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To: DA Submission Mailbox
Subject: Online Submission

05/02/2025

MRS Elizabeth Crawford
14 Loch Str ST
Freshwater NSW 2096
[REDACTED]

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

Dear Madam / Sir

In relation to the Development Application DA2024/1827 for 11 Loch Street, Freshwater, comprising of New Dwelling and Pool, we are submitting this objection as we believe this will negatively affect the current surroundings and streetscape of Loch Street.

We object to this application based on the following.

ONE:

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.

The variations are described as minor in the application; however, they contribute to a bulk and scale that is not consistent with the local area. Each DA needs to comply and meet the objectives of the control, to:

Ensure privacy and reasonable solar access for adjoining properties.

Maintain a built form that is sympathetic to the sloping topography.

Minimise the visual impact when viewed from public and private property.

We believe the proposal with wall heights of over 7.2m, will dominate the streetscape and does not uphold the intent of the WDCP in controlling scale and bulk.

TWO:

Loss of Ocean Views and Natural Coastal Airflow;

Blocking of Views: As a resident on the opposite side of Loch Street, I currently enjoy views of the ocean that are an integral part of my home's amenity. The height and scale of the proposed development will completely obstruct these views, which is unfair and inconsistent with the principle of reasonable view sharing outlined in the WDCP.

Disrupting Natural Ventilation: The homes on the western side of Loch Street benefit from natural sea breezes, which provide passive cooling and enhance the liveability of the area. A structure of this scale, with increased bulk and height, will act as a barrier, significantly

restricting airflow to homes behind it. This will not only reduce comfort but also negatively impact the energy efficiency of homes that currently rely on natural ventilation.

THREE:

Removal of Large Tree and Streetscape Impact

The large mature tree at the front of the property is a feature of Loch Street, providing shade, visual screening, and environmental benefits. The proposed development fails to ensure its retention, and its removal would erode the leafy character of the street, making the area feel harsher and more urbanized.

This tree changes dramatically during the year from the leaves changing colour in autumn, falling off in winter and new growth developing in spring. Several local amateur photographers track the changes of this tree due to its uniqueness to the area.

Given its value to the streetscape and the role it plays in softening the built environment, this tree should be protected.

FOUR:

Request Council to Consider.

Due to these issues, we would like to Northern Beaches Council to consider the following.

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. Require design to be modified to preserve reasonable ocean views and breezes for properties opposite the site.
3. Protect the large tree on the premises.

With the Council addressing the above concerns, they will ensure that the development proposed for 11 Loch Str, remains in line with current neighbourhood character and upholds the integrity of the areas current natural and built environment.

In closing I would like to thank you for considering my submission and would like to be informed of the progress of this Development Application and subsequent meetings and hearings.

Regards

Elizabeth Crawford