



DA 2 1711104

All Correspondence to be addressed to General Manager

Units 9, 11 & 12/ 5 Vuko Place  
WARRIEWOOD NSW 2102  
**Avalon Customer Service Centre**  
59A Old Barrenjoey Road, AVALON 2107

Postal Address  
P.O. Box 882  
MONA VALE NSW 1660  
DX 9018MONA VALE

Telephone (02)9970 1111  
Facsimile (02) 9970 7150  
Internet [www.pittwaterlga.com.au](http://www.pittwaterlga.com.au)  
Email: [pittwater\\_council@pittwater.nsw.gov.au](mailto:pittwater_council@pittwater.nsw.gov.au)

Business Hours:  
8am to 6.00pm Monday to Thursday  
8am to 5.00pm Friday

**DA No: N0799/04**

**4 NOVEMBER 2004**

P H JONES  
9 BRUCE STREET  
MONA VALE NSW 2103

Dear Sir/Madam

**Notification of Development Application for Demolition of existing dwelling and construction of a new dwelling and a swimming pool  
Lot 10 DP 15762  
13 BRUCE STREET MONA VALE NSW 2103**

I would like to advise you that a Development Application has been received relating to the above property. The applicant for this proposal is **CAROL VOSS**.

Please find attached reduced copies of plans (not to scale). If you wish to view the Development Application plans they are available at Council offices during business hours as outlined above or on Council's Internet site at [www.pittwaterlga.com.au](http://www.pittwaterlga.com.au) (see e-Services – Tracking Your Development Application).

As only relevant matters associated with the Development Application are able to be considered, your comments need to be based on the relevant Development Control Plan. These are freely available on Council's Internet site or you may purchase them at Council offices.

If you have no issues you wish to raise in regard to the development no response is required and you may ignore the attached form.

**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.**

You are invited to support your submission with expert reports/evidence at your own expense where a conflict in opinion arises during the assessment and determination process.

Written comments on the proposal should be forwarded to Council on the attached form within fourteen (14) days of the date of this letter to ensure these are taken into consideration in assessing this application. Should you wish to raise other matters not related to this Development Application please include those matters separately to your comments on this proposal.

Yours faithfully  
**JOHN RAVEN**  
DEVELOPMENT OFFICER

900 x 3 = 2700 + 300  
600 x 4 = 2400

DA No: N0799/04

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

Name..... P.H. JONES

Address 9 BRUCE ST

..... WARRIEWOOD

Phone..... 0407 274 280

Date..... 12TH NOV. 2004

(Fax No: 9970 7150)

**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:**

ALTHOUGH NOT EXPECTED DIRECTLY BY THIS DA I WOULD EXPECT COUNCIL TO ADHERE TO THEIR DCP GUIDELINES REGARDING

- (1) OVERSHADOWING ON NO 11
- (2) THAT SITE RATIO % BE ADHERED TO
- (3) THAT ALL STRUCTURES BE WITHIN NORMAL SET BACKS

IT APPEARS THAT THE GARAGE + POOL IS WELL OVER THE 6.5 SET BACK AT BRUCE ST AND IS ALMOST ON FRONT BOUNDARY - HOW CAN THIS BE ??

Signature.....

