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To: DA Submission Mailbox
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25/06/2023

MR Ross and Annalisa Macdonald
- 117 Narrabeen Park PDE
Mona Vale NSW 2103
[REDACTED]

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

Attention: Maxwell Duncan

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

Dear Mr Duncan,

We have been residents on this section of Narrabeen Park Parade (NPP) for over 20 years, and have some objections regarding the proposed development of 121 NPP.

We feel there is a major fundamental issue with the proposed development at 121 NPP.

This is the very significant bulk and scale of the proposed building at the back, down the block, south-east towards Warriewood Beach.

While the proposed enclosed structure (the main bedroom on level 2 and main living areas on the ground floor) may be 'clear of the foreshore building line', there is no mention of what has always been a very significant issue along these houses: and that is, the 'de facto, or established building line'.

The enclosed/internal living areas of the existing house at 121 NPP is currently in that line, whereas the proposed new building projects approximately 8.8 metres beyond this long established line of homes along this section of NPP.

This development proposal is for a solid, built structure, enclosing the main bedroom on the sides of level 2 of the building, the extension of the ground floor living areas to a similar extent underneath, as well as a balcony and accessible rooftop area above level 2, all projecting approximately 8.8 metres beyond the established or defacto building line of the existing houses along this section of NPP.

This will result in a significant negative impact on the immediate neighbours at both 123 and 119 Narrabeen Park Parade, but realistically over time, will impact every house along this stretch of coastline if a precedent is set by Council, allowing this proposed development to proceed at 121 Narrabeen Park Parade and therefore future developments to proceed similarly.

All houses from 127 Narrabeen Park Parade (adjacent to Robert Dunn Reserve) to 103 Narrabeen Park Parade (access walkway to Warriewood Beach) are behind this

defacto/established building line.

The exceptions being the house at 105, having been built as one of the original beach cottages along this street 50+ years ago, and 107, which was allowed by council to be built cascading down the block sometime in the 1990s or earlier.

Ever since 107 NPP was permitted to build down the block of land, this defacto / established building line has been enforced in order to prevent this overdevelopment from happening again, with more recently built houses having remained behind this line to maintain the beautiful natural nature of this stretch of coastline.

This has always been for the main purpose of a fair and equitable sharing of the magnificent amenities and views we all share, without any unreasonable or unfair impact on adjoining neighbouring properties by affecting or impinging on the privacy of the neighbouring properties' living and entertaining areas, overshadowing unreasonably on their open spaces or balconies, or encroaching on their views.

Essentially, if all properties are built 'like area for like area' - and the enclosed areas remain in an approximate line with each other along the long established defacto building line, we all only impact each other as much as they impact us.

No property is advantaged over, or disadvantaged by another property in any way.

(And likewise, open areas, balconies, etc., which extend beyond each building from each property towards Warriewood Beach share the amenity of those areas fairly with adjacent properties in a similar fashion).

Therefore, we believe the extent of the proposed new building must be brought back into line with the established / defacto building line that already exists along the adjacent properties.

Thank you for your consideration of our objections to the development proposal for 121 Narrabeen Park Parade. We hope that fairness and equitable sharing for all residents is paramount in the final outcome for this development.

Yours sincerely,

Annalisa and Ross Macdonald