
From: Victoria Dornelles
Sent: 23/10/2023 11:51:09 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED Submission for 14 Kristine Place Mona Vale (DA2023/1428)

Dear Mark Milton & Northern Beaches Council Planning Department,

Please see our email below with concerns and questions regarding an application for 14 Kristine Place Mona Vale (DA2023/1428).

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

Our concerns include:

1. Privacy issue regarding first floor deck overlooking our property:

The proposed first floor deck and window is overlooking more than 50% of our private open space and into our lounge area. We request W12 and W14 to be removed, alternatively windows sill height 1.7m above floor level based on C1.5 Visual Privacy. Also we request installation of permanent privacy screen of fixed translucent glazing or other suitable material on the first floor deck facing our private open space.

2. Louver windows above garage which is marked on plan as storage overlooking our property:

As there is a family of four moving into property and only one bedroom on the plan, concerns whether top floor storage could be transformed into habitable room. Request for windows to be removed (if it is to be used as storage) or for windows to be replaced with windows that comply with privacy and are 1.7m sill height which comply with habitable room privacy act.

3. Parking:

Our homes are situated at the end of a culdesac street. The plans are reducing from a current double garage to a single garage spot with a second spot drawn for the outside bedroom 1. We understand there will be two additional vehicles, where will the third vehicle be situated on the property as there does not appear to be enough car spaces allocated for the vehicle. The safety issues in the culdesac should not be underestimated and we are concerned in regards to new occupants parking in the an already tight turning circle of the culdesac effecting turning and manoeuvring of cars and council garbage trucks.

4. Vegetation:

We understand some of the current ground level vegetation will be reduced and we are hopeful no further vegetation will be comprised to accomodate future car parking.

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.

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
