

Business Hours:
8.00am to 6.00pm, Monday to Thursday
8.00am to 5.00pm, Friday

DA No: N0799/04

21 February 2005

Carol Voss
PO Box 300
Church Point NSW 2105

Dear Sir/Madam

**Development Application for Demolition of existing dwelling house and construction of a new dwelling and a swimming pool
13 BRUCE STREET MONA VALE NSW 2103.**

I regret to advise that after due consideration, it has been decided to refuse this application.

The Notice of Refusal is attached. If there is any aspect of the decision that you are uncertain or unclear about, you should contact me.

Yours faithfully

John Raven
DEVELOPMENT OFFICER

Encl

REFUSAL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Applicant's Name and Address:

**Carol Voss
PO Box 300 Church Point NSW 2105**

Being the applicant in respect of Development Application No N0799/04.

Pursuant to section 80(1) of the Act, notice is hereby given of the determination by Pittwater Council, as the consent authority, of the Development Application for:

Demolition of existing dwelling house and construction of a new dwelling and a swimming pool

At:

Lot 10 DP 15762
13 BRUCE STREET MONA VALE NSW 2103

Decision:

The Development Application has been refused for the following reasons:

1. Non compliance with the foreshore building line requirements of Pittwater 21 DCP.
2. Non compliance with the front building line requirements of Pittwater 21 DCP, noting that the front building line requirement relates to the proposed garage and swimming pool.
3. The loss of privacy and amenity impacts associated with the proposed terrace areas relating to 15 Bruce Street, Warriewood.
4. Non compliance with the view sharing requirements of Pittwater 21 DCP.
5. Insufficient information being provided in respect to the access driveway requirements of Pittwater 21 DCP.
6. Non compliance with the controls and outcomes specified in Section D14.1 of Pittwater 21 DCP relating to the scale of the proposed verandah structures on the eastern elevation.

NOTES:

- (1) This determination was taken under delegated authority on behalf of the elected Council pursuant to Section 377 of the Local Government Act 1993.
- (2) Section 97 of the Act confers on the applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land & Environment Court exercisable within 12 months after receipt of this notice.

- (3) Any person who contravenes this notice of determination of the abovementioned development application shall be guilty of a breach of the Environmental Planning & Assessment Act, 1979, and shall be liable to a monetary penalty and for a restraining order which may be imposed by the Land and Environment Court.

Angus Gordon
GENERAL MANAGER

per:

Date



PITTWATER COUNCIL

SURVEY OF COUNCIL SERVICES DEVELOPMENT APPLICATIONS (PART 2)

As part of Pittwater Council's aim to continually monitor and improve our services we rely on input from residents and other users.

To achieve this objective, Council regularly carries out random surveys of persons submitting development applications. We would therefore be grateful if you would complete the attached questionnaire and return it to us at PO Box 882, MONA VALE NSW 1660 at your convenience.

The data received is very important to us because it will enable us to identify areas where we can provide a better service to you.

Thank you for your cooperation.

ANGUS GORDON
GENERAL MANAGER

Application No. _____

1. Did you require any assistance during the processing of your application?

Yes No

Comments

.....

2. How would you rate the standard of assistance provided?

Poor Adequate Good Not Applicable

Comments

.....

3. Were inspections carried out at times that suited you?

Yes No

Comments

.....



4 Did Council staff communicate with you promptly when seeking further information?

Yes No

Comments

.....

5 Do you consider the time taken to make a decision on your application was satisfactory?

Yes No

Comments

.....

6. Overall, how do you rate the following:-

1. Level of courtesy

Poor Adequate Good

2. Attitude of Council Staff

Poor Adequate Good

3. Responsiveness

Poor Adequate Good

7. Are there any areas or processes you would like to see improved and how?

Signed: _____

Dated: _____