
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 1/04/2025 6:00:38 PM
To: DA Submission Mailbox
Subject: Online Submission

01/04/2025

MR Tom Kirby
12 / 109 Ocean ST
Narrabeen NSW 2101
[REDACTED]

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

Impact of 10m Bangalow Palm Height on Beach Views from My Property

Dear Sir/Madam,

I am writing as the owner and resident to formally express my concerns regarding the proposed development, specifically the decision to incorporate Bangalow palms at a height of 10 meters. As a resident directly affected by these changes, I believe that this design element will have a significant negative impact on my ability to enjoy the natural beauty of our beach and ocean views.

My concerns are as follows:

1. Obstruction of Beach and Ocean Views:

The proposed 10-meter tall palms will substantially reduce the sightlines from my property, limiting my ability to appreciate the scenic beachfront. Given that the height of the proposed building is approximately 6.5 meters, these palms appear disproportionately tall

2. Incongruity with Existing Infrastructure:

While the existing buildings do not obstruct my view, I have observed that an existing palm of similar size to the proposed 10-meter palms already diminishes the beach and ocean views from my property. This established palm serves as a clear point of reference, and the addition of two new palms of the same height is likely to have a similarly large impact.

3. Limited Privacy and Weather Benefits:

The positioning and design of the proposed palms do not offer any additional privacy to the property or its occupants, as they do not shield against the view of surrounding buildings or the open roadway. Positioned at the rear of the property, they fail to address any existing privacy concerns. Additionally, their placement does not contribute to mitigating local weather conditions, thus failing to provide any functional advantages.

I respectfully urge the council to reconsider the proposed height of the Bangalow palms in the development plan. I believe that a more thoughtful integration of landscaping elements that respects both the natural environment and the aesthetic and functional needs of residents would be preferable.

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

for further discussion if necessary.