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Sent: 5/02/2025 6:04:05 PM
To: DA Submission Mailbox
Subject: Online Submission

05/02/2025

MR Ray Owen
8 Loch ST
Freshwater NSW 2096
[REDACTED]

RE: DA2024/1827 - 11 Loch Street FRESHWATER NSW 2096

Ray and Sandra Owen
8 Loch Street
Freshwater, NSW 2096
19/01/2025

Adriana Bramley
Northern Beaches Council

Re: Development Application for 11 Loch Street, Freshwater (Lot 2, DP 14040)
Objection Letter

Dear Sir/Madam:

I am writing to lodge a formal objection to the Development Application (DA) for a proposed new dwelling, garage, and pool at 11 Loch Street, Freshwater. As a nearby resident, I am concerned that the proposed development will adversely impact the streetscape and the surrounding area. In particular, I wish to object on the following grounds:

1. Excessive Bulk and Scale / Building Envelope Non-Compliance

• Non-Compliance with Side Boundary Envelope and Wall Height

The Warringah Development Control Plan 2011 (WDCP 2011) specifies a maximum wall height of 7.2m and requires the built form to sit comfortably within a 45° building envelope starting 5m above the side boundary. As outlined in the applicant's Statement of Environmental Effects, there are portions of the proposed building that exceed the 7.2m wall height and extend beyond the side boundary envelope.

These variations are described as "minor" in the application; however, cumulatively, they contribute to an overall bulk and scale that is inconsistent with the local character. While it may reference nearby developments with similar variations, each DA must still meet the objectives of the control, namely to:

- o Minimize visual impact when viewed from public and private domains;
- o Ensure privacy and reasonable solar access for adjoining properties;
- o Maintain a built form sympathetic to the sloping topography.

In my view, the proposed design-with its two and part three-storey configuration and wall heights exceeding 7.2m in multiple sections-visually dominates the streetscape. This is out of scale with the existing modest character of Loch Street and does not adequately uphold the intent of the WDCP in controlling bulk and scale.

2. Impact on Streetscape and Neighborhood Character

- The dwelling's perceived height and mass along the front and sides of the property is out of proportion with many homes in the vicinity. Loch Street has a distinctive character of lower-

scale dwellings with limited bulk and more generous setbacks. By exceeding envelope and height guidelines, the proposal will unduly affect the visual continuity of the street.

- While the applicant states the proposal is "well-articulated," the step-down in response to site slope appears insufficient to reduce its large visual presence, particularly from Loch Street. Council's controls exist to ensure new developments blend with their surroundings. Given the steep terrain, more considerate design measures are needed to lessen the effect of the upper levels.

3. Removal of Significant Tree at the Front of the Property

- The mature tree at the front of 11 Loch Street is a defining element of the streetscape. It provides both aesthetic and environmental benefits, including shade, habitat for local fauna, and screening between properties. The applicant's plans suggest changes to the front yard that appear to place this tree at risk (even though the Statement of Environmental Effects references "established trees," it remains ambiguous whether the large feature tree on the front boundary is to be retained in full).

- Should the proposal necessitate removal or damage to this established tree, it would detract from the leafy character of Loch Street, diminish natural screening, and potentially reduce privacy for neighbors. The Northern Beaches area values its tree canopy, and any development removing significant vegetation should demonstrate that no feasible design alternative exists for its retention.

4. Request for Council's Consideration

In light of these issues, I respectfully request that Council:

1. Require Strict Adherence to the WDCP Controls: Ensure that the proposed wall heights and building envelope comply fully with the 7.2m height limit and side setback envelope requirements, or that any variation is genuinely minimal and accompanied by strong, site-specific justification.

2. Protect the Significant Front Tree: Insist on retaining and properly protecting the large established tree at the front of the property to maintain the street's distinctive character and essential screening.

3. Seek a Reduction in Visual Bulk: Encourage the applicant to revise the design, reducing upper-level bulk and ensuring the resulting form is more sympathetic to the sloping topography and surrounding dwellings.

By addressing the above concerns, Council can help ensure that any approved development at 11 Loch Street remains in keeping with the established neighborhood character, respects residential amenity, and upholds the integrity of the area's natural and built environment.

Thank you for considering my submission. I would appreciate being kept informed about the progress of this Development Application and any subsequent meetings or hearings.

Yours faithfully,

Ray and Sandra Owen