

Lot A | Section B | DP398329
No.35
Rendered Residence

DP 398329

LOT B

Site Boundary 70.415 28° 25' 35"

Site Boundary 15.240 298° 25' 35"

Site Boundary

$$\begin{array}{r} 15.670 \\ \times 104.59 \\ \hline \end{array}$$

Lot 35 | Section B | DP6195
No.37 Grandview Parade
1100.98m2

Site Boundary 74.060 208° 25' 35"

NORTHERN BEACHES COUNCIL CONTROLS

Site Area = 1100.98m ²	Required	Approved	Compliance	DA POOL
Pittwater LEP 2014				
4.3 Height of Buildings	Max 8.5m	8.480m	Yes	as approved
Pittwater DCP 2014 - Part B: General Controls				
B3.2 Bushfire Hazard	Refer Bushfire Report		Yes	as approved
B6.1 Access + Driveways	4.0/4.5m	4.09/3.3m	No/Yes	as approved
B6.5 Off Street Parking	3.0m x 6.0m	6.0m x 6.0m	Yes	as approved
Pittwater DCP 2014 - Part C				
C1. Landscaping	60% / 396.34m ²	21% / 141.2m ²	No	as approved
C1.7 Private Open Space	80m ²	626m ²	Yes	as approved
C1.23 Eaves	Min 450mm	1,500mm	Yes	as approved
Pittwater DCP 2014 - Part D: D9 Mona Vale locality				
D9.6 Front Building Line	6.5m	8.5m	Yes	as approved
D9.7 Side and Rear Building Line	2.5/1.0/6.5	1.2/1.2/40.0	No/Yes/Yes	as approved
D9.9 Building Envelope	3.5m 45°	Refer Elevations	No	as approved
D9.10 Landscaping	50% 550.49m ²	39% 436m ²	No	44% 486.1m ²

04

Lot 34 | Section B | DP6195
No.39
Rendered Residence

AMENDMENT	DESCRIPTION
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01.	demolish existing terrace + pool
02.	new terrace
03.	new pool
04.	landscaped area increased from approval



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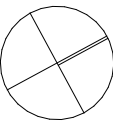
Mr E + Mrs S Ryan

MONA VALE HOUSE

No.37 Grandview Parade
MONA VALE | NSW | 2103

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Scale: 1:200 @ A3



17/08/20	E	DA SUBMISSION
07/02/20	D	Eastern setback to first floor northern pavilion increased by 1.0m
25/11/19	C	Section amended to better represent sub floor depth
15/09/19	B	DA SUBMISSION
01/04/19	A	DA SUBMISSION
05/02/19	01	Preliminary DA
Date	Is.	Description

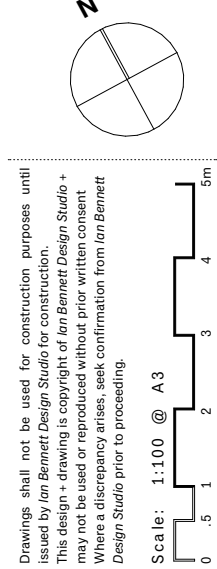
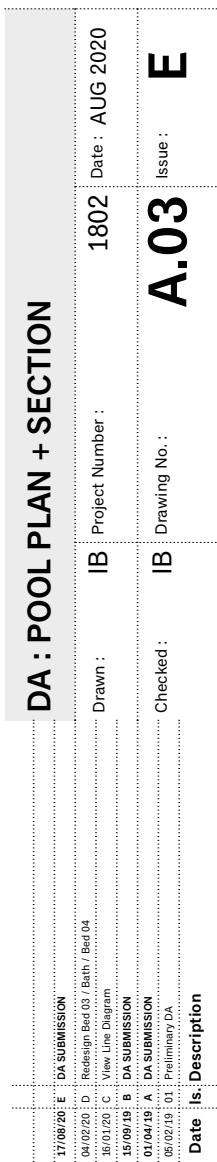
DA : SITE PLAN

Drawn : **IB** Project Number : **1802** Date : **AUG 2020**

Checked : **IB** Drawing No. : **A 02** Issue : **E**

A.02

Issue : **E**



- ### OUTDOOR SWIMMING POOL
- *The swimming pool must not have a capacity greater than 50KL
 - *The applicant must install a pool pump timer for the pool
 - *The applicant must not incorporate any heating system

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