

DA No: N0799/04

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

(Fax No: 9970 7150)

Name Ms M CRAIG & Mr R. HARVEY

Address 15 BRUCE ST.
MONA VALE 2103

Phone 9997 6461

Date 6 TH MARCH, 2006

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.

I am willing to provide expert reports to supplement my comments should a conflict in opinion arise.

I am willing to provide evidence to the Land and Environment Court if the application is appealed.

Yes No

Yes No

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 SEE ATTACHED
DOCUMENT

Signature.....

From: craigharvie Old <craigharvie@bigpond.com>
Date: Mon Mar 6, 2006 4:15:13 PM Australia/Sydney
To: pittwater_council@pittwater.nsw.gov.au
Subject: Reply to Notification--as below.

Reference: Notification of Application for Section 82A--Reconsideration of Development Application for Demolition of existing dwelling house and construction of a new dwelling and a swimming pool
For Attention: Steve Guy
Development Officer.

DA No; N0799/04
Lot 10 DP 15762.

March 6th, 2006.

Comments;

1. Our ongoing primary concern is the height of the proposed dwelling. Some reduction to height of ridge from original plan is noted, but we consider it too high compared to adjacent properties. It towers over our 2-storey dwelling, and in this location is setting a most undesirable precedent for all the neighbouring properties at this end of Bruce St.
We are not satisfied that measures to reduce noise from the proposed living areas facing directly on to our property are sufficient to ensure our privacy.
2. [a] Garage is Non-Complying---too close to street boundary.
[b] Front entrance of house appears to be a hallway on N. side of garage, connecting garage to house. So does this not make the house Non-Complying also, since it is too close to street boundary? (Ref. N. Elev. site plan & W. Elev.)
3. Garage S. wall open space---noted in previous report also---is this open space to be filled in later?
If it is to remain open space, why is a garage door included? (Ref. S. Elev.)
4. Not all plans indicated a fireplace/chimney, so this escaped our attention initially. What control over Winter's prevailing S/SW winds is planned to prevent smoke and pollution in our air space? "Professional installation" is mentioned in the plan; this Stops Smoke???
5. We have outlaid money on a good-quality television antenna to enable our present clear signal path for HD-Digital reception. The proposed construction will completely block it.
6. Proposed 'water feature' for pool; is this intended to include a pump? What will the noise level be, considering its proximity to #15?

We will be mailing a copy of this letter to you tomorrow, as a follow-up regarding this matter.
We are available for any discussion on the above matter, should it be considered advantageous.
Yours faithfully,

(Ms.) Miri Craig
& (Mr.) Robert Harvie

15 Bruce St.,
Mona Vale, 2103.
9997 6461.

(Ms) M. Craig.

Mr Robert B Harvie.