

17 November, 2004

95 Narrabeen Park Parade
MONA VALE, NSW 2103

Phone: (02) 9997 1623

Fax: (02) 9997 1634

Mobile: 0414 497 726

Email: pharmed@ozemail.com.au

Building Development Applications
Pittwater Council
5 Vuko Place
Warriewood NSW

Attention: John Raven

Dear Sir,

Re: Objection to DA N0799/04 – 13 Bruce Street, Mona Vale 2103

We write to record a strong objection to the roof height of the proposed new dwelling to replace the existing cottage at 13 Bruce Street.

This property is diagonally opposite our property and situated about 30m to the South East of us.

Our property has dual frontages and has direct frontage to Bruce Street (Property No. 47069). Our major living areas – sunroom/dining room/kitchen and deck at second story level – enjoy views to Warriewood Beach and Turriemetta Head (see enclosed map). Much of the value of our property derives from the integrity of the current views.

Firstly, we wish to record our concern that we did not receive written notification of the DA and, secondly, to record our concern that the DA was accepted for review when no drawings submitted clearly show the existing roof line against the proposed profile of the new roof.

After several hours of reviewing the documentation on the Council's web-site and visits by my wife and myself to chambers, with the assistance of Geoff Hill and John Raven, it has been established this morning that the new ridge elevation (35.29m) is 1.6m above the existing ridge elevation (33.6m). Furthermore, the elevation of the new eave line is equal to that of the old ridge line. **Thus the whole of the new roof sits above the current roof.**

It is acknowledged that the top floor of the three level dwelling bearing this roof is of lesser footprint than the whole development and that many aspects of the DA are attractive. Furthermore, the roof profile appears to lie below the 8.5m site profile line.

We request that the developers be required to lower the foundations down the slope or change the roof profile. We also request an extension of time for lodging a professionally backed, detailed objection and that no decision be made until poles are erected to outline the final proposed roof lines before demolition of the existing cottage.

Yours sincerely

A handwritten signature in black ink, appearing to read "Peter F. Isaac". The signature is fluid and cursive, with a large initial "P" and "I".

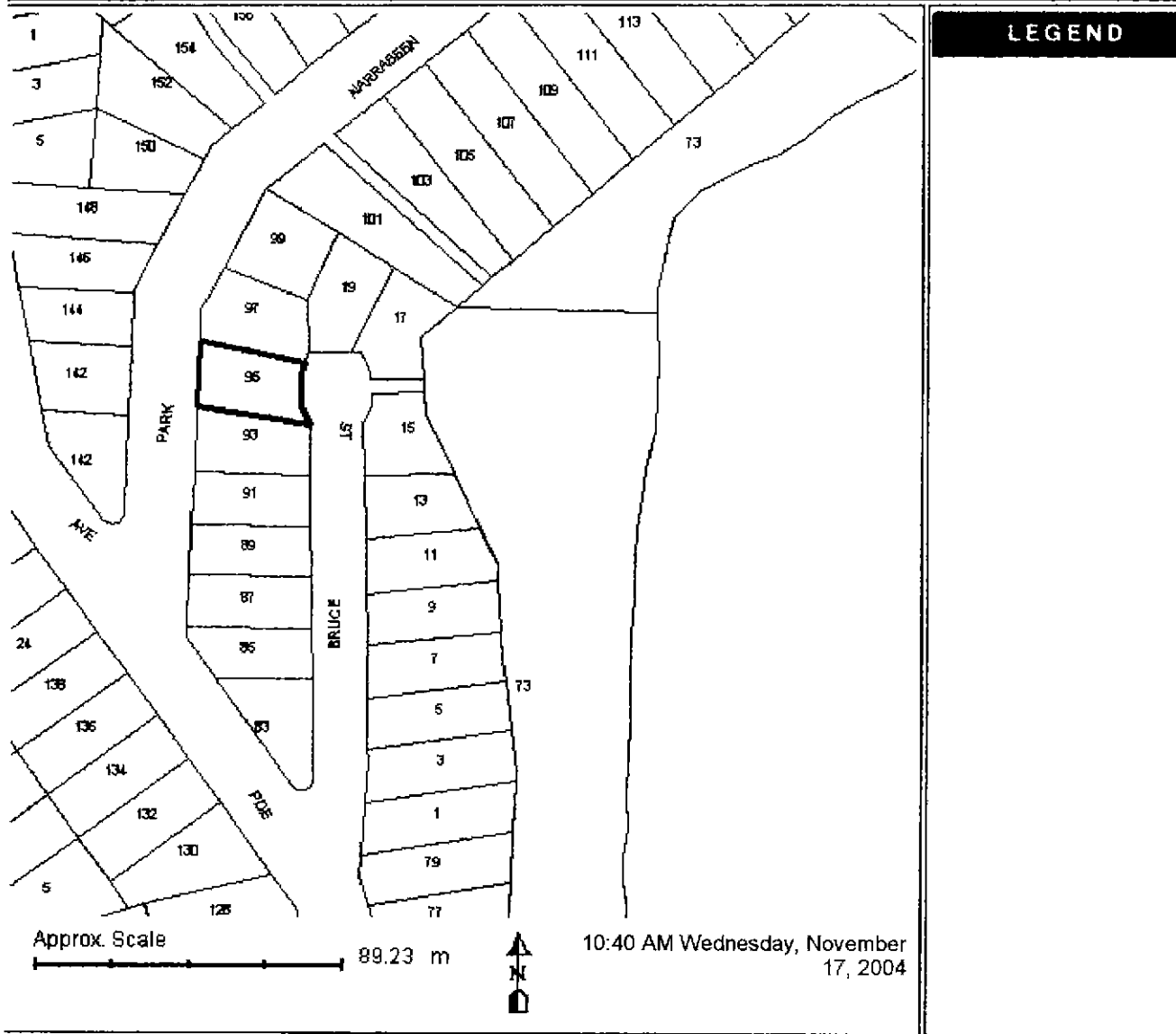
Peter F. Isaac & Jillian H. Isaac

Encl. Map



Pittwater Council Mapping

Locality of DA N0799/04



DISCLAIMER

The contents of this website (which includes downloadable material) are subject to copyright and are protected by the laws of Australia and other countries through international treaties.

The information on this website is not checked for accuracy, may be out of date, and is not intended as a substitute for making written enquiries. Accordingly, you should apply to the council in writing for any information that you intend to rely on.

© Pittwater Council, 2001 All rights reserved

© Land & Property Information, 2001. All rights reserved.