

---

**Sent:** 9/08/2020 6:05:50 PM  
**Subject:** Online Submission

09/08/2020

MR Luka Damic  
- 4 Ethel Street ST  
Balgowlah NSW 2093  
lukadamic@gmail.com

**RE: Mod2020/0313 - 17 Maretimo Street BALGOWLAH NSW 2093**

To whom it may concern,

We write to you in regards to our concerns about the 17 Maretimo Street proposal - Mod2020/0313 - DA219/2016 and concerns that we have over the changes to the original land subdivision and development proposal.

Our objection is based on the following:

- 1) This proposal will further reduce the space of the lot size, from 296.1 in the original approval to 281.9 in the proposal. This is already below the minimum land threshold amount of 300 square meters.
- 2) Given the above land subdivisions and further reduction in land area, It is difficult to see how both the existing property and the new development would meet the 50/50 land to internal space ratio. Particularly lot 2 which appears to have internal area greater than 185.45sqm (50% of the proposed 370.9sqm block).
- 3) Cars leaving and entering the garage parking from lot 1 will need to use lot 2 for vehicle turning, meaning the lot is not self-sufficient for intended use.
- 4) The proposal does not have an allowance for a functional landscape backyard space at the back of the property, which should be a quiet space in line with the rest of the neighborhood design.
- 5) This proposal also will generate additional noise which could be heard from the backyard of our property, 4 Ethel Street, Balgowlah.
- 6) The proposed outdoor terrace above the garage, poses privacy concerns as it would be at the same level and directly behind our backyard and north facing rooms.
- 7) The Lot 1 building setback of 9.61m from the street is inconsistent with all nearby properties on Maretimo Street which are set back 6m from the street.
- 8) The entry path to the new building is also right along side the backyard fence which poses noise and privacy concerns.

In addition, we note that there is still a significant difference in house dimensions from the original approved drawing (number 1133SD.DWG) which showed conceptual building footprint of 68.5 square meters (12.2m x 5.6m). The building in the proposed drawings appears to be almost double in size with little consideration for neighboring properties on Ethel street that will be directly impacted.

Given the above points, we urge the council not to approve this application.

Kind Regards,  
Alexandra Hume and Luka Damic  
4 Ethel Street, Balgowlah NSW 2093.