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01/02/2023

MR Rod MacKenzie
11 / 1468 - 1470 Pittwater RD
North Narrabeen NSW 2101
[REDACTED]

RE: DA2022/2102 - 8 Walsh Street NORTH NARRABEEN NSW 2101

Clause 4.6 requires the subdivision lot to be a minimum 1100 m2.

The existing lot is 1048 m2, 52 m2 or 4.6% short.

It is noted that the applicant is splitting the lot size into two equal lots.

Where lot 1 is going to retain the existing dwelling. One is assuming that all other structures on existing 1048m2 will be removed. These being the swimming pool, the garage, the carport and the shed.

Will this be done as a condition of the subdivision?

Also, since the entire property is short by 52m2 and the existing dwelling is going to remain then it stands to reason if this is approved then lot 2 should be required to have the maximum home dwelling footprint reduced by 52m2 in order to compensate the fact that the subdivision site is short this amount.

Access to lot 2, what type of title will exist for the driveway on lot 1? Will this cause the front lot to be smaller than claimed in the submissions?