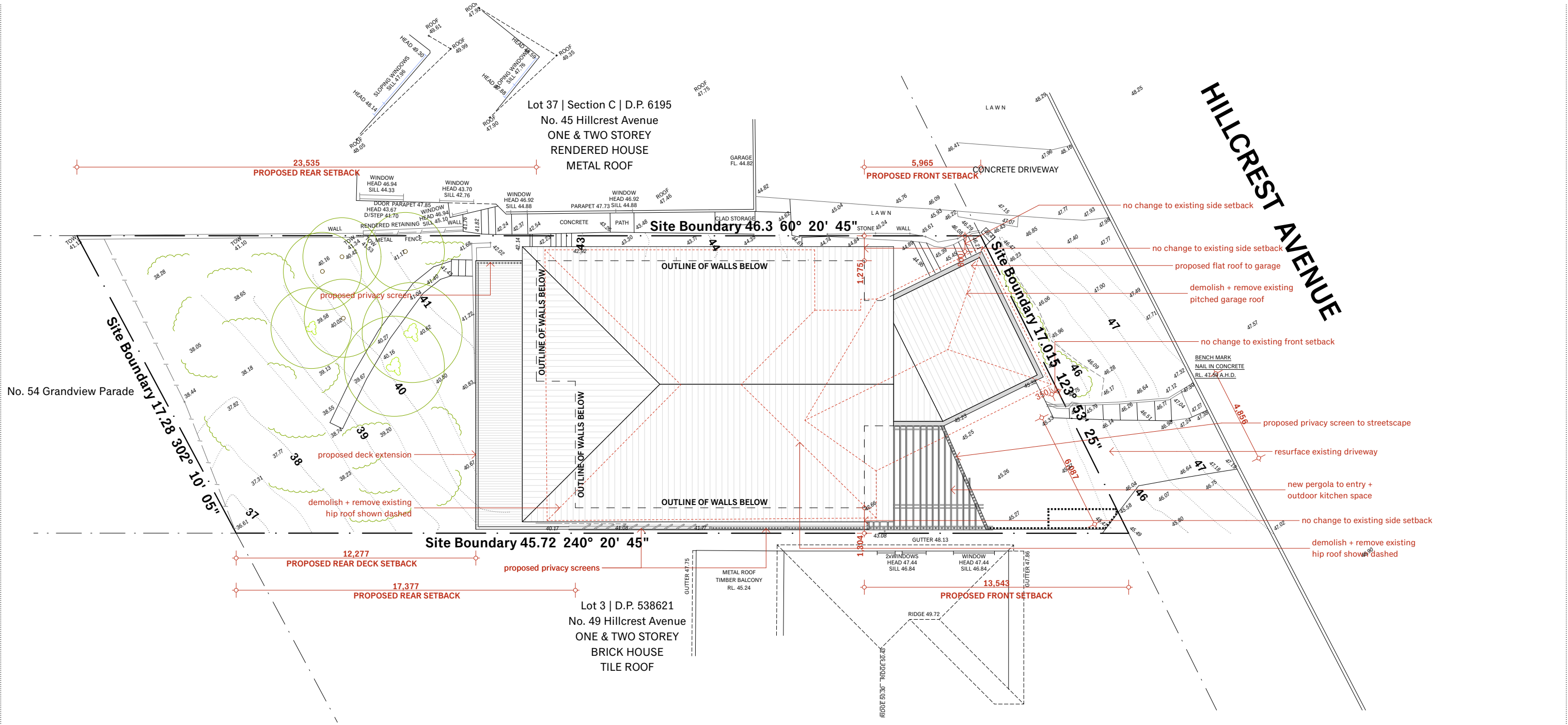




NORTHERN BEACHES COUNCIL CONTROLS				
Site Area = 700.8m ²	Required	Existing	Proposed	Compliance
Pittwater LEP 2014				
4.3 Height of Buildings	Max 8.5m	8.0m	8.05m	Yes
Pittwater DCP 2014 - Part B: General Controls				
B3.1 Landslip Hazard	Refer Geotechnical Report			Yes
B6.1 Access + Driveways	4.0/4.5m	3.5/6.0m	4.8/6.0m	Yes
B6.3 Off Street Parking	5.7m x 6.0m	5.2m x 6.2m	5.2m x 6.2m	Yes
Pittwater DCP 2014 - Part C				
C1.7 Private Open Space	80m ²	80m ²	80m ²	Yes
C1.23 Eaves	Min 450mm	500mm	720mm	Yes
Pittwater DCP 2014 - Part D: D9 Mona Vale locality				
D9.6 Front Building Line	6.5 + 3.5m	350mm	350mm	No
D4.6 Side Building Line	2.5m + 1.0m	1.3m + 1.2m	1.3m + 1.2m	No / Yes
D4.6 Rear Building Line	6.5m	20.8m	17.3m	Yes
D4.8 Building Envelope	3.5m 45°	Refer Elevations	Refer Elevations	No
D4.10 Landscaping	60% 420.5m ²	42.1% 295.5m ²	42.1% 295.5m ²	No



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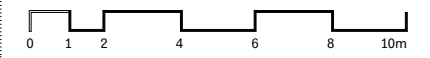
Mr E + Mrs C Brailey

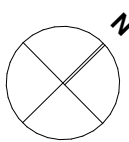
BRAILLEY HOUSE

LOT 25 | DP 11518
No. 47 Hillcrest Avenue
MONA VALE | NSW | 2103

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Scale: 1:200 @ A3

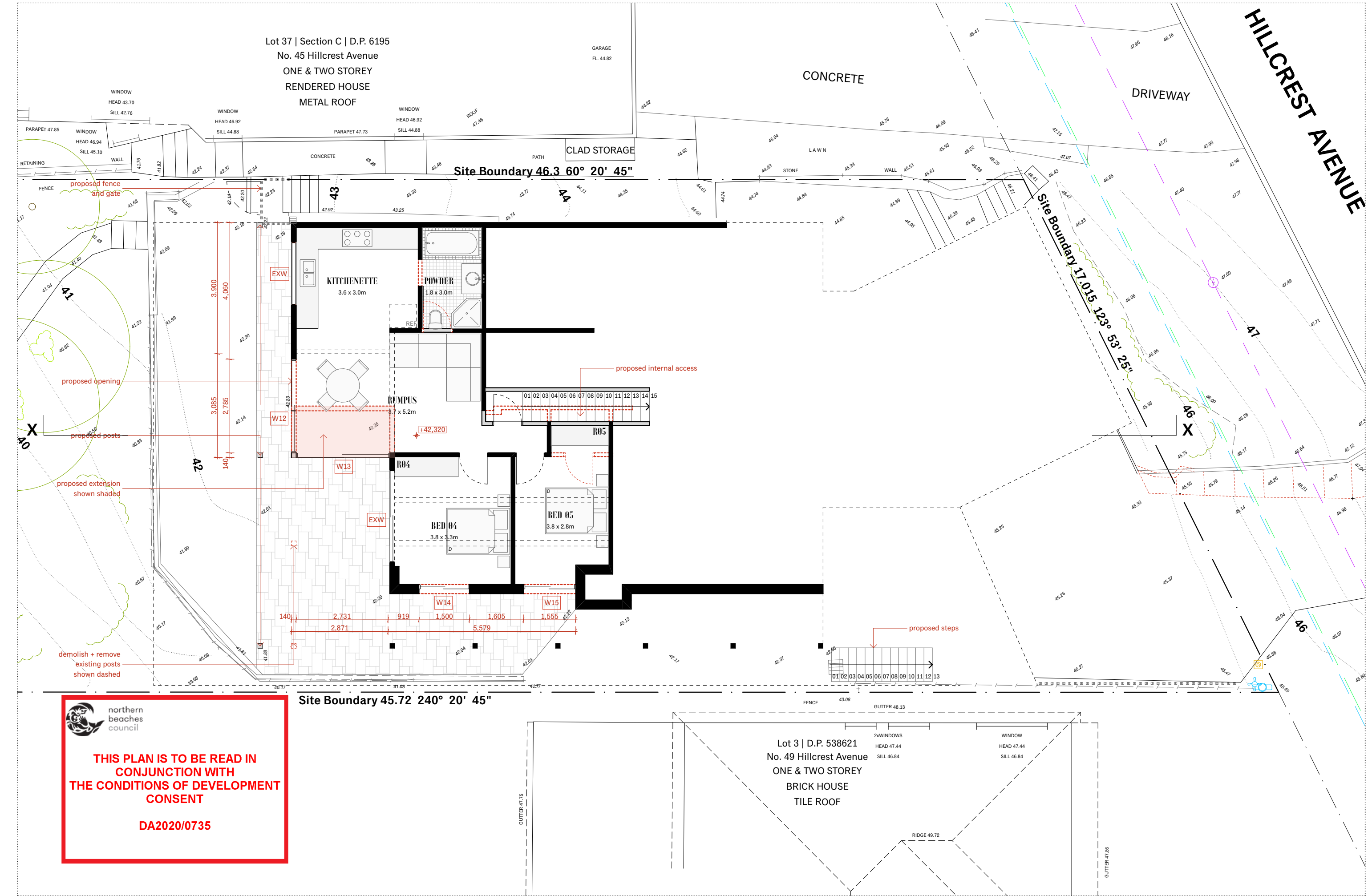




Date	Is	Description
22.09.20	B	Driveway returned to original
16.06.20	A	Issue for DA
12.06.20	02	Prelim DA issue for review
04.06.20	01	Prelim issue for consultants

Date	Is	Description
22.09.20	B	Driveway returned to original
16.06.20	A	Issue for DA
12.06.20	02	Prelim DA issue for review
04.06.20	01	Prelim issue for consultants

DA - SITE PLAN			
Drawn :	KB	Project Number :	2001
Checked :	IB	Dwg No :	A.102
Date :	SEPT 2020	Issue :	B



 **northern
beaches
council**

**THIS PLAN IS TO BE READ IN
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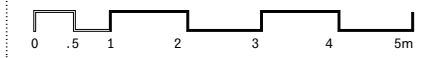
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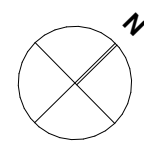
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No. 47 Hillcrest Avenue
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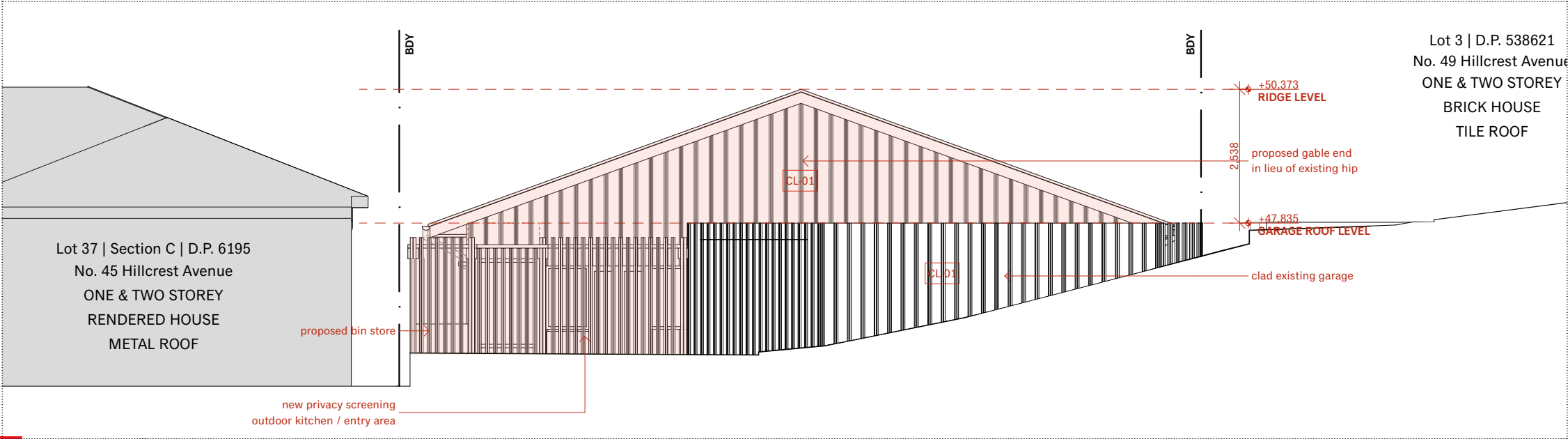




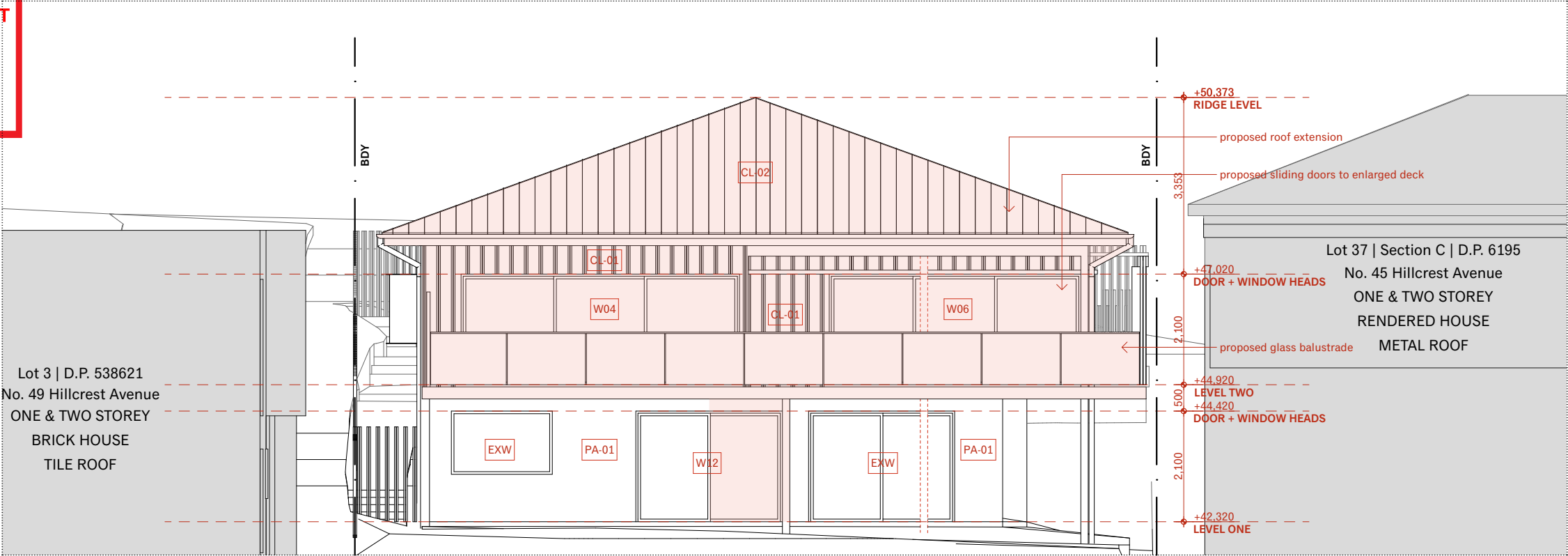
Date	Is	Description

Date	Is	Description
16.06.20	A	Issue for DA
12.06.20	02	Prelim DA issue for review
04.06.20	01	Prelim issue for consultants

DA - LEVEL ONE PLAN					
Drawn :	KB	Project Number :	2001	Date :	SEPT 2020
Checked :	IB	Dwg No :	A.201	Issue :	A



North Elevation

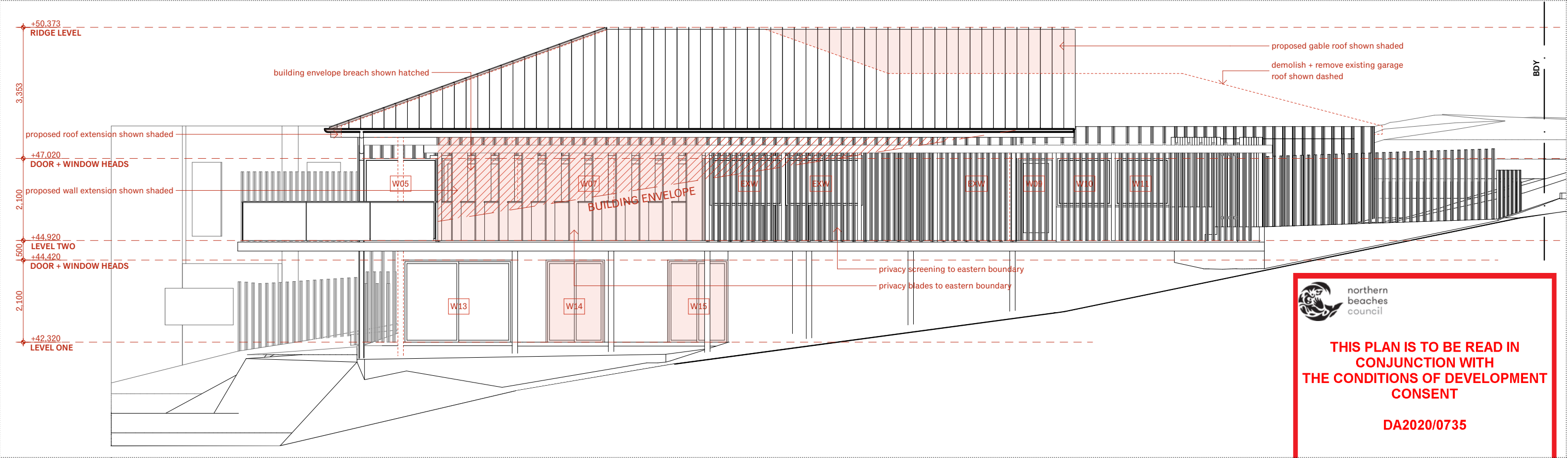


South Elevation

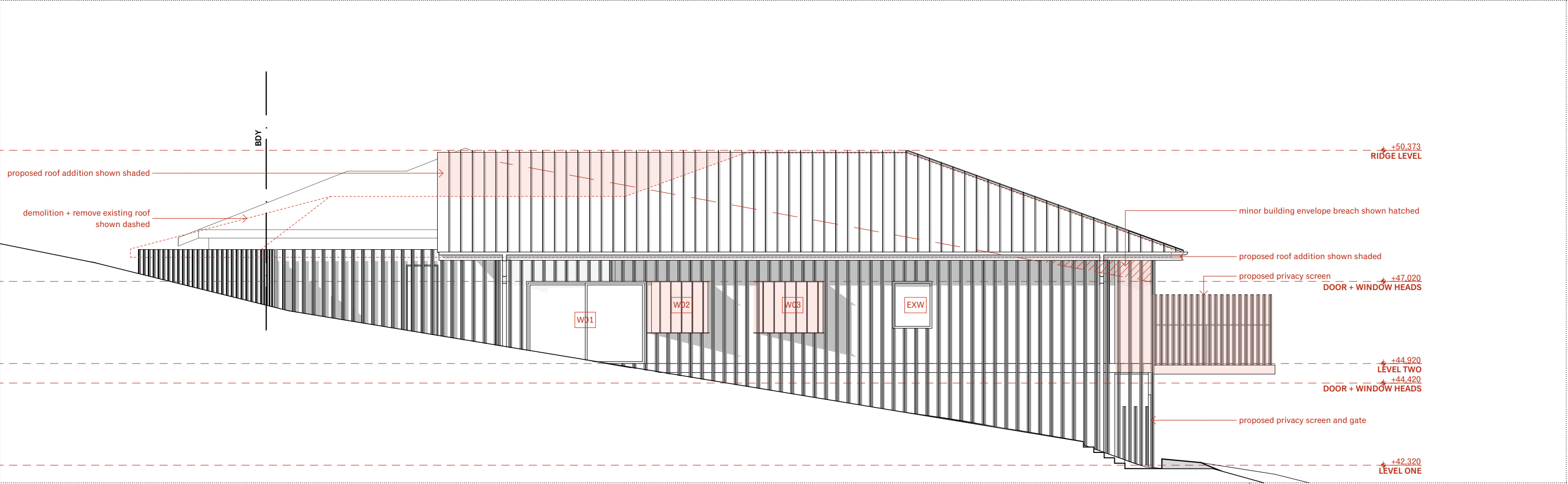
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East Elevation



West Elevation



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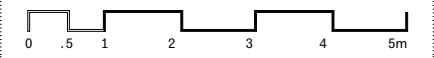
Mr E + Mrs C Brailey

BRAILEY HOUSE

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Scale: 1:100 @ A3



Date	Is	Description
16.06.20	A	Issue for DA
12.06.20	02	Prelim DA issue for review
04.06.20	01	Prelim issue for consultants

Date	Is	Description
16.06.20	A	Issue for DA
12.06.20	02	Prelim DA issue for review
04.06.20	01	Prelim issue for consultants

DA - EAST + WEST ELEVATIONS			
Drawn :	KB	Project Number :	2001
Checked :	IB	Dwg No :	A.302
Date :	SEPT 2020	Issue :	A

