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The General Manager
Northern Beaches Council
725 Pittwater Road
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NSW 2099

ATTN: REBECCA ENGLUND - PRINCIPAL PLANNER

SUBMISSION TO DA2019/0391 – 25 LOCH STREET, FRESHWATER

Dear Rebecca,

This submission has been prepared on behalf of the owners and occupiers of 23 Loch Street Freshwater, in relation to Development Application DA2019/391 for the demolition of the existing dwelling and construction of a new three storey dwelling on the site at 25 Loch Street, Freshwater. The owners of 23 Loch Street appreciate the consultation that has been undertaken in relation to the proposal, however the design changes requested which have the ability to improve amenity outcomes have not been adopted.

In addition to the submission made to Council on 24 May 2019, the owners of 23 Loch Street Freshwater object on the grounds of view loss. While it is understood that the view corridor directly east will be retained, concern is raised regarding the view loss of the headland at North Curl Curl. This view corridor is substantial when viewed from 23 Loch Street, and it would be detrimental to the overall amenity of the occupants.

Primarily, the extent of the view loss can be attributed to the extent of the rear deck and pool area proposed, which obstructs the view corridor that presently exists and is also a contributing factor to the overall bulk and scale of the development.

Should the proposal be amended to provide a reduced scale, it is considered there would be opportunity for increased retention of the view corridor in question which promotes adequate view sharing in accordance with the Land and Environment Court Planning Principles prescribed under *Tenacity Consulting v Warringah Council [2004] NSWLEC 140*.

In consideration of this Planning Principle, the following is noted:

- A. The views of the headland are afforded when sitting and standing on the upper private open space area and within the living area of the residence.
- B. The view is considered iconic within the context of the Northern Beaches and the surrounding locality given the prominence of the headland;
- C. Retention of the view corridor is considered realistic given the overbearing nature of the proposed development and the relationship with the surrounding character;
- D. A more skilful design would ensure that the view corridor is retained. This would include reducing the extent of the outdoor area and proposed pool.

It is kindly requested that Council consider the matters detailed above when finalising the assessment of DA2019/391.

We consider that this point of contention warrants the erection of height poles to accurately show the full extent of the proposed development.

Yours Faithfully,

A handwritten signature in blue ink, appearing to read 'Andrew Cowan', is positioned above the printed name.

Andrew Cowan
Director
Willowtree Planning Pty Ltd