

ITEM 3.3: **DA2020/0107 - 103 Narrabeen Park Parade, Mona Vale - Alterations and Additions to a Dwelling House**

Trim File Ref: **2020/312738**

Attachments: **Signatures to this Submission**

To reiterate objections to DA 2020/0107 to the Northern Beaches Local Planning Panel from residents of Narrabeen Park Parade and Northern Beaches Council Constituents (see Attachment).

The Northern Beaches Council up until 2015 had restrictions on building heights along that particular section of Narrabeen Park Parade specifically to preserve views from public and private land (Pittwater 21 DCP December 2003).

The height restriction stated that buildings should be 'no higher than the crown of the road adjacent to the property'. The aim of the DCP was to preserve natural scenic views and allow equitable preservation of views/vistas to and from public/private places.

All the houses on the low side of that section of Narrabeen Park Parade have been built in accordance and compliant with this DCP, including the recently completed 101 Narrabeen Park Parade house in 2016.

The 103 Narrabeen Park Parade proposal (DA202/0107) seeks to exceed the neighbouring 101 Narrabeen Park Parade property by approximately 3.2 metres, and the crown of the road by approximately 2.2 metres.

The signers of this submission (attached) maintain that in its current form, DA 2020/0107 is:

- 1). Inconsistent to the existing streetscape character.
- 2). Inconsistent with key Council planning objectives relating to streetscape.
- 3). Will establish an undesirable precedent.

In its recommendations to the Northern Beaches Local Planning Panel, it is detailed that the Northern Beaches Council as the consent authority, refuse Development Consent to the DA 2020/0107 in its current form, for reasons pursuant to inconsistencies to various Clauses in the Pittwater 21 Development Control Plan.

It is also suggested that it is not in line with Pittwater 21 Development Control Plan, D14.1 that states "Garages, carports and other parking structures must not be the dominant site feature when viewed from a public place".

The proposed development would greatly impact the vista and ocean views of this part of the Bicentennial Walkway, which has very high day-to-day pedestrian traffic due to the close proximity of the dog park at Robert Dunn Reserve. In addition, there is a large number of pedestrians and athletes who use the Walkway to train and participate in charity events such as Coastrek, Pub to Pub and other similar events.

SUMMARY

The proposed development is unreasonable, represents an unbalanced view sharing outcome and overdevelopment of a sensitive front setback area.

It will result in impacts on the streetscape character and views that are valued by adjoining neighbours and the broader community that use the Bicentennial Walkway.

The proposed development fails to meet Council's planning controls and the merit assessment provisions relating to streetscape, front setback, boundary envelope, scenic protection, and landscape settings.

The proposed development represents an unreasonable enlargement, for which there are design alternatives to achieve car parking provisions and improved access on the site without having such impacts.

RECOMMENDATION

The Signers of this submission recommend that DA 2020/0107 be refused, and alternative development fitting to the streetscape be put forward by the proponents.

ATTACHMENT 1:**SIGNATURES TO THIS SUBMISSION****ITEM 3.3:****DA2020/0107 - 103 Narrabeen Park Parade, Mona Vale -
Alterations and Additions to a Dwelling House**

NAME	ADDRESS
Mr Sam & Ms Giovanna Graziano	25 Boronia Road, Ingleside 2101
Ms Dimity Sawyer	156 Narrabeen Park Parade, Mona Vale 2103
Mr Simeon Haddad & Ms Michelle Brown	146 Narrabeen Park Parade, Mona Vale 2103
Dr Vijay & Mrs Bhavisha Solanki	172 Narrabeen Park Parade, Mona Vale 2103
Mr Nigel Sinclair	Church Point, NSW 2105
Ms Jodie and Mr Mark Williams	170 Narrabeen Park Parade, Mona Vale 2103
Ms Simone & Mr David Allan	160 Narrabeen Park Parade, Mona Vale 2103
Ms Jill Cable	150 Narrabeen Park Parade, Mona Vale 2103
Mrs Cathy & Mr Sid Hall	1 Cooleena Road, Elanora Heights, 2101
Mrs Susanne and Mr Simon Beverly	174 Narrabeen Park Parade, Mona Vale 2103
Ms Caroline and Mr Paul Davison	23 Careel Bay Crescent, Avalon Beach 2107
Mr Gregory Hall	1 Cooleena Road, Elanora Heights, 2101
Mr Richard Wilkins	164 Narrabeen Park Parade, Mona Vale 2103
Mr Craig Allen	148 Narrabeen Park Parade, Mona Vale 2103
Mr Nicolas Reynolds	6/3 Robertson Street, Narrabeen 2101
Ms Alex Coates	101 Narrabeen Park Parade, Mona Vale 2103
Mrs Carole Davis	140 Narrabeen Park Parade, Mona Vale 2103
Mr Robert Davis	PO Box 214 Mona Vale, NSW 1660
Ms Karen & Mr Aaron Cutter	152 Narrabeen Park Parade, Mona Vale 2103
Mr Nigel Sinclair	27 Bakers Road, Church Point 2105
Mr Justin Hollis & Mrs Jenny Lee Murphy	91 Narrabeen Park Parade, Mona Vale 2103