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**From:** Victoria Dornelles  
**Sent:** 29/03/2025 12:05:02 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: 14 Kristine Place Mona Vale (DA2025/0200)  
**Attachments:** DA20250200).pdf;

Dear Anais Sarkissian & Northern Beaches Council Planning Department,

Please see our email below with concerns and questions regarding an application for **14 Kristine Place Mona Vale (DA2025/0200)**.

We are neighbours at 13 Kristine Place (Lot 12), Mona Vale and would like council to consider our following points and concerns.

Our concerns include:

**1. Visual Privacy Issue** – with reference to STATEMENT OF ENVIRONMENTAL EFFECTS FOUR TOWNS PTY LTD report C1.5 Visual Privacy page 35.

Report states that *“the proposed alterations and additions will have no visual privacy impacts 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. All proposed east-facing windows have been designed to be high-sills to prevent any potential overlooking impacts to no. 15 Kristine Place. There is no impact to 11 Kristine Place as the proposed works are over 12m to the side boundary with another 10m to the building. The proposal complies with control C1.5 and can be supported by Council as submitted.”*

As you may be aware, the Building Code of Australia (BCA) requires a minimum windowsill height of 1.7m above floor level for windows in habitable rooms that overlook adjacent properties, to maintain privacy between neighbouring properties. We believe the following plans do not meet this requirement, and its installation would result in a significant loss of privacy for our family, particularly as this is the only play space available to our children.

This violation of privacy would negatively affect our home environment, and we are deeply concerned about the impact it will have on our daily lives, especially since it would directly overlook our play and living areas. Our family deserves the ability to enjoy our home without the risk of views from neighbouring properties.

Given that no mention of our property was made in the above report and that our privacy concerns and potential violation of established building standards, we respectfully request that the following is explored.

- a. **Visual Privacy issue – First Floor Deck:** The proposed first floor deck and windows is overlooking more than 50% of our private open space where our children play and into our lounge area. We request D03 and W09 is translucent glazing, and that the installation of a permanent privacy screen of fixed/permanent translucent glazing or other suitable material occurs on the first-floor deck facing our private open space.

b. **Visual Privacy issue - Bedroom Window W10:** Louver window W10 from the bedroom is looking straight into our property. We are requesting for window W10 to be replaced with a window that complies with the habitable room privacy act with sill height 1.7m above floor level.

**2. Street parking:** Our homes are situated at the end of a cul-de-sac street. We understand that a change in the previous plan has occurred where the current parking garage is maintained. We hope that this will be able to accommodate the two additional cars for the property instead of cul-de-sac street parking. The safety issues in the cul-de-sac should not be underestimated and we are concerned regarding new occupants parking in an already tight turning circle of the cul-de-sac effecting the turning and manoeuvring of cars and council garbage trucks as well as visibility of young children playing next to the street.

**3. Vegetation:** We understand on the plans that limited current ground level vegetation will be reduced however we are hopeful that no further vegetation will be comprised to accommodate future car parking off plan in the future. We respect the rights of our neighbours to renovate and extend their property, however privacy is paramount to our family therefore we are hopeful a compromise can be found to maintain our privacy and enable our neighbours to achieve a suitable outcome.



Kind regards,

Pedro and Victoria Dornelles

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