

---

**Sent:** 2/06/2020 10:47:31 AM

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

Northern Beaches Council  
Planning Department  
Attn: M/s Carly Sawyer

Dear Carly

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

I am aware of the existing council planning controls and restrictions, including height requirements, for any development on the eastern side of Narrabeen Park Parade, Mona Vale that have been in force after being implemented following local resident committee many years ago. The controls were enacted in the spirit of maintaining a continuous clear vista of Warriewood beach, and surroundings, as shared community access for those people using the gazetted **bicentennial walkway**, of which this unique street plays a vital part. The curbing and guttering, and construction of the footpath along this stretch of Narrabeen Park Parade was one of the final pieces in providing a safe area for what is a narrow section of Narrabeen Park Parade especially considering the use by the public bus service route #155.

Following the recent construction of a concrete footpath and curbing, with access and re-profiling of certain driveway access points including steps on the eastern side of the street the area has seen a steady increase in people taking advantage of this new and safer part of the bicentennial walkway that was largely the missing link for moving between the Warriewood Beach area and the reserve to the north. During the recent movement restrictions as a result of the COVID-19 pandemic, the volume of traffic along this section has increased significantly.

Of particular note, the footpath now serves to provide a suitable level and most importantly a SAFE pathway for people with limited mobility whether it be elderly using walkers, wheelchairs, or just slow to stroll and enjoy the view over Warriewood Beach.

Residents of the eastern side of the street have, over the intervening years, complied with the regulations when building, modifying, altering or extending existing properties making this proposal completely out of character with the area that was fought so hard for. Indeed the existing garaging structure does not obstruct the vista at all.

Council should **NOT** approve any application that seeks to vary the established development controls for this unique area of the coast. Should a development such as this be approved a precedent will be established for other developments and lead to a wholesale destruction of the ability of persons who use this stretch of the walkway in the amenity intended.

Finally, I have also been made aware the applicant wishes to pursue compensation for restricted vehicle access to their property as a result of the footpath/curbing works on Narrabeen Park Parade. This should be dismissed immediately as it can be established from council data using the footpath scanner vehicle and mapping history it is unlikely the property owner has used the vehicular access to the garaging for many years and as such the claim is invalid.

Should you have a need for clarification please contact me by return email, or 0419-231-801.

Sincerely

Nicolas Reynolds  
6/3 Robertson Street  
Narrabeen NSW 2101