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**Sent:** 17/03/2020 11:52:36 PM  
**Subject:** DA2020/0107 103 Narrabeen Park Parade

Dear Mr Prosser

I am a resident at 172 Narrabeen Park Parade, Mona Vale. My wife and I are concerned about the proposed development at 103 Narrabeen Park Parade which will be above street level. I think it is important to preserve views along the Bicentennial coastal walkway as originally intended.

There are existing council restrictions on building height along sections of NPP specifically to preserve views from public and private land (Pittwater 21 DCP December 2003, attached). The height restriction is no higher than the crown of the road adjacent to the property. 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.

We strongly oppose the development as presented. I look forward to further correspondence about progress of this proposal.

Thank you for considering our concerns.

Yours sincerely  
Vijay

Dr Vijay Solanki  
Director of Cardiac Services  
Northern Beaches Hospital

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#### **D14.5 Height – Narrabeen Park Parade**

##### **Outcomes**

Achieve the desired future character of the Locality.  
Buildings and structures below the tree canopy level. (S)  
Equitable preservation of views and vistas to and/or from public/private places. (S)  
The built form does not dominate the natural setting. (En, S)  
Maintenance of the Warriewood Light Industrial area's role as a primary provider of light industrial services and products within Pittwater. (Ec)  
Natural scenic views from the Bicentennial Walkway are preserved. (S)

##### **Land to which this control applies**

Land adjoining the Bicentennial Walkway (Lots 1-10 DP 16692 and Lot 1 & 2 DP 22672, Narrabeen Park Parade) (MDCP 703)

##### **Development to which this control applies**

- *Specified Residential Development*
  - Dwelling house (new)                      Detached dual occupancy
  - Dwelling house (alterations & additions)      Multi-unit housing
  - Attached dual occupancy                      Shop-top housing (residential portion only)
- *Unspecified Residential Development*  
Includes all other residential development not individually specified above
- *Business Development*
- *Light Industrial Development*
- *Land Subdivision*
- *Other Development*  
Includes development not included in residential development, business development, light industrial development, or land subdivision.

##### **Controls**

The maximum height of a building or structure shall be 8.0 metres, or no higher than the crown of the road adjacent to the subject property, whichever is the lesser.

##### **Variations**

nil

