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Subject: TRIMMED: Online Submission

01/05/2025

MR Alex Kyrikos
2 / 105 Ocean ST
Narrabeen NSW 2101
[REDACTED]

RE: DA2025/0222 - 103 Ocean Street NARRABEEN NSW 2101

Dear Sir/Madam,

I am writing as the owner and resident to formally express the following concerns regarding the proposed development.

My concerns are as follows:

1. Removal of Tree 1.

We reject the need to remove tree 1.

Tree 1 provides significant screening to the rear boundary that sits between our property and 103 Ocean St. We have 2 bedrooms that face directly west and onto the rear yard and facade of the proposed building at 103 Ocean. The current design of the proposed development has bedroom windows that look directly due east into our property. The existing Tree1 provides significant privacy and ensure that we won't be looking directly into each others bedrooms. Tree 1 is located near the rear boundary (east boundary) along the fence line and is some 6.0-6.5m from the rear terrace. We disagree strongly with the comments in the Arborist report that the SRZ is significantly breached. Given that the TPZ is 7.08m There is limited building encroachment into the TPZ zone of that tree as the building is some 6.0m away and any footings can be hand dug to ensure roots etc are not disturbed. The same recommendations provided by the Arborist for Tree 7 (adjoining the site) can be applied to Tree 1.

We have already had significant trees removed from the new house recently built at 7 Waterloo St which has impacted our privacy and the removal of Tree 1 will have an even greater impact.

Additional, we request a condition requiring screening (eg vertical screens) should be placed on all bedroom windows facing east to protect the privacy of both properties on 105 Ocean St, from the 103 proposed development.

Refer attached photos that indicate the existing privacy from our bedroom windows that will be significantly diminished.

2. Removal of Tree 2

Tree 2 is a healthy Yucca that is excess of 8m tall that provides excellent appeal from neighbouring properties. The only reason to remove this tree is the design has not accommodated for its existence. The house can be redesigned to remove the encroachment and this tree can readily be maintained.

3. Landscape Referral

We do not agree that the inclusion of 2 x 75ltr is anywhere near enough to replace any exiting trees being removed. 5lt pot size tree's are only approx. 1.5m tall and will take years to grow to 5-7m that will provide screening. A minimum pot size of 400 Ltr pot for additional trees recommended should be conditioned to ensure privacy is maintained.

4. Limited Privacy

The positioning and design of the rear terrace encroaches on the rear setback. This increases the impact on Tree 1 and we cannot see why the terrace needs to encroach on the rear setback. The setback as outlined in the DCP should be maintained, and can be easily accommodated by moving the house 0.5m forward.

In summary, it appears the the proposed development wishes to remove ALL significant trees from the site, and not one is being retained. The proposed replanting is insignificant and will diminish the site, privacy to neighbouring houses and the greens cape of the locality.

I respectfully urge the council planners to seriously consider the objections raised above and ensure changes are made prior to any consent approval.

We request a site meeting so that the privacy issues can be reviewed first hand before any assessment is finalised.

Thank you for your attention to this matter. I look forward to your response.