

24/12/2004  
The General Manager  
Pittwater Council  
5 Vuko Place  
Warriewood  
Att: Mr John Raven

Dear Sir,

**Re: DA No. NO799/04 new dwelling at 13 Bruce St Mona Vale**

I am writing to lodge an objection to the above application on behalf of my clients; Dr & Mrs PF Isaac; who live at 95 Narrabeen Park Pde Mona Vale.

My clients' house is diagonally opposite the subject property, and has frontage to Bruce St. They enjoy broad views of the ocean, and from the Living Room and Verandah there is a treasured view of the Warriewood South headland and foreshore rocks and wave action.

The proposed top floor roof has now been represented by height poles on site (although the poles only indicate the wall locations, not the eave extents.) An inspection from my clients' house last Friday revealed that the new roof would obscure the majority of this view. The height of the proposed ridge and extent of the eaves to the south is increased by the proximity of the eaves to the south boundary. These eaves are not in compliance with the DCP side boundary envelope requirements for building setbacks.

We request that Council ensures all aspects relating to bulk and scale be strictly in compliance with Council's codes. Any further lowering of the top floor roof would assist in reducing my clients' view loss.

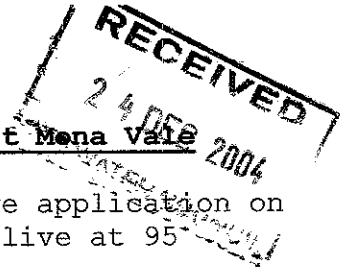
Pittwater Council has a policy of view sharing, and in this case, the owners of 13 Bruce St. would be maximising their views of the headland, and destroying the headland views from 95 Narrabeen Park Parade.

Enclosed please find a photograph of the existing view from the Verandah of No.95, with the proposed roof marked over the height poles indicating the extent of view loss.

Yours faithfully  
The Design Section Pty Limited



GR Watson B Arch UNSW ARAIA





VIEW LOSS FROM 95 NARARA BEEN PARK PDE  
OVER 13 BRUCE ST MONA VALE