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**Sent:** 23/01/2021 2:06:21 PM  
**Subject:** Online Submission

23/01/2021

MRS Bernadette Axisa  
92 Frenchs Forest RD  
Seaforth NSW 2092  
bernadette77a@hotmail.com

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

Mr and Mrs M Axisa  
92 Frenchs Forest Road  
Seaforth NSW 2092

Saturday, 23 January 2021

Thomas Burns  
Northern Beaches Council  
1 Belgrave Street  
Manly  
NSW 2093

Re. Application Number: DA2020/1614

Dear Mr Burns,

We write to you regarding the above-named Development Application (DA) for demolition works and the 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 follow developmental control plans (DCPs):

1. Residential Dwelling and Dwelling Size DCP 4.1.1.1 - 1 dwelling per 500m<sup>2</sup>.

The proposed development site has an area of 689.9m<sup>2</sup> which results in a non-compliance with the density provisions of 1 dwelling per 500m<sup>2</sup>.

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.

4. Rear Setback DCP 4.1.4.4 - minimum 8m.

The rear setback proposed is 8m. However, the ground floor rear patio area does encroach 1.6m into the 8m setback zone.

In addition, we would like to note the following impacts in respect to privacy and the loss of our views.

- The first-floor rear facing balconies, with large floor-ceiling windows pose unreasonable overlooking concerns to our property.
- Although we appreciate our views we request that the height of the development be reduced much more to preserve equitable views.

We look forward to your response.

Yours Sincerely,

Mr and Mrs M Axisa