
Sent: 12/05/2021 5:11:47 PM

Subject: OBJECTION LETTER: DA2021_0412 Lot 6 DP 18433 / ATTENTION: Maxwell Duncan

Attachments: May 2021 Objection Letter DA2021_0412 Lot 6 DP 18433.docx;

To whom it may concern,

Please find attached objection letter to proposed development DA2021_0412.

Regards,
Alexandra Hume and Luka Damic

Luka Damic and Alexandra Hume

10/05/2021

4 Ethel Street

Balgowlah NSW 2017

RE: Application No: DA2021/0412 for 17 Maretimo Street Balgowlah.

To Maxwell Duncan and Northern Beaches Council Planning,

We write to you in regards to our concerns about the 17 Maretimo Street, Balgowlah DA Application - **DA2021/0412** as we strongly object to this proposed development.

Our most significant concern rests on the fact this development is completely inappropriate for the given land size and the house tries to overcapitalise on the CDP allowances. The development does not meet the open space vs developed areas ratios at all, causing greater than acceptable impact to neighboring properties, including our own. As reference to this concern, we note the total open space is only 29.3% of the site, which is way under the minimum requirement of 55%. In addition, the total landscape area is 31% which is also under the minimum requirements of 35%.

Further to the above point, we have a number of other valid concerns, which are listed below:

- 1) The western side terrace area on top of the garage looks directly into our backyard and living areas, which would have a devastating effect on our privacy and noise coming into our property.
- 2) The bathroom window on the south facing façade also looks into our backyard and main living area, again reducing privacy.
- 3) The entry path to the new building is right along side the backyard fence which poses noise and privacy concerns as well.
- 4) Given that this development is at the very maximum 8.5-meter-high restriction, it is also significantly reducing the natural sunlight on our upper backyard area. It also entirely blocks our district views.
- 5) Our lower backyard area on the other hand would be even more negatively impacted. There would be nearly an 8 meter wall along the entire length of this space, rendering it completely unusable, given the reduction in privacy and natural light – which we believe would be virtually non-existent. This has also been referenced in the DA submission shadow drawings.
- 6) The development is also less than 5 meters away from a native Jacaranda tree located in our lower backyard and we have strong concerns that this development would negatively impact the health of this tree and its root system.
- 7) 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.
- 8) The construction of the shared driveway does not sit 900mm from the north boundary
- 9) 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.

- 10) This proposal also will generate additional traffic/car noise which could be heard from the backyard of our property.
- 11) The Lot 1 building setback from the street is inconsistent with all nearby properties on Maretimo Street which are set back 6m from the street.

Given that the council has already allowed subdivision of this block to proceed despite the neighborhood objection and it being under the 300square meter requirements (house number 17 block is only 291 square meters) we are deeply concerned that rules continue to be broken with this development. Given the history of this non-compliance, we will not hesitate to purpose further action as our ask is solely for the NSW planning rules and regulations to be adhered to.

Regards,

Alexandra Hume and Luka Damic

4 Ethel Street, Balgowlah NSW 2093.