



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

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.

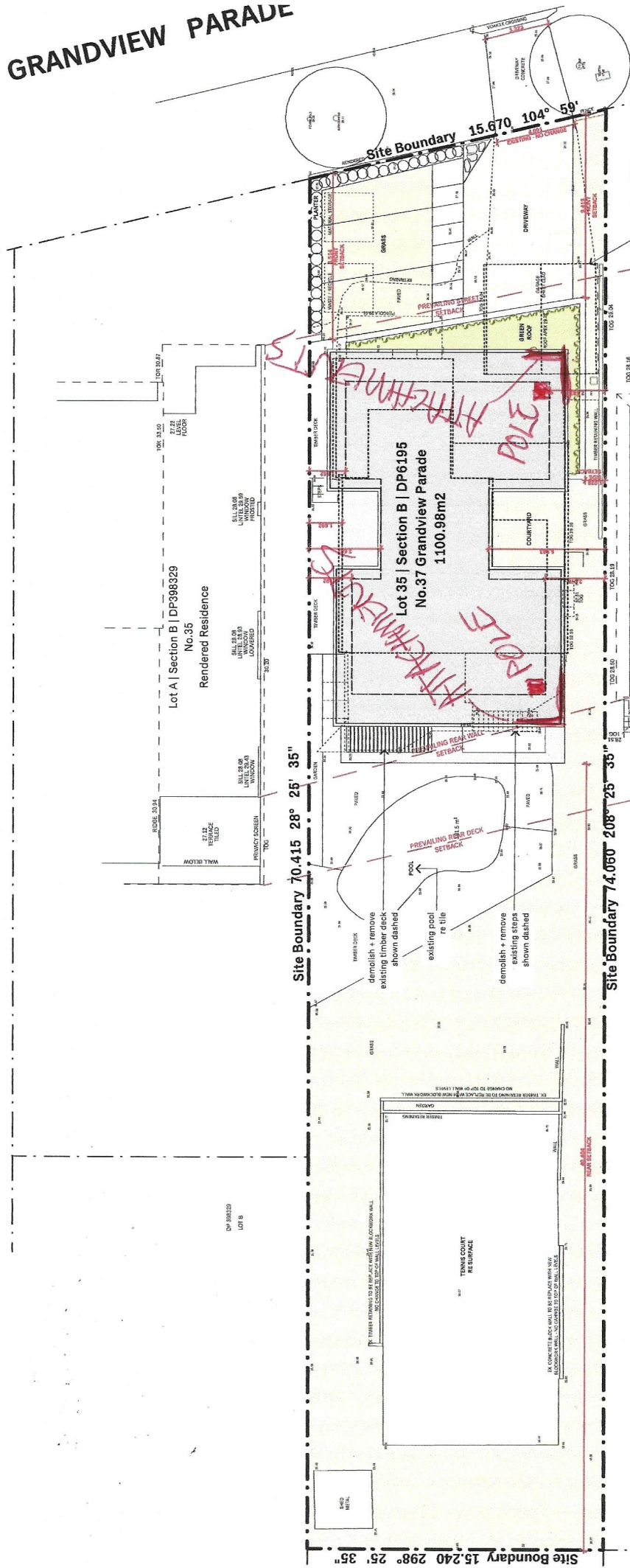
The tops of the poles are at RL 32.23 which is the proposed ridge level for the new residence.

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

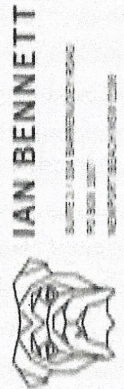
A handwritten signature in black ink, appearing to read 'D. Parsons'.

DAVID PARSONS
Registered Surveyor No.1819

GRANDVIEW PARADE



NORTHERN BEACHES COUNCIL CONTROLS			
Site Area = 1100.98m 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	4.08/3.3m	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 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



IAN BENNETT
DESIGN STUDIO
1/100 BARRACLOUGH ROAD
MONA VALE NSW 2103

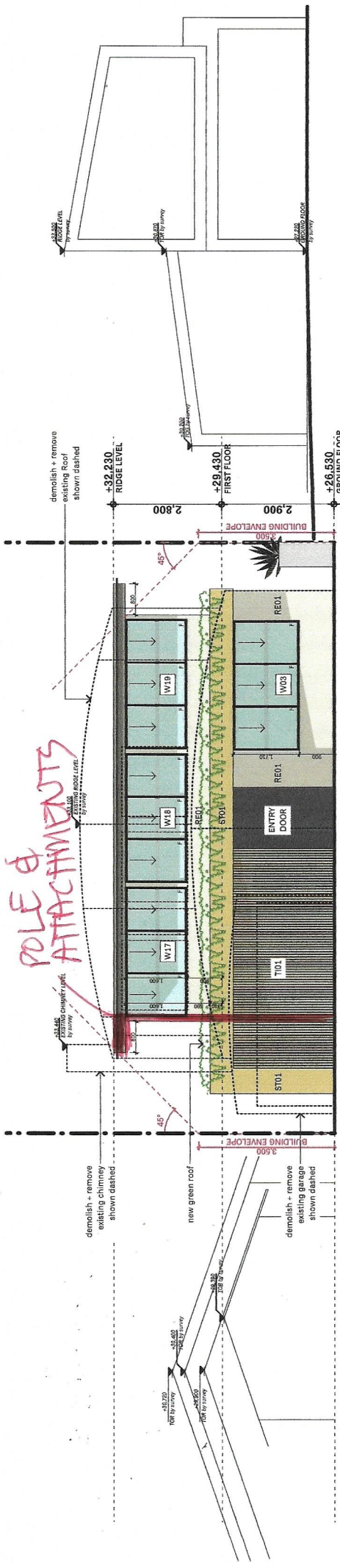
Mr E - Mrs S Ryan
MONA VALE HOUSE
Lot 35 | Section B | DP6195
No. 37 Grandview Parade
MONA VALE | NSW | 2103

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, ask confirmation from Ian Bennett Design Studio prior to proceeding.

Scale: 1:200 @ A3

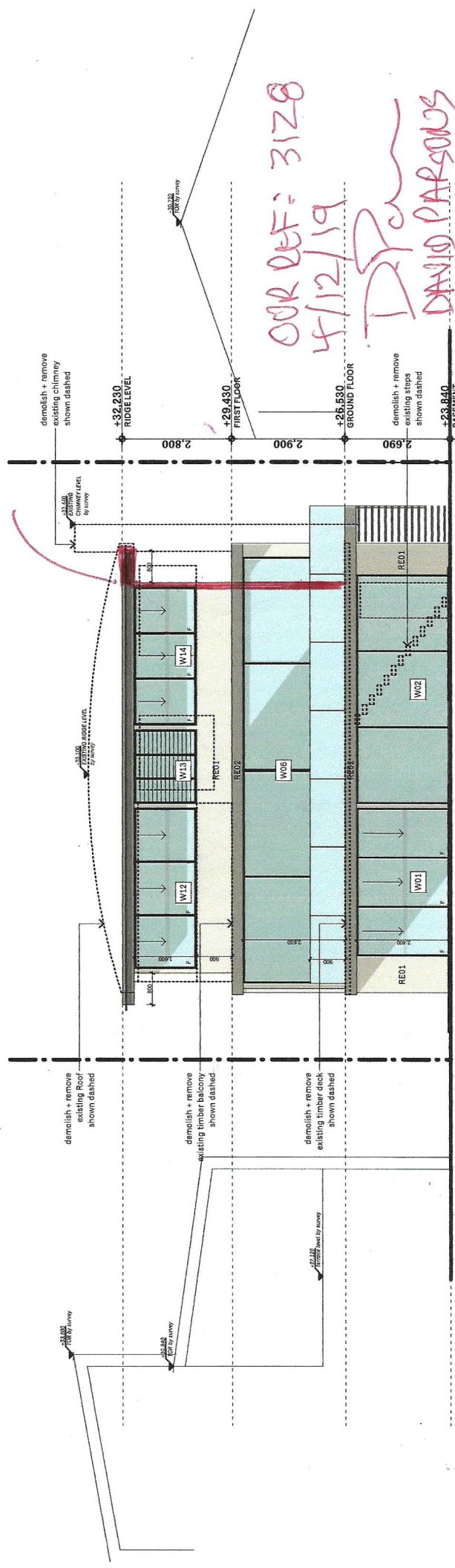
15/09/19 B DA SUBMISSION
15/09/19 A DA SUBMISSION
09/02/19 01 Preliminary DA

DA : SITE PLAN
Drawn : IB Project Number : 1802 Date : SEPT 2019
Checked : IB Drawing No. : A.02 Issue : B



POLE & ATTACHMENTS

NORTH EAST ELEVATION



SOUTH WEST ELEVATION

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

DP SURVEYING
05/12/18 3220

IAN BENNETT
DESIGN STUDIO
SUITE 1.10A BRIMBLEBAY ROAD
PO BOX 100
WARRIMOO NSW 2580

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

DA : NE + SW ELEVATIONS
Drawn: IB Project Number: 1802 Date: SEPT 2019
Checked: IB Drawing No.: A.06 Issue: B

15/09/18 A DA SUBMISSION
01/04/19 A DA SUBMISSION
05/02/19 G1 Preliminary DA
Date Is Description

POLE & ~~AT~~ INVESTS

old def: 3128
4/12/19

SOUTH EAST ELEVATION

DP 54103220

DAVID PARSONS
REG. SMUGGLED

8.5m MAX BUILDING HEIGHT LIMIT

NORTH WEST ELEVATION

IAN BENNETT

0968-771X(199605)10:3<251::AID-JCCE251>3.0.CO;2-D

Mr E + Mrs S Ryan

MONA VALE HOUSE

—

Lot 35 | Section B | DP0196

No.37 Grandview Parade

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: 1:100 @ A3

Date	Is.	Description
06/02/19	01	Preliminary DA
01/04/19	A	DA SUBMISSION
15/09/19	B	DA SUBMISSION

DA: SE + NW ELEVATIONS

Drawn : _____
IB Project Number : _____

1802 Date: SEPT 2019

Checked: _____ IB Drawing No.: _____

A.07 Issue: B