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**Sent:** 5/12/2019 10:35:16 AM  
**Subject:** FW: Grandview Parade Survey  
**Attachments:** 3128poles.pdf; Untitled attachment 00094.html;

Hi Nick,

As requested, please find the height pole certification and pole location details from our surveyor. As per our client's request, is it possible for you to review promptly and if not needed, we would like to remove the before the Christmas break?

Please let me know if you require anything else to support your assessment.

Regards,

Vaughan



image001.png@01D585A0.D39470C0

**Commercial | Residential Town Planning Consultants**

PO Box 49  
Newport Beach NSW 2106

M: 0412 448 088  
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**From:** Northern Beaches Constructions  
**Sent:** Thursday, 5 December 2019 9:23 AM  
**To:** vmdc@bigpond.net.au  
**Cc:** ian.bennett@ianbennett.co  
**Subject:** Fwd: Grandview Parade Survey

Hi Vaughn

Please find attached certificate from David If it is possible I would like to remove posts before Christmas. I have family coming around and the back post has braces across half the deck see how you go thanks for all your help.

Elliot Ryan  
Northern Beaches Constructions  
0419239624

Begin forwarded message:

**From:** "David Parsons - DP Surveying" <[david@dpsurveying.com.au](mailto:david@dpsurveying.com.au)>  
**Date:** 5 December 2019 at 9:15:22 am AEDT  
**To:** "'Northern Beaches Constructions'" <[nbc1@westnet.com.au](mailto:nbc1@westnet.com.au)>  
**Subject:** **Grandview Parade Survey**

Hi Elliot,

Please find attached certification.

Thank you and kind regards,

David Parsons  
DP SURVEYING  
46 John Street  
AVALON BEACH  
NSW 2107  
02 9918 3359  
0414 183 220



# DP SURVEYING

A.B.N. 78 895 636 114

*Land & Engineering Surveys*

*David Parsons, B.Surv. M.I.S. (Aust)*

46 John Street, Avalon 2107

Mobile: 0414 183 220

Email: [david@dpsurveying.com.au](mailto:david@dpsurveying.com.au)

Our Ref: 3128

4 December, 2019

E & S Ryan  
37 Grandview Parade  
MONA VALE NSW 2103

Re: Height Poles 37 Grandview Parade, Mona Vale.

As instructed I have surveyed the height poles erected at the abovementioned address and find the poles to be at the corners of the proposed first floor walls and the attachments to the poles to accurately depict the proposed roof line.

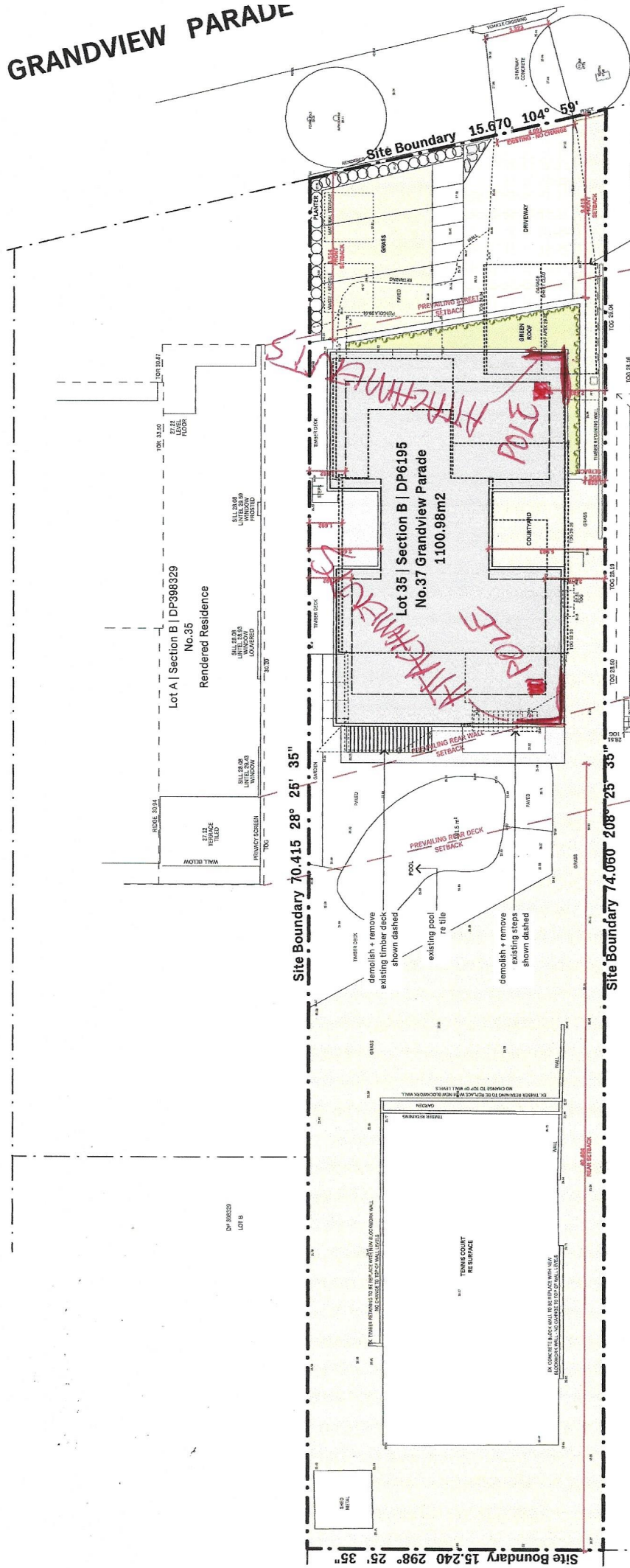
The tops of the poles are at RL 32.23 which is the proposed ridge level for the new residence.

The pole positions and heights are as shown in red in the accompanying sketches.

A handwritten signature in black ink, appearing to read 'D. Parsons'.

DAVID PARSONS  
Registered Surveyor No.1819

# GRANDVIEW PARADE



NORTHERN BEACHES COUNCIL CONTROLS			
Site Area = 1100.98m <sup>2</sup>	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	4.08/3.3m	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 <sup>2</sup>	21% / 141.2m <sup>2</sup>	No
C1.7 Private Open Space	80m <sup>2</sup>	626m <sup>2</sup>	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 <sup>2</sup>	62%   635.9m <sup>2</sup>	Yes

IAN BENNETT

DESIGN STUDIO

Mr E - Mrs S Ryan

MONA VALE HOUSE

Lot 35 | Section B | DP6195  
No. 37 Grandview Parade  
MONA VALE | NSW | 2103

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DA : SITE PLAN

1802 Date : SEPT 2019

Drawn : IB Project Number :

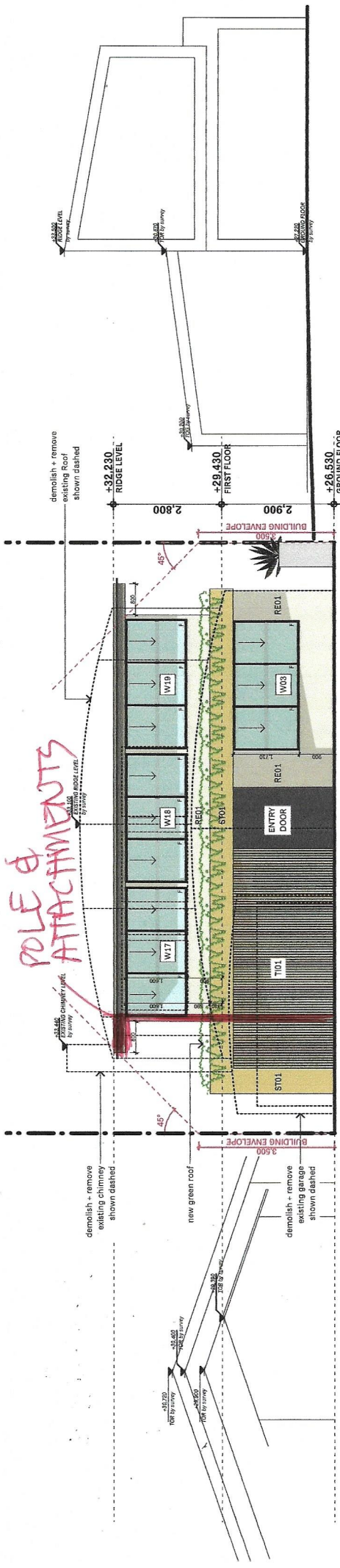
16/09/19 B DA SUBMISSION  
16/09/19 A DA SUBMISSION  
06/02/19 01 Preliminary DA

Checked : IB Drawing No. :

Issue : B

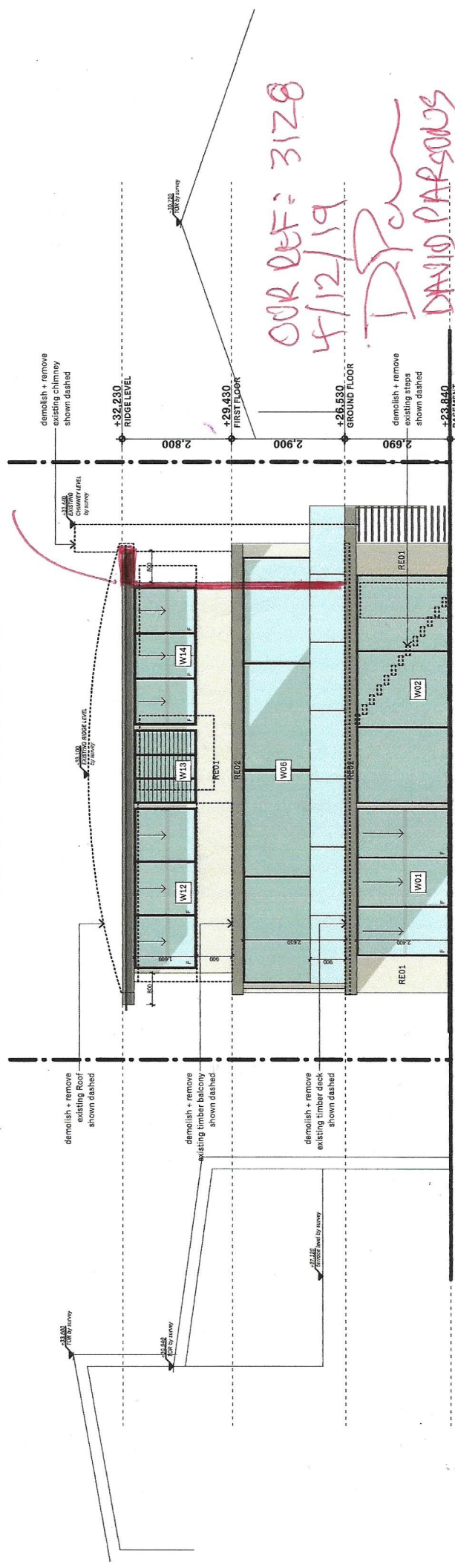
Date Is. Description





POLE & ATTACHMENTS

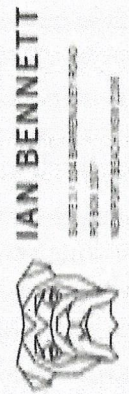
NORTH EAST ELEVATION



SOUTH WEST ELEVATION

OUR DEF: 3128  
4/12/19  
DP  
DAVID PARSONS  
REG-SURVEYOR

DP SURVEYING  
05/14/18 3220



IAN BENNETT  
DESIGN STUDIO  
SUITE 11, 101 BROADWAY ROAD  
PO BOX 100  
WARRIMOO NSW 2533

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

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Scale: 1:100 @ A3  
0 1 2 3 4 5m

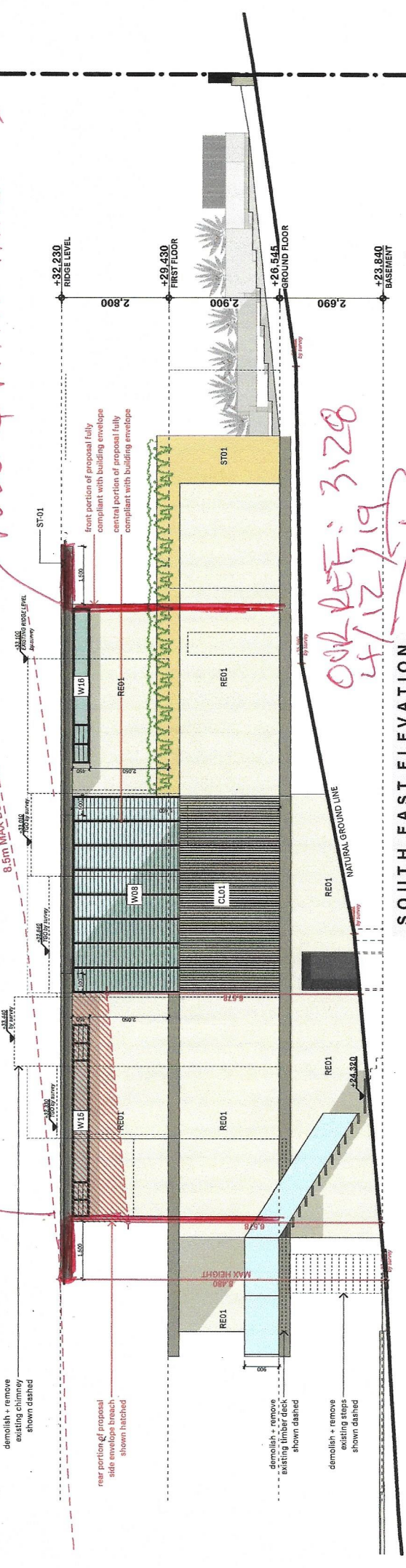
DA : NE + SW ELEVATIONS  
Drawn : IB Project Number :  
Checked : IB Drawing No. :  
1802 Date : SEPT 2019  
Issue : B

15/09/18 A DA SUBMISSION  
01/04/19 A DA SUBMISSION  
05/02/19 G Preliminary DA  
Date Is Description



POLE & ATTACHMENTS

POLE & ATTACHMENTS

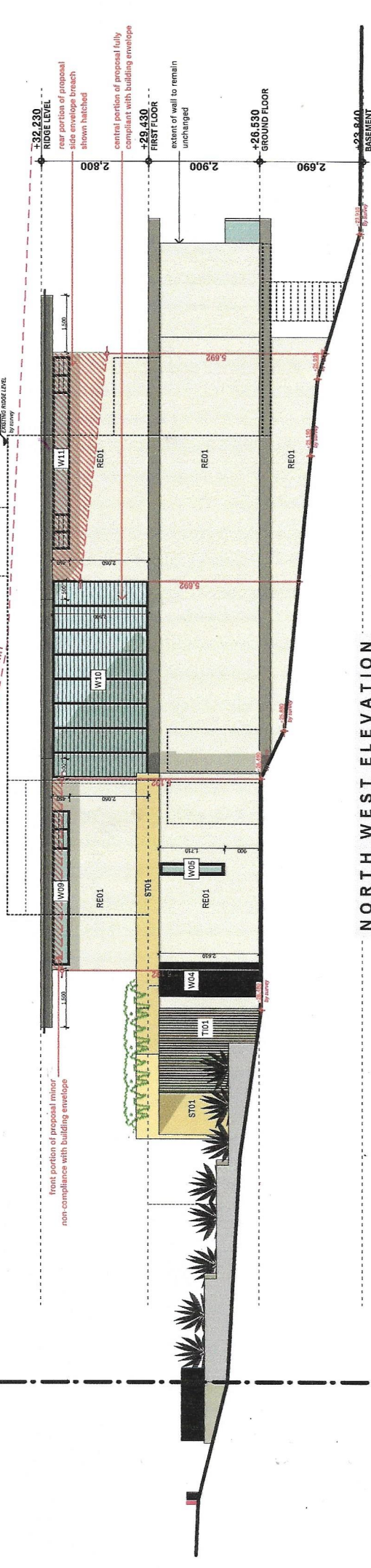


DP SUBUDYANG  
0414183220

OUR REF: 3128  
4/12/19  
DAVID PARSONS  
REG-SUBUDYANG

SOUTH EAST ELEVATION

8.5m MAX BUILDING HEIGHT LIMIT



NORTH WEST ELEVATION

**IAN BENNETT**  
DESIGN STUDIO  
LIFE & LANDSCAPE  
ARCHITECTS  
10/101/102  
TEMPERANCE ROAD

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

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DA : SE + NW ELEVATIONS  
Drawn : IB Project Number : 1802 Date : SEPT 2019  
Checked : IB Drawing No. : A.07 Issue : B

