

DA ④

01.02.2005

DA No: N0799/04

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

Name Ms. M. CRAIG
Address 15 BRUCE ST.
MONA VALE 2103.
Phone 9997 6461.
Date 28.01.05.

(Fax No: 9970 7150)

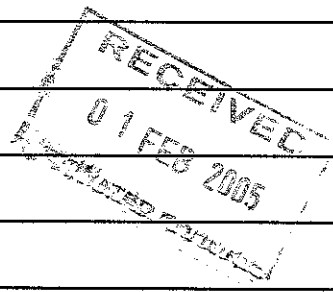
Proposed Development: Demolition of existing dwelling house and construction of a new dwelling and a swimming pool

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 READ ATTACHED DOCUMENT
M. Craig.



Signature.....

Revised Plan for No. 13 Bruce St., Warriewood.

1. The Revised West Elevation shows NEW RIDGE HEIGHT at 39.25.

This is the same height as that shown in the Original Plan.

The concern is that the entire top storey is above the roof level of No. 15, thus compromising our privacy.

2. "Introduced Screening" along N & S sides of uncovered verandahs—what form will this take?

The concern is that the "Circulation Area" is in fact an entertaining area, which directly faces No. 15, thus compromising our privacy.

3. "4M" requirement for clearance of proposed dwelling from Norfolk Pine tree. The Revised Plan indicates a distance of 4M from the NE corner of the rumpus room to the Norfolk Pine tree. IF SO, this is a step in the right direction, BUT it is difficult to define just where the NEW building line is, on the Revised Plan sent to us.

It would have been a great help to have had the Revised Plan's changes highlighted.