
Sent: 18/03/2020 8:14:13 PM

Subject: Proposed Development DA2020/0107 - 103 Narrabeen Park Parade Mona Vale 2103

Northern Beaches Council

Planning Department

Attn : Thomas Prosser

Dear Thomas,

I refer to Proposed Development DA2020/0107 - 103 Narrabeen Park Parade Mona Vale 2103.

It has been brought to my attention of this proposal for the development that will if approved set a precedent for subsequent developments of a similar nature in the area of 99 to 123 Narrabeen Park Parade in contravention of a hard fought planning control for the area by the local residents some years ago.

The planning control has been observed by many other property owners along this unique stretch of coastline during the intervening years since the planning control implementation as evidenced by the properties themselves and the renovations made.

Based on the following I would urge council to deny this application.

Council and the NSW State Government spent considerable funds in recent years on the upgrade of numerous roads and the associated nature strip/footpaths as part of the Palm Beach to Manly component of the bicentennial walkway. It has been clear from my many privileged times spent as a guest of the owners of number 170, particularly in recent years since this street upgrade, of the increased use of the footpath by all manner of people. This includes but is not limited to walking, running, dog walking and use by people with a disability on electric wheel chairs and once even a walking frame.

This unique stretch of now safe and level access for people should not be compromised by obstructing the view by building above the height of the roadway, and hence loss of amenity valued by so many.

I have on occasion walked from the Mona Vale business district via the walkway to my home in Narrabeen in preference to Pittwater Road in part to enjoy among other things this stretch with the excellent views of Warriewood Beach and more often than not surfers enjoying a wave.

Lastly, the residences on the western side of Narrabeen Park Parade will likely lose some of their views thereby decreasing the value of their property when it may have been purchased in good faith relying on the planning control for the unique coastal view "not to be built out" in real estate advertising jargon for which this applicant would continue to enjoy given their property has only council owned/public land between it and the high water mark.

Should the need be, I may be contacted by return email:

Nicolas Reynolds

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Narrabeen NSW 2101