Drawn :	IB	Project Number : 1802
01/04/19 : A : DA SUBMISSION		Checked :	IB	Drawing No. : A.11
05/02/19 : 01 : Preliminary DA		Issue : B		
Date	Is	Description		



EXISTING VIEW FROM 48 GRANDVIEW PDE



PROPOSED VIEW FROM 48 GRANDVIEW PDE



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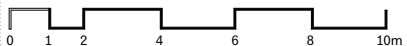
Lot 35 | Section B | DP6195

No.37 Grandview Parade

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Scale: NTS

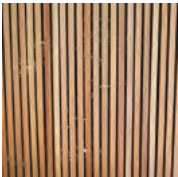
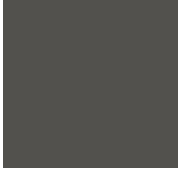
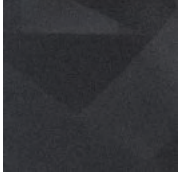


DA : PHOTOMONTAGE			
15/09/19 : B		DA SUBMISSION	
01/04/19 : A		DA SUBMISSION	
05/02/19 : 01		Preliminary DA	
Date	Is	Description	
Drawn :		IB	Project Number : 1802 Date : SEPT 2019
Checked :		IB	Drawing No. : A.13 Issue : B

MATERIALS SCHEDULE

Mr E + Mrs S Ryan
MONA VALE HOUSE
LOT 35 | Section B | DP 6195
No.37 Grandview Parade
MONA VALE | NSW | 2103

Project No. 1802
Date. Sept 2019
Project status. DA
Drawing No. A.14

CODE	SAMPLE	SPECIFICATION	EXAMPLE	REV.
ST-01		Stone Cladding		B
RE-01		Acrylic Render Murobond "Lichen" or similar		B
CL-01		Blackbutt Timber		B
Roof Sheeting		Colorbond Woodland Grey		B
ST-01		Exposed steel Murobond Bridge paint, Carbon or similar		B

MATERIALS SCHEDULE

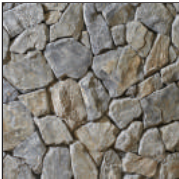
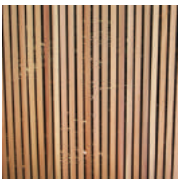
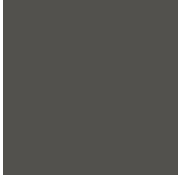
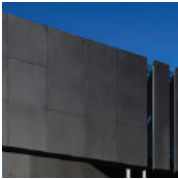
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Project No.1802

Date.Apr 2019

Project status.DA

Drawing No.A.12

CODE	SAMPLE	SPECIFICATION	EXAMPLE	REV.
ST-01		Stone Cladding		A
RE-01		Acrylic Render Murobond "Lichen" or similar		A
CL-01		Blackbutt Timber		A
Roof Sheeting		Colorbond Woodland Grey		A
ST-01		Exposed steel Murobond Bridge paint, Carbon or similar		A



EXISTING VIEW FROM 48 GRANDVIEW PDE



PROPOSED VIEW FROM 48 GRANDVIEW PDE

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Scale: NTS

0

1

2

4

6

8

10m

DA - PHOTOMONTAGE

Project Number : 1802
Date : AUG 2019

Drawing No. : A.13
Issue : 01

22/08/19 : 01 : PHOTOMONTAGE FOR TOWN PLANNER

Date : 22/08/19 : 01 : PHOTOMONTAGE FOR TOWN PLANNER

Description : PHOTOMONTAGE FOR TOWN PLANNER