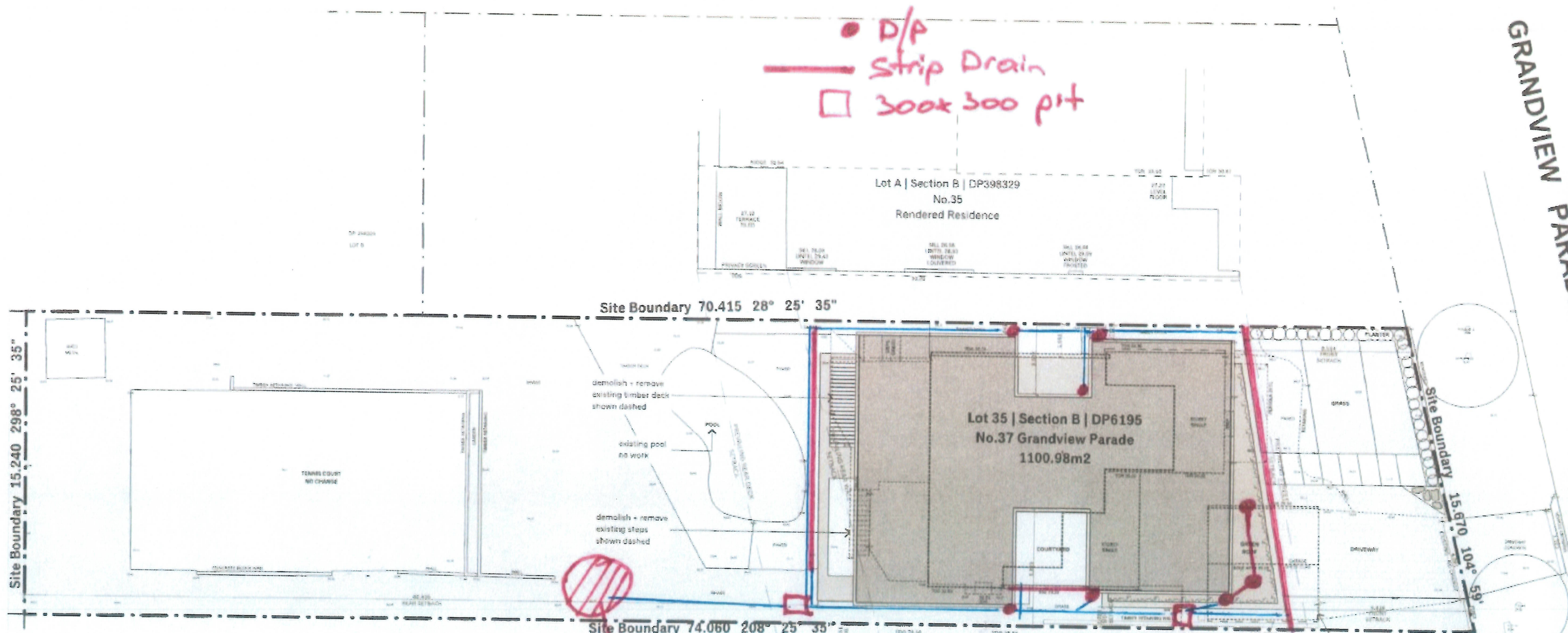




NORTHERN BEACHES COUNCIL CONTROLS

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			
B3.1 Landslip Hazard	Refer Geotechnical Report		Yes
B5.1 Water Management Plan	Refer Hydraulic Engineer's Report		Yes
B6.1 Access + Driveways	3.0/3.5	4.0/3.0	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	1500mm	Yes
Pittwater DCP 2014 - Part D: D9 Mona Vale locality			
D9.6 Front Building Line	6.5m	9m	Yes
D9.7 Side and Rear Building Line	2.5/1.0/6.5	1.2/1.2/40	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

* Note All storm water is to connect to existing Lines
 plumber All Beaches plumbing
 Lic 292993C
 PO Box 598 Avalon NSW
 0459 232 405

IAN BENNETT

DESIGN STUDIO

SUITE 3 / 334 BARNESJOE ROAD
 PO BOX 1007
 NEWPORT BEACH NSW 2106

+612 9997 6036
 IANBENNETT.CO
 STUDIO@IANBENNETT.CO

Mr E + Mrs S Ryan
MONA VALE HOUSE

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

Drawings shall not be used for construction purposes until issued by Ian Bennett Design Studio for construction.
 This design + drawing is copyright of Ian Bennett Design Studio + may not be used or reproduced without prior written consent.
 Where a discrepancy arises, seek confirmation from Ian Bennett Design Studio prior to proceeding.

Scale 1:200 @ A3



16-03-19 01 preliminary DA
 Date Is. Description

DA - SITE PLAN

Project Number: 1802 Date: FEB 2019

Drawing No. A.02 Issue 01