
Sent: 12/05/2021 9:23:52 PM
Subject: DA2021/0412
Attachments: DA20210412 .pdf;

ATTN: Maxwell Duncan.

Good evening Max,

Please find attached regarding DA2021/0412 Lot 6 DP 18433 17 Maretimo Street
BALGOWLAH.

Best regards,

Patrick Meiklejohn and Yvette Giblin
0431757167

Yvette Giblin & Patrick Meiklejohn

12/05/2021

2 Ethel Street

Balgowlah NSW 2093

RE: DA2021/0412 for 17 Maretimo Street Balgowlah.

ATTN: Maxwell Duncan.

To whom it may concern,

We write to you in regards to our concerns about the 17 Maretimo Street proposal - **DA2021/0412** and concerns that we have over the changes to the original land subdivision and development proposal.

Our objection is based on the following:

- 1) Given the 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).
 - a. Further calculations supplied in the above mentioned proposal confirm that numerous percentages, as required by council, fall well short.
- 2) 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.
- 3) 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.
- 4) This proposal also will generate significant additional noise which could be heard from the backyard of our property, 2 Ethel Street, Balgowlah.
- 5) The proposed upper level "en-suite", will look directly onto our balcony and into our open plan living and dining room posing considerable privacy concerns.
- 6) The proposed development will take, (remove), 100% of the sun light to our backyard and back deck.
 - a. This will lead to the demise of our current garden and severely hinder the prospect of any future garden AND
 - b. Result in a significant reduction in our property value.
- 7) The entry path to the new building is also right along side the backyard fence which poses noise and privacy concerns.
- 8) The bulk earthworks required for the proposed development is so close to the jacaranda tree on our neighbors property, (that currently provides privacy from the original dwelling on 17 Maretimo), that the tree will perish directly.

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,

Yvette Gilbin and Patrick Meiklejohn

2 Ethel Street, Balgowlah NSW 2093.