

Attention Reeve Cocks  
Northern Beaches Council  
PLANNING AND DEVELOPMENT  
725 Pittwater Road  
DEE WHY  
NSW 2099



Hello Reeve,

We are writing to you about the DA for 31 Montauban Avenue, Seaforth 2092. There are two issues of concern that Council needs to address:

1. This property has significant drainage problems, and has had these for decades, meaning the water/ run off is substantial and the grass verge is virtually impassable, forcing pedestrians to and from the bus stop to walk on the road, which is not safe especially in peak times for school children. This water logged site also affects the adjoining properties. This must be rectified or taken into account before any approval is granted.

2. In conversation with neighbours we have been told that the plan is to have this dwelling, once renovated as a dual occupancy. This is obvious from the plans with the rear external staircase and the upstairs "wet bar" area. We are told it is so the two adult children can live here, one lot downstairs and the other upstairs with their respective partners/families. The DA is not transparent in this, but this is the plan to move family members who are currently renting to the upstairs second area complete with bedrooms, living area, bathroom, kitchen and rear external access. If this is the intention then surely this should be clearly stated and addressed by Council as a dual occupancy DA. It is not going to be used as a single dwelling, it will house two households as a dual occupancy.

Is Council aware of these two issues?

We feel unable to identify ourselves given the proximity of our property in the neighbourhood. Nonetheless this feedback is given in good faith.

[REDACTED] Perhaps Council can contact Sustain Design and Construction. The rate payers rely on Council to do the right thing with DAs.