

Rick and Linda Eggins
174 Narrabeen Park Pde
Mona Vale NSW 2103
eggins@iprimus.com.au

9th November 2023

Mr Nic England
Assessing Officer
Planning & Development Dept
Northern Beaches Council

Dear Nic,

Re: Objection to DA2023/0646, 121 Narrabeen Park Parade, Mona Vale

Further to our phone conversation on 8th November, we are of the belief that the issues raised in our recent letters dated 14th June and 10th October are not being addressed by Council.

Our first concern is the lack of a Street Perspective Plan and a North West Facing Plan in the DA. The height poles are missing from the closest side to the street (western side of the proposed building) therefore not allowing a true perspective of the loss of ocean views and scale of the proposed garage.

Having now observed some of the height poles in place it is our belief that Council is not giving attention to the loss of ocean views by the proposed garage above street level. The house's proposed garage design will directly impact a large portion of not only our view but our neighbours and the local community's ocean views and use.

Our major concern is the proposed garage being above the road height and directly facing our home frontage. This is not a proposed living space, not a verandah it is a garage and it will be directly impacting the way we use our home, our ocean view and that of the community's.

This proposed DA will significantly impact our view on both levels of our home. We are self-employed working from our office on the first floor of our home, we spend business hours in this area and the enjoyment of the ocean view is the reason we purchased the house in 2020. We do not want this to be replaced by a garage frontage above street view level and believe it is reasonable to oppose it.

We ask Council to refer to the Statement of Environmental Effects in DA 2023/0646 prepared by William Fleming of Boston Blyth Fleming in May 2023, in section 4.2.3 View Sharing - Analysis "views obtained from the high side of the road are anticipated to be unaffected by the development". We strongly disagree with that assessment and find it highly inaccurate.

In a recent DA Assessment Report regarding DA2021/2672 also on our street we can see this design satisfied the street view compliance and also in DA 2022/0498. This report referred to the *State Environment Planning Policy (Coastal Management) 2018, Development on land within the coastal use area* which states, "the development on land within a coastal use area has considered whether the proposed development is likely to cause an adverse impact on the following:

- A. overshadowing, wind funnelling and the loss of views from public places to foreshores;
- B. the visual amenity and scenic qualities of the coast, including coastal headlands, has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development."

We would like to see the same assessment carried out for this DA.

Based on the above concerns we request the following action by Council's planning dept:

1. Provide a Street Perspective Plan clearly indicating the before and after development with transparent shadowing demonstrating the actual view to be lost at street level;
2. Provide a North West Facing Plan;
3. Provide height poles on the (western) street side of the proposed building;
4. Council engage an independent assessment on the environmental impact as per the *State Environment Planning Policy (Coastal Management) 2018, Development on land within the coastal use area*; and
5. The community be consulted on the loss of public view in a coastal use area.

Thank you for your consideration and we look forward to receiving a written response.

Kind regards,
Rick and Linda Eggins