
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 4/02/2025 12:03:37 PM
To: DA Submission Mailbox
Subject: Online Submission

04/02/2025

MR Kevin Mullen
16 Loch ST
Freshwater NSW 2096
[REDACTED]

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

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

Dear Sir/Madam,

I am writing to formally object to the Development Application for 11 Loch Street, Freshwater, due to the significant adverse impacts it will have on the surrounding area. As a resident directly opposite the proposed development, I am deeply concerned about its excessive scale, impact on the streetscape, loss of existing sea views, and interference with natural airflow.

1. Excessive Bulk, Height, and Non-Compliance with Building Controls

The Warringah Development Control Plan 2011 (WDCP 2011) clearly sets out height limits and envelope controls to maintain the character of residential streets like Loch Street. However, the proposed development exceeds the 7.2m wall height limit and intrudes into the 45-degree side boundary envelope, resulting in a structure that is visually dominant and overbearing.

Despite the applicant's claim that these non-compliances are "minor," they contribute to an out-of-scale development that does not integrate well with the surrounding built environment. The additional height and bulk will make the property stand out aggressively on the streetscape, disrupting the established rhythm of dwellings along Loch Street.

2. Loss of Streetscape Cohesion and Visual Impact

One of the most concerning aspects of this proposal is that it does not align with the existing street frontage. Loch Street has a well-established pattern of homes set back in a way that allows for an open, flowing streetscape. This proposal disrupts that balance, bringing an oversized structure closer to the front of the property than is typical for the area. From my property directly opposite, this new structure will present as a large and imposing wall of built form, dramatically altering the character of the street. The claim that the design is "well articulated" does not change the fact that, in reality, it will be an overly dominant feature when viewed from the public domain.

3. 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.

4. Removal of Significant Tree and Streetscape Impact

The large mature tree at the front of the property is a key 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.

Given its value to the streetscape and the role it plays in softening the built environment, this tree should be protected, and the applicant should be required to explore alternative design solutions that allow it to remain.

5. Privacy, Overshadowing, and Amenity Impacts

- **Overshadowing of Neighboring Properties:** The excessive height and non-compliance with building envelopes will result in unnecessary overshadowing, particularly in the mornings when eastern sunlight is most valuable. While the application suggests compliance with solar access provisions, the increased scale could have indirect consequences, including shading over public areas and adjacent private spaces.
- **Loss of Privacy:** The additional height and scale will increase the risk of overlooking into adjacent homes and gardens, diminishing privacy for surrounding residents.

6. Request for Council's Consideration

I respectfully request that the Northern Beaches Council:

1. **Enforce Strict Compliance with Height and Envelope Controls** - The development should fully comply with the 7.2m height limit and 45-degree boundary envelope, ensuring the bulk and scale do not dominate the streetscape.
2. **Ensure View Sharing Principles Are Upheld** - Require a design modification to preserve reasonable ocean views for properties opposite the site.
3. **Protect Coastal Airflow** - Prevent excessive height and massing that could block natural ventilation and passive cooling for properties to the west.
4. **Retain the Significant Front Tree** - Require the applicant to preserve the mature tree at the front of the property, maintaining the green character of Loch Street.
5. **Minimize Streetscape Impact** - Encourage a setback and articulation that aligns with neighboring properties, ensuring the new dwelling blends into the street rather than overpowering it.
6. **Assess Overshadowing and Privacy Concerns** - Ensure a thorough assessment is undertaken to confirm that privacy, solar access, and public domain amenity are not compromised by the excessive scale of the proposed building.

I urge Council to carefully consider these objections and require modifications to the proposed development to better respect the existing character and amenity of Loch Street.

Thank you for your time and consideration. Please keep me informed of any progress regarding this DA. If needed, I would be happy to provide further details or meet to discuss my concerns in person.