
From: Carol Gors
Sent: 2/06/2025 7:54:24 AM
To: Council Northernbeaches Mailbox
Subject: DA2025/0451
Attachments: Draft Submission Carol and Philip Gors.docx;

Sent from my iPhone

I am writing to express concerns in relation to the proposed DA2025/0451 for *Alterations and additions to a dwelling house* at 34 Johnson Street, Freshwater. We are residents of 32 Johnson Street and the adjoining neighbours to the east. We have lived on the street in our home for 22 years.

Our concerns outlined in this letter relate to the absence of landscaped areas, stormwater and overdevelopment of the block that is inconsistent with the character of the neighbourhood. Further, the application indicates no impact to adjoining neighbours, despite the increased risk of stormwater runoff to downstream properties and the proposed positioning of a large masonry structure on the western boundary that extends over 3 metres in height and 5 metres in length.

The existing house that is currently under construction has created an oversized building footprint to that of other homes on the street. The overall lack of landscaped areas and general overdevelopment of the block is compounded by the introduction of the proposed large cabana under this application. Although the house was approved under a CDC, the assessment of the cabana should consider the overall development, which falls well short of the requirements for site coverage and landscaped areas. This is evident in reviewing the mere 20% of landscaped area proposed against the council 40% requirement.

The shortfall in landscaped areas is of particular concern given the increasing frequency of extreme rainfall events, notably as recent as last month. The lack of adequate permeable surfaces to ensure the natural infiltration of stormwater on the block will increase runoff and flood risk to downstream properties.

The statement of environmental effects indicates that the proposal warrants an exemption to the controls on the basis of no impact to surrounding neighbouring properties. This justification is inaccurate. The proposal cannot be considered of no impact in context of the size and scale of the cabana as well as the proposed positioning on the western shared boundary, there is a clear impact to the amenity of adjoining neighbours.

We have strong concerns that the applicant has manipulated the planning framework to construct a house under the CDC, subsequently applying for a cabana through Council to avoid compliance with Council's controls and objectives. This is apparent when reviewing the excessive scale of the development that is inconsistent with the local context of the neighbourhood and that sets a very unappealing precedent for future development in the area.

We ask that heavy scrutiny is applied to the lack of compliance with the Council controls and the repeated inference throughout the application that there is no impact to the amenity of the surrounding neighbours. We feel that the proposed development does in fact have an adverse impact on account of the bulk and scale, lack of landscaped area and breach of setback controls that is inconsistent with the context of the surrounding neighbourhood.

Kind Regards

Carol and Philip Gors

32 Johnson Street, Freshwater