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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

02/06/2025

MS Emily Andrews  
37 Surfers Parade ST  
Freshwater NSW 2096  
[REDACTED]

**RE: DA2025/0451 - 34 Johnson Street FRESHWATER NSW 2096**

The property is located to the north-east of our property and we look directly from our living room and upstairs windows into their property. We have several objections to the proposal in DA 2025/0451 relating to non-compliances with the Warringah DCP.

In particular, we note that the proposal does not meet the minimum side setback of 0.9 metres from the boundary (instead being only 0.149 metres setback) - this is not a 'minor' non-compliance. The proposed cabana is described as an 'open structure' however it is clearly noted as having solid masonry walls on 3 sides which are 1.8-3m high and is therefore largely enclosed and so cannot be justified as part of the exception for 'ancillary structures'. In addition, there is a significant exceedance of the rear setback controls (a minimum requirement of 6m vs the proposed setback of 1.23m). There can be no justification for such a significant exceedance.

The large scale and bulk of the development will have a significant impact on the amenity of adjoining properties and will create a further sense of 'enclosure' on the adjoining properties. This is exacerbated by the excessively large footprint of the existing dwelling which creates a cumulative impact.

The existing development already is estimated to create site coverage in excess of 45% (a significant exceedance to the DCP control of 33.3%). The addition of the cabana would add significantly to the site coverage.

In addition, the development does not satisfy the broader planning objectives of the DCP, including contributing to deep soil planting opportunities and maintaining a 'sense of openness in rear yards'. The proposal is not in keeping with the landscape character of the surrounding neighbourhood which is characterised by open yards with significant green space.

This proposal introduces a disproportionately large structure relative to surrounding development which significantly breaches the numerical controls under the DCP on side and rear setbacks and does not meet the objectives of the DCP. We strongly object to the proposed development.