
From: John Clagnan
Sent: 29/06/2022 9:44:19 PM
To: Council Northernbeaches Mailbox
Subject: Fwd: Submission for Application DA 2022/0841

Apologies but failed to include sender details

Sender: John and Julie Clagnan

Address: 30 Jindabyne St, Frenchs Forest NSW 2086

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From: John Clagnan [REDACTED]
Date: Wed, Jun 29, 2022 at 9:36 PM
Subject: Submission for Application DA 2022/0841
To: <council@northernbeaches.nsw.gov.au>

Application #. DA 2022/0841

Address. Lot 8 DP21961. 45 The Esplanade.Frenchs Forest.NSW 2086

For the Attention of Stephanie Gelder

While I am pleased to see what appears to be a high quality house being constructed in the neighbourhood, I do want to voice my concerns to the following aspects of the plans.

Privacy

The privacy of the two back fence properties on Jindabyne Street have not been taken into account in the planning of the oversized deck and the large windows for BED1 and MEALS overlooking the east side. The loss of privacy is significant for both properties where the deck and windows will overlook the houses, yards and pool areas.

The existing building has a small balcony and is screened by trees that I understand will be removed according to the arborist report - Tree 3 in particular provides privacy. In addition, the existing building does not have the same large windows overlooking our property. I have included 2 photos looking up from our yard that show how our property is currently screened. I would suggest the following mitigations be considered.

- The balcony is moved to take in a northerly or north easterly aspect that will not look directly over neighbours. This would be of benefit to the owners as well as neighbours, providing increased privacy to all parties.
- The large trees are retained at the rear of the yard Tree 3/4 in the report
- The eastern window of BED1/MEALS is reduced in size and set high to match those of the southern aspect.
- The balcony includes screening to ensure added privacy for the impacted properties.
- Screening trees are planted along the boundary fence

Waste Management

Having read through all the documents I do have a further concern regarding the waste management plan and in particular the handling and disposal of asbestos. This is marked as n/a. Having conducted a similar assessment of our property of a similar age there will likely be significant amounts of asbestos. I would like to be informed as to what action will be taken to

secure the site during demolition works to manage the potential asbestos hazards.

Best Regards
John and Julie Clagnan

