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**From:** Clive Russell  
**Sent:** 19/10/2023 11:08:39 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED Submission query re DA2023/1428  
**Attachments:** DA Queries 18 Oct 2023.pdf;

Dear Jordan/ Northern Beaches Council Planning Department

Thank you for taking time to review the below (& attached) concerns and queries pertaining to Application number DA2023/1428 located at 14 Kristine Place, MONA VALE.

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

I do not have an intention to object to the DA2023/1428, however prior to advancing to any of the next stages, I would like you to consider some minor adjustments to the DA that has been submitted and also other queries detailed below. In particular:

1. Window on upper level and highlighted in the attached "FIG 1". I was of the understanding that the window was going to be "narrow & high". The window here does not appear to be narrow, high, opaque or have shutters and as such could potentially have an unacceptable impact of the visual privacy overlooking private areas including the backyard entertaining areas and where my children play as well as overlooking into my main bedroom.

FIG 2 shows the view from my main bedroom from the inside looking outside and the likely location of the abovementioned window.

FIG 3 shows another angle whereby the window mentioned could have an unacceptable impact on the visual privacy overlooking private areas including backyard entertaining areas and where my children play.

**REQUEST** - to review the size, shape, location and style of the window to ensure there is no unacceptable impact on visual privacy to the areas mentioned.

2. 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 is replaced and any new fencing is installed at a cost to the owners of 14 Kristine Place (DA2023/1428).

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

4. What is the anticipated start date for construction?

5. What is the intended duration from start to finish? (approximately is OK, understanding that this query cannot be answered precisely due to potential delays such as weather or events beyond control).
6. 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. I mention this as according to the plans, the current double garage is being converted into a bedroom and there will be an additional two cars entering the premises.

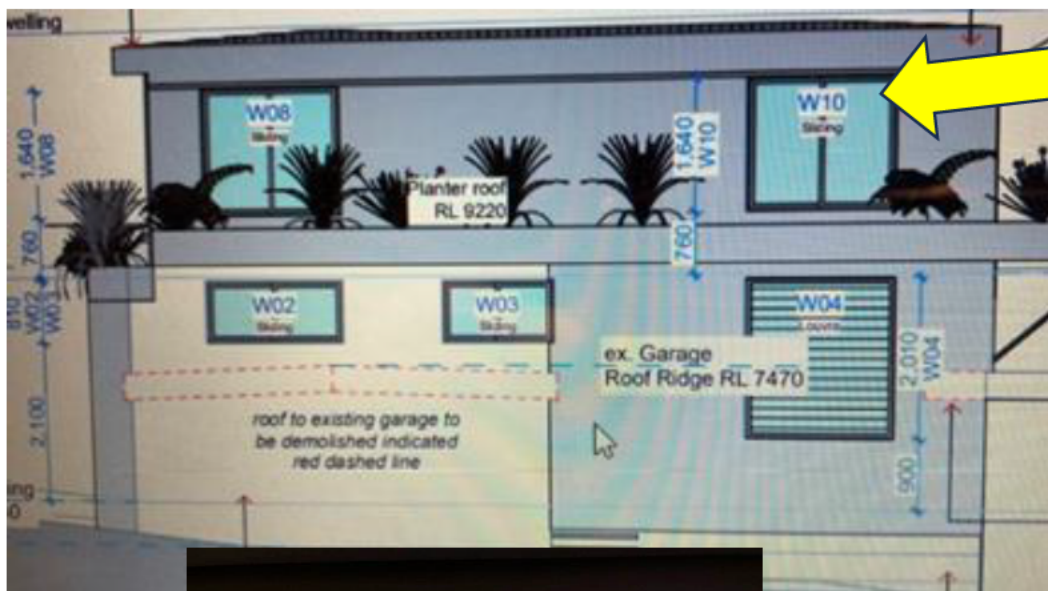
Thank you for your time and I look forward to hearing from you soon regarding the above and attached queries.

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

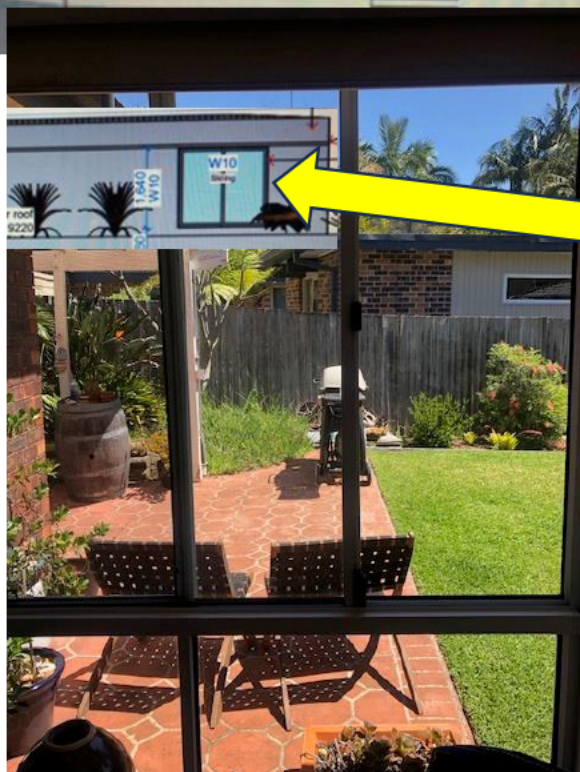
Kind regards,

Clive Russell



**FIG 1**

Window here **does not** appear to be narrow, high, opaque or have shutters & as such could potentially have an unacceptable impact on the visual privacy overlooking private areas including backyard where my children play & also overlooking the main bedroom.  
**REQUEST** – to review the size/shape/location/style of window.

**FIG 2**

This is the view from my main bedroom window looking from the inside to the outside and likely where the window mentioned will be located and as such appears to be overlooking into private areas such as main bedroom & outdoor entertaining areas.

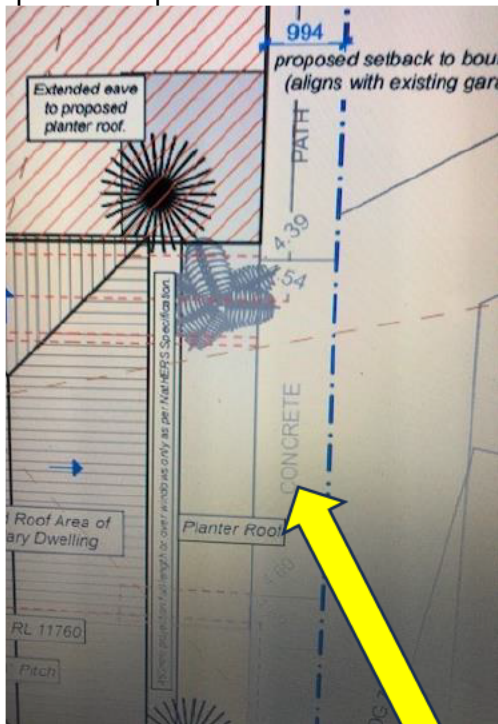
**FIG 3**



Possible window location

Another angle whereby the window mentioned in FIG 1 could have an unacceptable impact on the visual privacy overlooking private areas including backyard entertaining areas and where my children play.



**FIG 4****FIG 5**

Plants & area that  
may be impacted  
FIG 5, 6 & 7

**FIG 7****FIG 6**

What impact on the plants, soil stability & environment will the creation of the “concrete path” have? (or anything else to do with the construction?)

- understanding some plants are located in garden areas on both sides of the boundaries of Number 14 & Number 15.

**REQUEST** – please provide remediate details & also confirm any fencing damaged is replaced and new fencing is installed at a cost to the DA2023/1428 (owners of #14 Kristine Place)