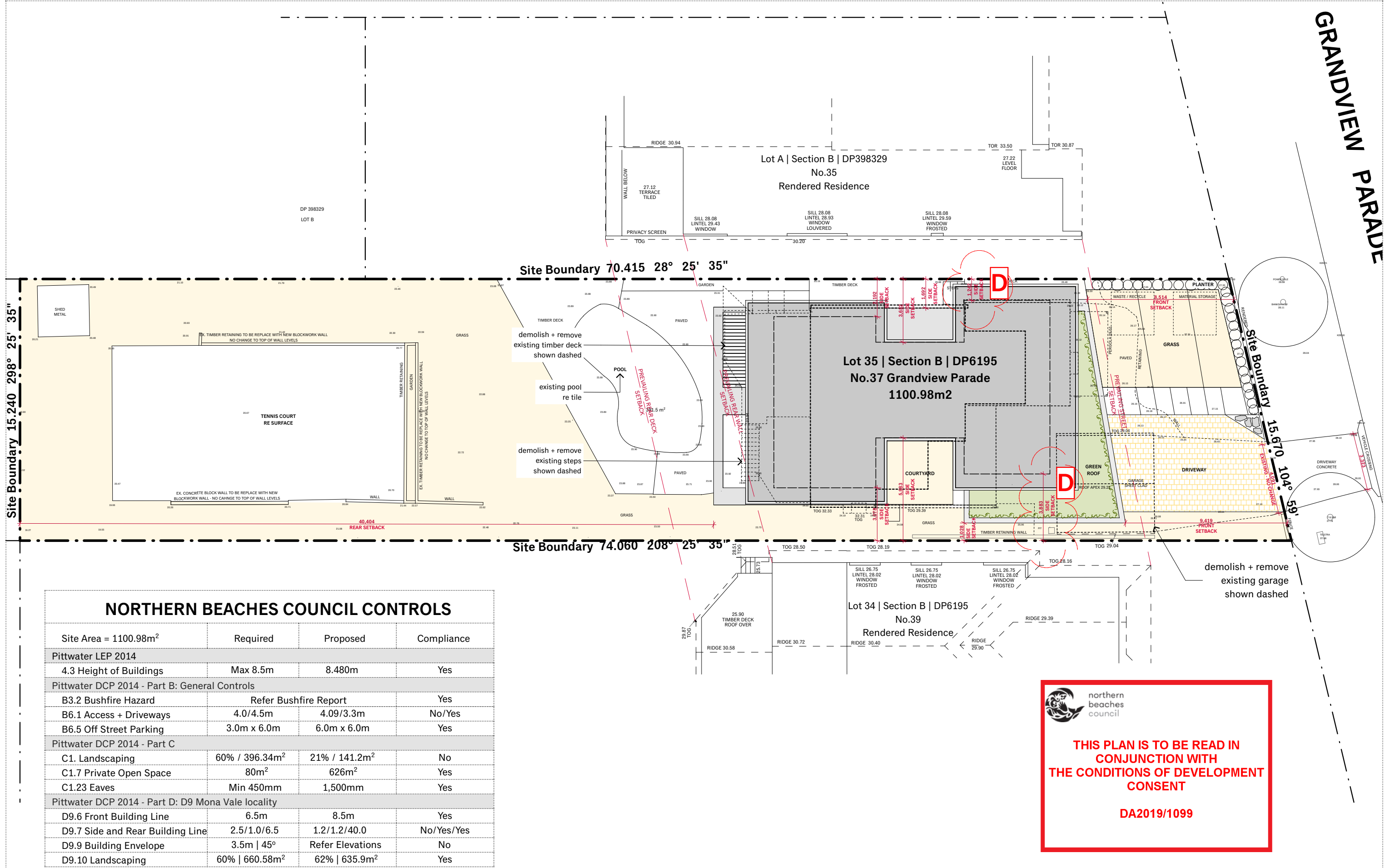




NORTHERN BEACHES COUNCIL CONTROLS

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	4.09/3.3m	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

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/1099



IAN BENNETT

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

DESIGN STUDIO

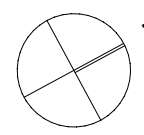
+612 9997 5039
IANBENNETT.CO
STUDIO@IANBENNETT.CO

Mr E + Mrs S Ryan
MONA VALE HOUSE

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

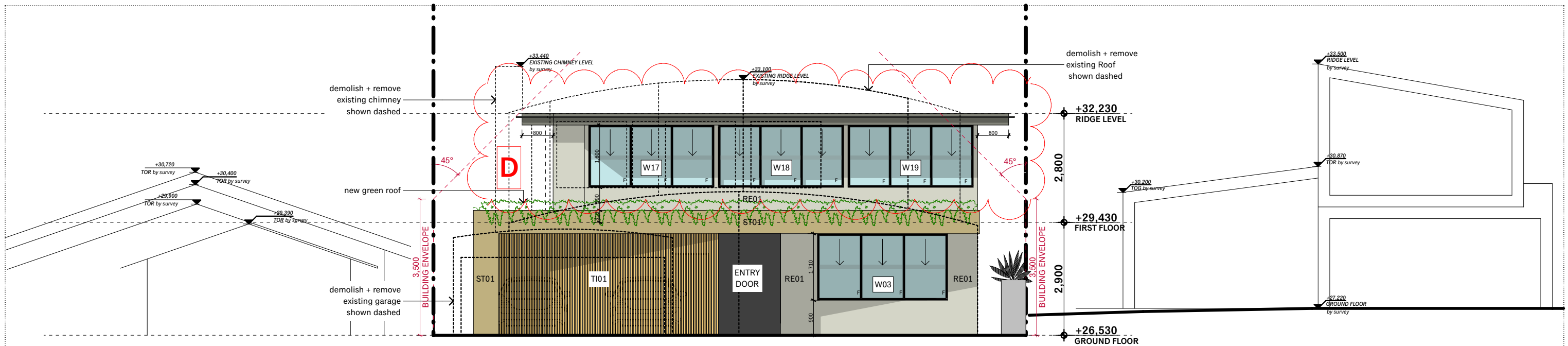
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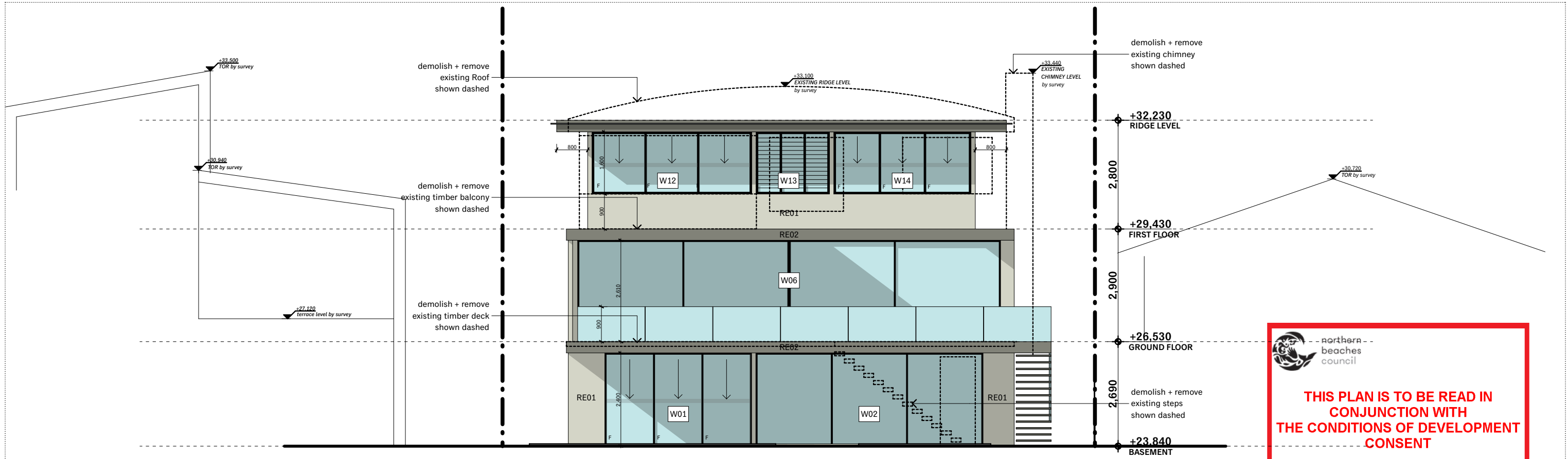


Date	Is	Description
07/02/20	D	Eastern setback to first floor northern pavilion increased by 1.0m
25/11/19	C	Section amended to better represent sub floor depth
15/09/19	B	DA SUBMISSION
01/04/19	A	DA SUBMISSION
05/02/19	01	Preliminary DA

DA : SITE PLAN			
Drawn :	IB	Project Number :	1802
Checked :	IB	Drawing No. :	A.02
Date	Is	Description	Issue : D
		Date :	FEB 2020



NORTH EAST ELEVATION

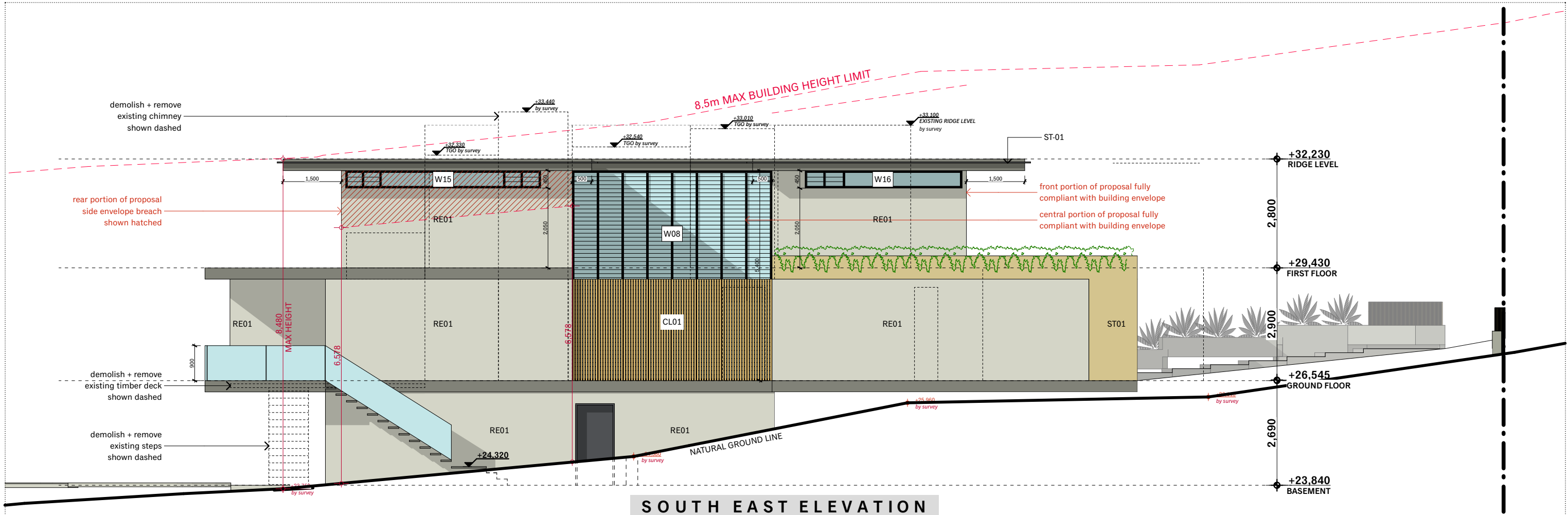


SOUTH WEST ELEVATION

 northern beaches council

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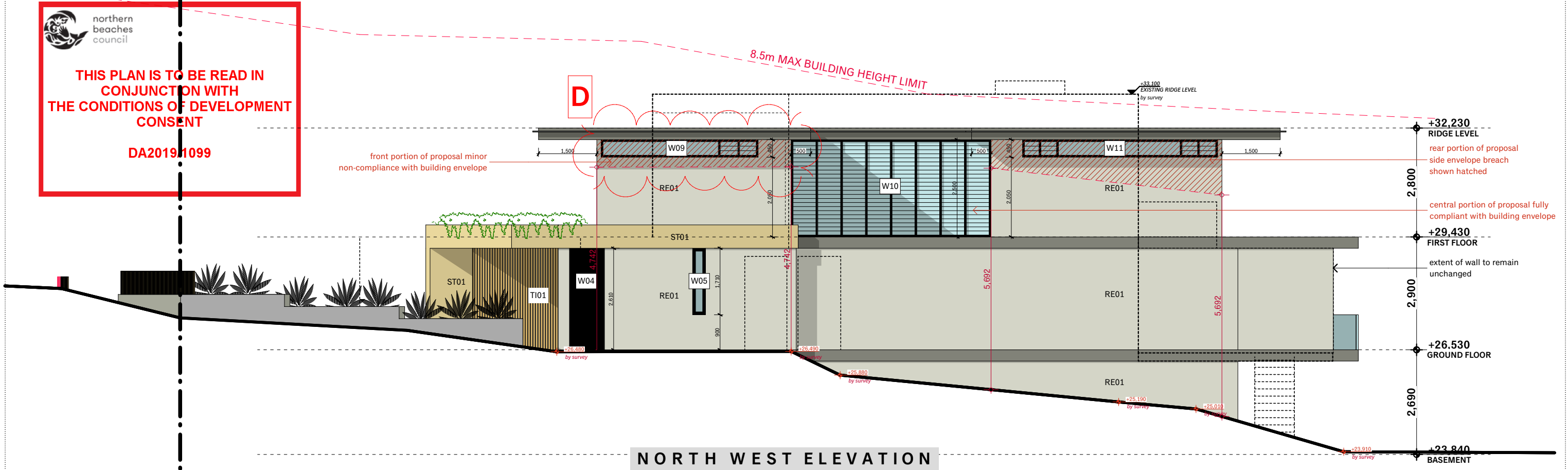
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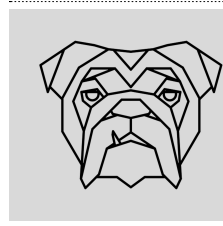


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IAN BENNETT DESIGN STUDIO

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

+612 9997 5039
IANBENNETT.CO
STUDIO@IANBENNETT.CO

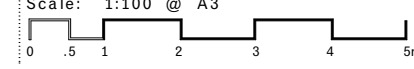
Mr E + Mrs S Ryan

MONA VALE HOUSE

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

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Scale: 1:100 @ A3



Date	Is	Description
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

DA : SE + NW ELEVATIONS

Drawn : IB Project Number : 1802 Date : FEB 2020

Checked : IB Drawing No. : **A.07** Issue : **D**