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**From:** Pedro & Victoria Dornelles  
**Sent:** 27/04/2025 3:29:15 PM  
**To:** Council Northernbeaches Mailbox; Anaiis Sarkissian  
**Subject:** DA2025/0200 - 14 Kristine Place MONA VALE - Submission of Amended Plans

Dear Anaiis Sarkissian & Northern Beaches Council Planning Department,

Thank you for notifying us on 22/4 of amended plans. I have viewed the amended plans and associated documentation.

Please see our email below with concerns regarding the 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 on April 15th 2025.

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 as this is a bedroom and its installation would result in a significant loss of privacy for our family, particularly as this one of the main play spaces available to our children on our property.

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 front play and leisure areas. Our family deserves the ability to enjoy our home without the risk of views from neighbouring properties.

**A. Visual Privacy issue - Bedroom Window W10:** The louver window (W10) from the bedroom directly overlooks our property. Although the town planner's report states that, in their opinion, it should not impact visual privacy, we strongly disagree. This window faces the primary outdoor area where our children play and where we frequently greet friends and family. Given that W10 is a habitable bedroom window, we request that compliance with the Building Code of Australia (BCA) be enforced — specifically, that W10 be installed with a minimum sill height of 1.7 meters above floor level to maintain appropriate privacy for our family.

**B. Visual Privacy issue – First Floor Landing Window:** Thank you for amending the previous plans. From my review, it appears that window W09 is now proposed to be glazed, which is what I would have requested. Please confirm if this is correct, as this window is large in size and directly overlooks our property, making appropriate glazing essential for maintaining privacy.

Could I please request from council that our personal email and phone number are not available for public viewing.

Kind regards,

Pedro and Victoria Dornelles