
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

19/06/2023

MRS Debbie Wall
176 - Narrabeen Park Parade Narrabeen Park PDE
MONA VALE NSW 2103
[REDACTED]

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

PROPOSED DEVELOPMENT SUBMISSION

Application No: DA2023/0646

Address: Lot 1 DP 22672 - 121 Narrabeen Park Parade, Mona Vale
NSW 2103

Description: Demolition works and construction of a dwelling house
Submission Close: 26 June 2023

To whom it concerns,

We wish to express our concerns with the Development Application (DA2023/0646) submitted by N Lesiuk which includes the proposal to demolish the existing dwelling and construct a new dwelling on Lot 1 DP 22672 - 121 Narrabeen Park Parade, Mona Vale NSW 2103.

When we purchased our home at 176 Narrabeen Park Parade in 2014 (opposite the house in question), we were assured by the former Pittwater Council that this section of Narrabeen Park Parade is/was deemed to be a part of the Bicentennial Coastal Walkway and as such, the coastal views enjoyed by the walkers strolling along this walkway were fully protected by the Pittwater Council's Development Control Plan (DCP) provision (D.14.5 Narrabeen Park Parade) which limited the height of any developments to a height no higher than the crown of the road.

We were also told that the height of any front and side fences were also managed by provision (D14.15 Narrabeen Park Parade) which stated "shall have a maximum height no higher than the crown of the roadand not obstruct views available from the road."

As stated above, my wife and I live opposite to the property in question and we make no apology for pushing our self-interest in limiting the heights of any new dwellings, fences and/or vegetation on the properties on 'the other side of the road' - together, these provisions gave us the assurance and confirmation that Pittwater Council was resolute in its objective to protect and preserve these Walkway views so that they could/would not be obstructed by such dwellings, fences and/or overgrown vegetation so that the views could continue to be enjoyed by all, not just us.

We believe that the former Pittwater Council's DCP provisions were put in place and applied to everyone without bias and that by the enshrining these provisions into their DCP, Pittwater Council was able to guarantee this promise going forward.

Similar to this DA proposal, after purchasing our property, we demolished the former home and rebuilt a new home - as part of our approval process, Council required that we erect poles indicating the heights of our proposed new dwelling - this was to give our neighbours the opportunity to see the impact that our dwelling would have on their views - as a result, Council made us move our home 0.5 metres further back on the property from the front boundary setback - in the case of the above DA, it may be beneficial for poles to be erected showing the heights of the proposed structure so that the people living on this side of the road can see the impact (if any) that the proposed development will have on our views - it may turn out that we are just huffing and puffing for nothing.

To be honest, my wife and I are of the opinion that the proposed dwelling itself will have very little impact on our views - our real concern is that any future vegetation will be allowed to become 'overgrown' and that this will end up having a far greater impact on our views - there are several homes further along Narrabeen Park Parade, but still within the Bicentennial Coastal Walk section, that were developed under the former Pittwater Council's (above) DCP provisions and whilst the dwellings that were built at the time were compliant with the crown of the road height limitation, with the demise of Pittwater Council, the owners of these properties have since allowed the vegetation within the front yards of their properties to become grossly overgrown, so much so, that the views that were previously enjoyed from the footpath, are now fully blocked - I believe that this is in complete disregard of Council's original intentions and that it is now essential that you, as the representatives for the people, should enforce the former Council's DCP provisions that were and should still be, applicable to these developments.

My wife and I can strongly vouch for the numbers of people whom we witness, particularly on weekends, who stop whilst walking along the footpath in front of the property concerned, to simply take in the view and/or to take a photo or two - we urge you to come and see for yourself and/or for you to take the time to chat to some of these people and ask them for their opinions on the 'potential' for loss of any views.

Yours respectfully,
Mike and Debbie Wall
176 Narrabeen Park Parade,
Mona Vale. NSW 2103

