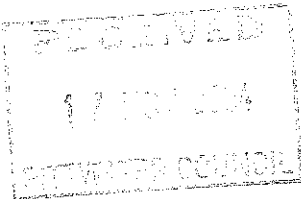


The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 2103

(Fax No: 9970 7150)



DA No: N0799/04

Name Ms. M. CRAIG
Address 15 BRUCE ST,
WARRIEWOOD 2102
Phone 9997 6461
Date 16.11.04

Proposed Development: Demolition of existing dwelling and construction of a new dwelling and a swimming pool

At: 13 BRUCE STREET MONA VALE NSW 2103

I have inspected the DA plans, I have considered them in the context of the relevant Locality Plans and Development Control Plans.

Yes No

I am willing to provide expert reports to supplement my comments should a conflict in opinion arise.

Yes No ?

I am willing to provide evidence to the Land and Environment Court if the application is appealed.

Yes No ?

In the interests of public transparency please note that your submission in its entirety will be available to the applicant or other interested persons on request and will also be made available on Council's Internet site through Council's transparent Development Application tracking process. You are encouraged, as is the applicant, to discuss with each other any matters that may be of concern.

COMMENTS:

PLEASE FIND ATTACHED 2-PAGE DOCUMENT
IN VIEW OF SPACE REQUIRED TO SET OUT.

Signature Ms. Craig

15 BRUCE ST.,
WARRIEWOOD,
N.S.W. 2102.

16TH NOVEMBER, 2004.

RE: PROJECT -

PROPOSED EARTHWORKS, DEMOLITION, NEW POOL & RESIDENCE
- NO. 13 BRUCE ST. LOT 10 IN D.P. 15762.

1. U.F. SURVEY CITES TREE #3 (NORFOLK ISLAND PINE)
AS A WELL-ESTABLISHED, SIGNIFICANT SPECIMEN.
IT WAS PLANTED IN THE 1940s & HAD A BEAUTIFUL,
SYMMETRICAL GROWTH UNTIL THE BRANCHES CLOSEST
TO THE EXISTING BUILDING WERE LOPPED TO THE
HEIGHT OF THE EXISTING EAVES, BY THE OWNER,
DESPITE OUR PROTESTS, ON 25.7.04, 1 MONTH
AFTER PURCHASE.

* ENCLOSED DIAGRAM SHOWS THE RESULT.

FOUNDATIONS OF PROPOSED DWELLING SHOW THAT
IT WILL APPROACH TREE #3 EVEN MORE CLOSELY.
FURTHER BRANCHES WILL BE REMOVED TO CLEAR
PROPOSED VERANDAS.

OF MORE CONCERN IS SEVERING OF PRIMARY
ROOTS TO SUIT FOUNDATIONS.

ARBORIST'S REPORT IS NOTED, BUT WAS IT
PREPARED ON EXISTING DWELLING'S FOUNDATIONS,
OR ON PROPOSED?

2. PER NORTH ELEVATION PLAN, THE PROPOSED
DWELLING SHOWS THAT THE ENTIRE TOP STOREY
IS ABOVE OUR ROOF, THUS COMPROMISING OUR
PRIVACY.

* DIAGRAM ATTACHED.

THE IMPACT OF THE TOP STOREY FROM THE
STREET, & FROM OPPOSITE EXISTING DWELLINGS,
MUST ALSO BE CONSIDERABLE.

RE: PROJECT-

LOT 10 IN D.P. 15762.

3. PROPOSED DWELLING SHOWS ALL LIVING AREAS, VERANDAS, & POOL ARE FACING N. TO OUR PROPERTY, THUS DIRECTING NOISE FROM THESE AREAS SQUARELY AT US.

4. SITE PLAN POSTED TO US DIFFERS IN 2 IMPORTANT AREAS FROM COMPREHENSIVE PLAN AT COUNCIL:

(a) NORTH ELEVATION

LOWER LEVEL RUMPUS ROOM WINDOWS IN OUR PLAN ARE SMALL & CONFINED TO UPPER SECTION OF ROOM - IMPORTANT SINCE ROOM IS CLOSE TO BOUNDARY.

COUNCIL SITE PLAN SHOWS LARGE RUMPUS ROOM WINDOWS,

(b) EAST ELEVATION

LOWER DECK EXTENDS RIGHT TO OUR BOUNDARY IN POSTED SITE PLAN.

COUNCIL SITE PLAN INDICATES A 2.5M CLEARANCE FROM OUR BOUNDARY.

26.160

27.425

28.165

28.165

boundary

broken line indicates position / height of boundary wall

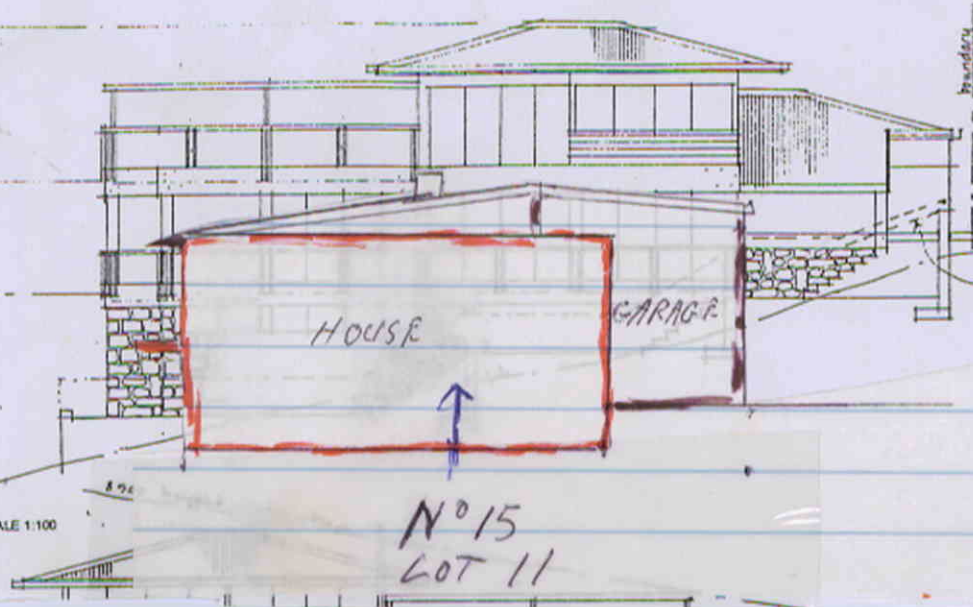
HOUSE

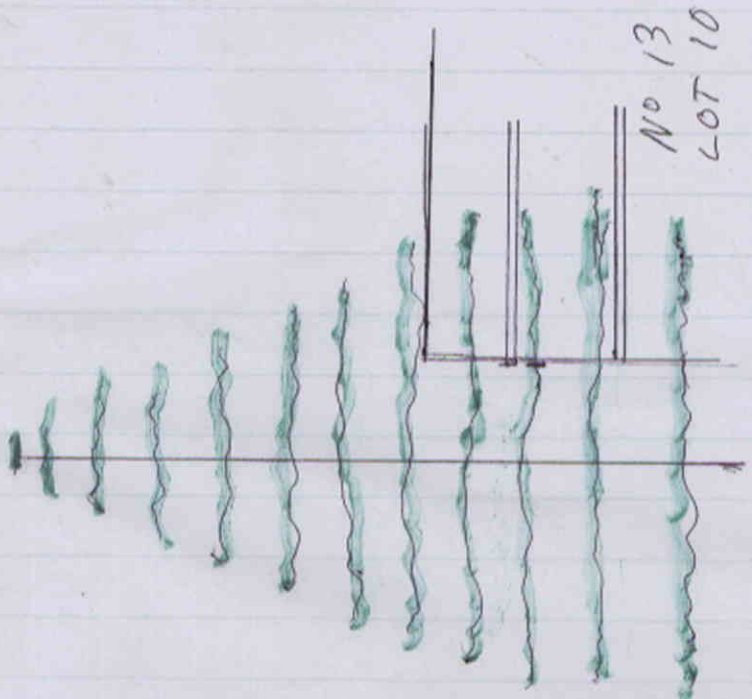
GARAGE



NORTH ELEVATION SCALE 1:100

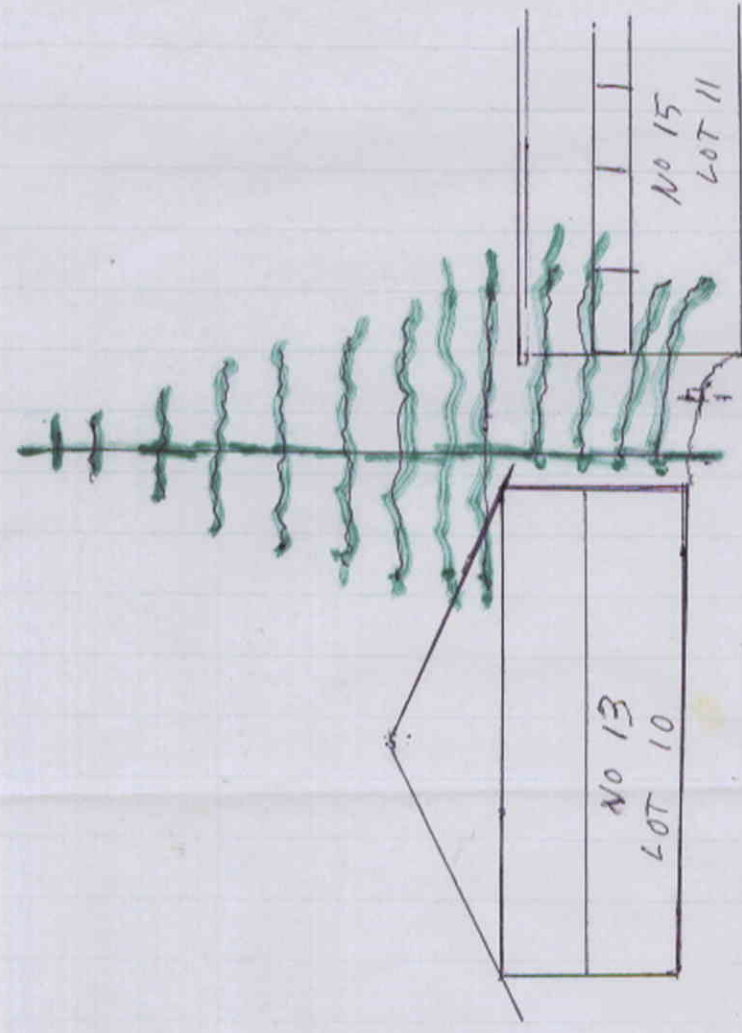
Nº 15
LOT 11





NORTH ELEVATION PLUS PROPOSED BUILDING

NO DOUBT THE BRANCHES IN THE WAY OF THE NEW DECKS WILL ALSO HAVE TO BE ATTENDED TO. (LOPPED)



EAST ELEVATION AT PRESENT

TO IMPROVE HIS VIEWS THE OWNER LOPPED THE EQUIVALENT OF 2 STOREYS OF BRANCHES AS SOON AS HE ACQUIRED THE PROPERTY RECENTLY. PURCHASED 29.6.04 LOPPED 25.7.04