
From: Clive Russell
Sent: 28/03/2025 5:43:15 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: SUBMISSION - Queries/Concerns re DA 2025/0200
Attachments: DA Queries MAR 2025.pdf;

Dear Anais Sarkissian & the Northern Beaches Council Planning Department.

In reference to the DA 2025/0200 for 14 Kristine Place Mona Vale NSW, I have some queries and concerns pertaining to the application regarding visual privacy concerns, loss of views and loss of sunlight, compliance concerns, possible inaccurate reporting, existing garden impacts and window sill heights.

Thank you for taking time to review the below (& attached) concerns and queries pertaining to Application number DA2025/0200 located at 14 Kristine Place, MONA VALE.

My name is Clive Stuart Russell, 15 Kristine Place, Mona Vale NSW 2103 (lot 10), and I am the neighbour of the property at 14 Kristine Place for which the abovementioned DA has been proposed.

Your review and response to the below queries would be greatly appreciated:

1. 1.

Visual & Privacy Concerns

I refer to a report submitted from Four Towns Pty Ltd "Statement of Environmental Effects".

The report makes reference on multiple occasions regarding there will be *"no adverse impacts to adjoining neighbours"*.

Please advise how they can make these assumptions without actually visiting my property?

I believe the following statements in their "comments" section to be incorrect and non-compliant:

- *

Page 12 - Comment: *"The proposal enhances and creates a more functional dwelling for the occupants, while ensuring no adverse impacts to adjoining neighbours or the Mona Vale locality"*.

QUERY: How would they know there is no adverse impacts without visiting my property. Please view attached images.

- *

Page 25 - Comment: *"The proposal has been strategically designed by the project architect and the client with a view to provide functional improvements to the existing dwelling with minimal impact to adjoining neighbours"*.

QUERY: How would they know about minimal impacts to neighbours without visiting my property. Please view attached images.

- *

Page 34 - Comment (view sharing): *"Thus, the proposed alterations and additions have been designed to achieve a modest bulk and scale that will not impact any views or corridors"*.

QUERY: The majority of the view from the main bedroom (sky and trees) will be lost. Also the general view from the backyard entertaining area greatly reduced. Refer to attached images. And how would they know about impact on views unless visited my property internally and externally.

- *

Page 35 - Comment: *"The proposed alterations and additions will have no visual impact to the adjoining neighbours at no. 11 or 15 Kristine Place. The proposed works will have no direct overlooking impacts to any adjacent private open space areas or to any habitable room windows to the adjoining neighbour to the east or west"*.

QUERY: Yes, there will be an impact on visual privacy, especially if they are looking out of their windows to private areas including backyard entertaining areas and where my children play and will have a significant impact on their privacy and our home environment. How do they know there is no impact without visiting my property. Reference FIG 3 attached. If they look out windows (W05 and possible W06), they will be able to see directly into the main bedroom of my property.

It is appreciated they have narrower windows/sills to the windows overlooking my property. However I have concerns about the window sill heights (shown as 1.5m on the plans).

REQUEST: For a minimum window sill height of 1.7m above floor level for windows in habitable rooms that overlook adjacent properties and that frosted glass on those windows (W05, W06). BCA (Building Code of Australia) requires a minimum of 1.7m.

NOTE (re Four Towns report) - there is no such house number as no. 11 Kristine Place which is quoted on multiple occasions in their report.

2. Plants and Environment

Understanding the plans indicate that "existing landscape to be retained". Can I please request a guarantee on this and advise on the following:

What impact on the plants, soil stability and environment will the construction have? in particular the creation of a "concrete path"? - please reference FIG 4, FIG 5, FIG 6 & FIG 7 for some of the highlighted areas that could be affected. Understanding that some of the plants are currently located in garden areas on both sides of the boundaries of Number 14 & Number 15 Kristine Place. Do any of the shared fences need to be touched during the construction process? Do any of the plants located entirely on my property need to be touched or removed?

REQUEST - Please provide remediate details that the development could have on the abovementioned and in particular to confirm any fencing damaged (and plants) is replaced and any new fencing is installed at a cost to the owners of 14 Kristine Place (DA 2025/0200).

3. Overshadowing, blocking of sunlight and losing views.

Please refer to attached images (Fig1, Fig 2, Fig 1.1, Fig 2.2) and also please note afternoon sunlight lost as highlighted on Master Plans Page 11. These issues are a significant concern.

2.

4. Will any involved in the construction require access to my property at 15 Kristine Place, Mona Vale?

5. What is the anticipated start date for construction?

6. What is the intended duration from start to finish? (understanding that this query cannot be answered precisely due to potential delays such as weather or events beyond control).

7. Our residences are located at the end of a culdersac street. As such I would suggest to all parties involved in the construction and general parking, to be mindful of safety concerns with

regards to parking in the turning circle of the culdersac as large vehicles/garbage trucks will have issues manoeuvring.

8. Please advise on actions regarding the following "unsupported" responses:

- *
Engineering Referral Response
- *
Natural Environment Referral Response - Flood

Thank you for your time and I look forward to hearing from you soon regarding the above and attached queries. Also, I would suggest a visit to my property so you can view the concerns accurately.

Please feel free to call or email. It would be appreciated if you could please refrain from making my private email and mobile number available for public viewing.

Kind regards,

Clive Russell



FIG 1



FIG 2

Views lost

Fig 1. Current view from main bedroom window.

Fig 2. Likely view post construction.

CONCERNS: lost views and privacy issue.

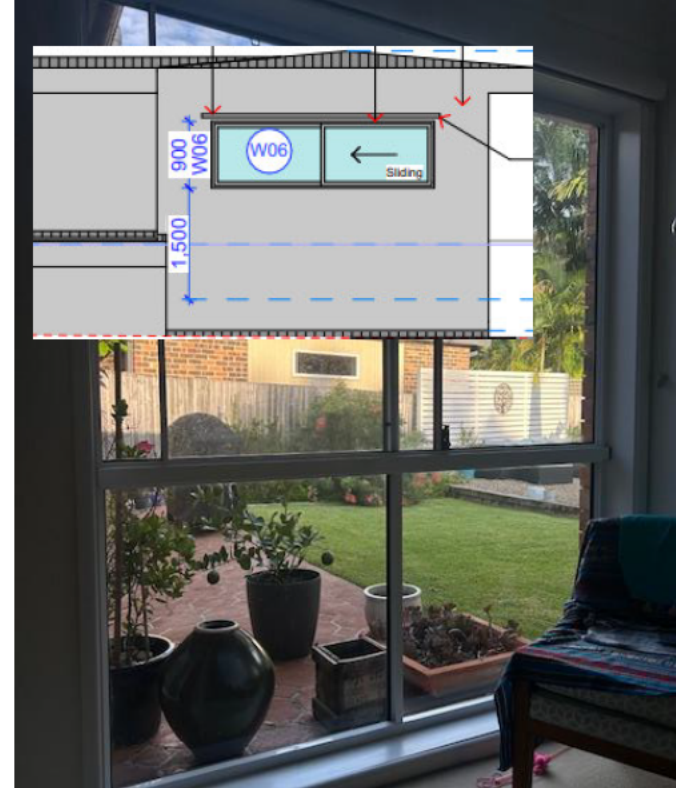


FIG 1.1



FIG 2.2

Views lost

Fig 1.1 Current view from outdoor entertaining area.

Fig 2. 2 Likely view post construction.

CONCERNS: lost views and privacy issue.

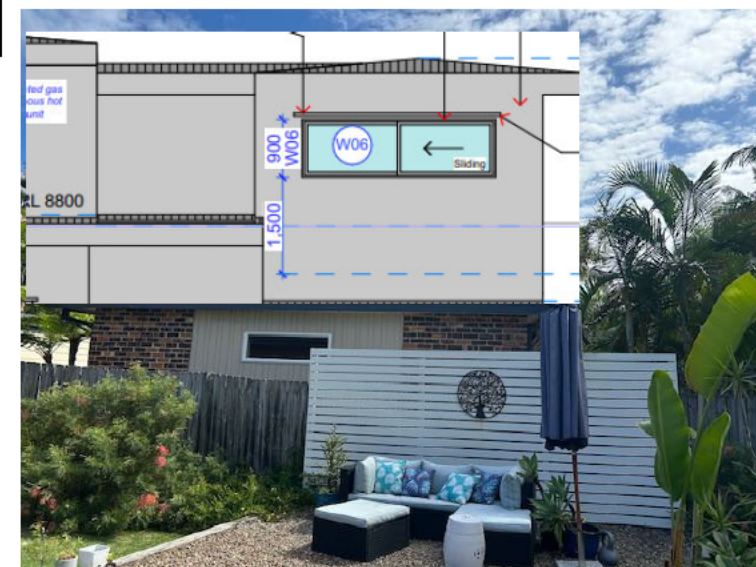


FIG 3



Private areas including backyard entertaining areas and where my children play.

