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24/06/2023

ASSOC_PROF Vijay Solanki
172 Narrabeen Park PDE
Mona Vale NSW 2103
[REDACTED]

RE: DA2023/0646 - 121 Narrabeen Park Parade MONA VALE NSW 2103

23 June 2023

Dear Maxwell Duncan

Re: Development submission at 121 Narrabeen Park Parade, Mona Vale 2103
Application number: DA2023/0646

I am a resident at 172 Narrabeen Park Parade, Mona Vale. My wife and I are concerned about the proposed development at 121 Narrabeen Park Parade which will have an adverse impact on views along the Bicentennial Coastal Walkway. We think it is important to preserve views as originally intended.

There are existing council restrictions on building development along sections of NPP specifically to preserve views from public and private land (Pittwater 21 DCP December 2003). It aims to preserve natural scenic views from the Bicentennial Walkway and allow equitable preservation of views/vistas to and from public/private places. To date, subsequent developments have successfully complied with these restrictions by modifying design.

In particular, the proposed development may breach the following clauses of P21 DCP:

1. C1.3 View sharing
 - a. "Public views and vistas are protected, maintained and where possible, enhanced."
 - b. "Building lines and height are to be sympathetic to the topography at the site and to maintain a reasonable sharing of views available from surrounding and nearby properties and those available to the public from nearby public domain areas."
 - c. "De facto building lines are to be maintained to preserve view sharing."

2. D14.1 Character as viewed from a public place
 - a. "Parking structures are minimised"
 - b. "Garages, carports and other parking structures must not be the dominant site feature when viewed from a public place."
 - c. "Parking structures must be located behind the front building lineand be no greater in width than 50% of the lot frontage."

3. D14.11 Building envelope
 - a. "Equitable preservation of views and vistas to and/or from public/private places"

b. "The bulk and scale of the built form is minimised"

4. D14.2 Scenic protection

a. "Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve."

The original P21 DCP had a height restriction (D14.5) of "no higher than the crown of the road adjacent to the property" to preserve "natural scenic views from the Bicentennial Walkway." I believe this building height control was removed in 2014 without sufficient public notification or consultation.

There remains a control on front and side fences (D14.15) which states "shall have a maximum height no higher than the crown of the land ...and not obstruct views available from the road."

This would imply an overall goal of maintaining Walkway views. In 2014 building height controls were transferred from P21 DCP to Pittwater LEP 2014 using a NSW Standard Instrument. It appears that the only reason why the original building height restriction (DCP14.5) did not get included was purely technical. Apparently, the Standard Instrument format did not allow for conversion of a height control measured from the crown of the land and therefore could not be transferred across.

We believe a simple technical inadequacy should not be the basis to breach well considered controls in P21 DCP. This criteria was specific for Narrabeen Park Parade to preserve scenic views along the Bicentennial Walkway. We propose an amendment to include this important clause.

Thank you for considering our concerns.

Yours sincerely,
Vijay Solanki