
Sent: 25/01/2021 2:48:00 PM
Subject: Online Submission

25/01/2021

MR John Codner
88 Frenchs Forest RD
Seaforth NSW 2092
johncodner@yahoo.com

RE: DA2020/1614 - 1 Montauban Avenue SEAFORTH NSW 2092

Dear Mr Burns,

We write to you regarding re. DA2020/1614 - the demolition works and construction of a dual occupancy including strata subdivision at 1 Montauban Avenue, Seaforth NSW 2092.

We understand the DA to be non-compliant with respect to the following developmental control plans (DCPs):

1. Residential Dwelling and Dwelling Size DCP 4.1.1.1 - 1 dwelling per 500m².

The proposed development site has an area of 689.9m² which results in a non-compliance with the density provisions of 1 dwelling per 500m².

2. Wall Height DCP 4.1.2.1 - the maximum external wall height permitted is approx. 7.5m.

The proposed development will exceed the wall height control as the land slopes down from the rear of the site towards the Montauban Avenue frontage. The Plans do not clearly indicate the extent of non-compliance.

3. Number of Storeys DCP 4.1.2.2 - the maximum number of storeys is two.

The development forms a three-storey component; two storeys with a lower-level garage forming a three-storey component.

In addition, we would like to note the following impacts on the privacy of our property and adjoining properties:

- The excessively large elevated ground floor (practically the second level) front facing balconies (30.8m² each) poses unreasonable overlooking concerns.
- The elevated first floor (practically the third level) front facing balconies (8.2m² each) also pose unreasonable overlooking concerns.

We look forward to your response.

Yours Sincerely,

Mr and Mrs J F Codner