

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 8/02/2023 9:50:50 AM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

08/02/2023

MRS Gillian Yates  
10 / 1468 - 1470 PITTWATER RD  
North Narrabeen NSW 2101  
[REDACTED]

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

I understand the minimum size for subdiision on this lot is 1100 m2. The land is described on realestate.com as 1043 m2, 57 m2 or 5.2% short. If the applicant is splitting the lot into two equal ones, where lot 1 will retain the existing dwelling, I assume all other structures on the existing lot: swimming pool, garage, carport and shed will be demolished.

Since the entire property is short by 57m2 with the existing dwelling remaining, then lot 2 should have a maximun home dwelling footprint reduced by 57m2 in order to compensate. What type of title is requested for the driveway on lot 1 and will this cause the front lot to be smaller than claimed in the submissions?

My husband and I recently purchased the over 55 villa adjoining in the knowledge that the Clause 46 requirements would result in any DA to subdivide being rejected. If a 2 storey dwelling was erected on Lot 2, our living space and 2 bedrooms would lose any privacy. If this application is approved, building conditions on the subdivision will need to respect this.

We will continue to object until we have certainty in the future development proposals for such an application.