
Sent: 26/09/2021 2:47:27 PM
Subject: RE: DA2021/14669 - 23 Loch Street, Freshwater, NSW, 2096

Attention: Alex Keller, Planner Northern Beaches Council

RE: DA2021/14669 - 23 Loch Street, Freshwater, NSW, 2096

Submission by Stan, Renada & Marija VIDAIC – Owners of 26 Loch Street Freshwater 2096

While this submission is outside of the submission deadline, we hope it will still be taken for your consideration. In principle we don't have an objection to the development of the above mentioned property PROVIDING it meets all the required development guidelines.

We have strong reservation that it doesn't and would like to raise a number of concerns which have previously been raised with regard to previously approved DA's for this property.
In the past there was no regard for our concerns.

We sincerely hope this time our concerns, together with the ones raised by other affected property owners in the street will be listened to and addressed by the council.

Please note the following concerns we have:

1. Loss of water views from the front of our dwelling which will affect the value of our property. This affects the current water view directly above and to the left and right hand side of the current building on 23 Loch Street. We appreciate that there was an effort to reduce the width of the top floor, however the sheer width of the development will block out most of the mentioned views. We'd like to see a reduction in the height and width of the top floor level.
2. We'd like to see the height of the roof level reduced to meet our existing water views. Currently the proposed roof height is significantly higher than the streetscape. It has previously been brought to council's attention that ORIGINAL ground levels have been raised over the recent years, particularly on the south side of the property. We know since we have lived here for over 35 years. We'd like to see this DA be based on the original ground levels at time of purchase of this property be taken as the benchmark for this proposed DA.
3. The proposed DA doesn't show any regard for the level of shared views. With regard to the two previous DA approvals for this property, there was no consideration taken into account for the view loss relating to the bulk size and height of the roof line. Loss of views will have a significant impact on the value of our property and the surrounding properties. We trust and hope it will be different this time.

Thank you for your kind consideration of our concerns and we look forward to an approved DA that addresses our concerns and is compliant to council planning controls and that will improve the overall outlook of our street.

Yours sincerely,
Stan, Renada & Marija VIDAIC
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